

RULES AND REGULATIONS  
FOR  
BELLA HARBOR CONDOMINIUM

1. The sidewalks, entrances, passages and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the condominium property; nor shall any carts, bicycles, carriages, chairs, tables or any other objects be stored therein.
2. The personal property of Unit Owners and occupants must be stored in their respective Units.
3. No garbage cans, supplies, milk bottles or other articles shall be placed on the covered porch or other Common Elements. No linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, fences, covered porch or other portions of the Condominium Property except as provided herein with respect to refuse containers.
4. No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium Property, nor sweep or throw from the Condominium Property any dirt or other substance into any of the balconies/terraces or elsewhere in the Building or upon the Common Elements.
5. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of any local government or private waste collection company for disposal or collection of waste shall be complied with. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition.
6. No repair of vehicles shall be made on the Condominium Property, except in case of emergency.
7. The parking areas of each Building is intended solely for access to and from the Units in the Building served by the parking area. Accordingly,
  - (a) Nothing may be placed in any parking area and no person may park any vehicle in a parking area which obstructs any access.
  - (b) No item including, by way of illustration and not limitation, golf carts, toys, lawn furniture, children's pools, barbecue grills or trash containers may be stored or left overnight in any parking area. All storage of property on the Condominium Property must be within the Condominium Units.
  - (c) The parking area may not be used as a recreation or play area by any person.
8. No Unit Owner or occupant shall make or permit any disturbing noises by himself or his family, lessees, servants, employees, agents, visitors or licensees, or pets, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be placed any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier in his Unit in such a

manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.

9. No radio or television, mechanical or electronic installation may be permitted in any Unit which interferes with the television or radio reception of another Unit.

10. No sign, advertisement, notice or other graphics or lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Condominium Property, except signs used by the Declarant for sales purposes. Additionally, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of a Building or on the Common Elements.

11. A Unit Owner or occupant who plans to be absent during the hurricane season (June 1 through November 1) must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, and furnishing the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.

12. A Unit Owner or occupant shall not allow anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies/terraces or windows of a Building. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of Units must be white or off-white in color, except one portable, removable United States Flag in a respectful way.

13. No structure of a temporary character, nor trailer, tent, mobile home, boat or recreational vehicle, shall be permitted on the Condominium Property at any time or used on the Condominium Property at any time as a residence either temporarily or permanently. No gas tank, gas container or gas cylinders shall be permitted.

14. No air-conditioning units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved in advance in writing by the Board of Administration. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.

15. No articles of any kind shall be hung from any patio or balcony railing.

16. No exterior antennae or satellite dish(es) shall be permitted on the Condominium Property or improvements thereon, provided that the Association shall have the right to install and maintain radio and television cables and lines, and security and communications systems not requiring external antennae.

17. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or using any of the recreational facilities. There will be no lifeguard provided.

18. Pets, birds, fish and other animals, reptiles or wildlife shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration:

(a) Dogs and cats shall not be permitted outside of their Owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be

walked or taken upon those portions of the Common Elements designated by the Association from time to time for such purposes. In no event shall said dog or cat even be allowed to be walked or taken on or about any recreational facilities contained within the Condominium Property.

(b) Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration.

19. Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration and By-Laws, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invites, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration or By-Laws, provided the procedures set forth in the By-Laws are adhered to.

20. To the extent not prohibited by applicable law, these rules and regulations shall not apply to the Declarant, nor its agents or employees and contractors, nor to the Units owned by Declarant. All of these rules and regulations shall apply, however, to all other Owners and occupants event if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board.