

**RULES AND REGULATIONS
OF
FLORIDA OFFICE PARK, A CONDOMINIUM**

In order to provide for mutually beneficial occupancy of the Condominium Parcel and for the protection of the value of the Units, the use of the Condominium Parcel and Units will be in accordance with the following provisions so long as the Condominium Parcel is subjected to the Declaration:

1. Permitted Uses and Zoning. Each Unit may be used only for the purposes permitted by the then applicable zoning of the Condominium Parcel as provided by Palm Coast, Florida.
2. Antennae. No aerial, antennae, satellite dish, or similar device will be placed or erected upon any Unit without the written consent of the Developer or Association and may be subject to the rules, regulations, or conditions imposed by the Association.
3. Artificial Vegetation. No artificial grass, plants, or other artificial vegetation or sculptural landscape decor will be placed or maintained upon the exterior portion of the Unit without written consent of the Association.
4. Nuisances. Nothing will be done or maintained on any Unit that may become an annoyance or nuisance to other Owners. Any activity which interferes with television, cable, or radio reception of another Unit or the central audio or video system operated by the Developer will be deemed a nuisance and a prohibited activity. Any dispute or question as to what may be or become a nuisance will be submitted to the Developer, and the written decision of the Developer will be final. The usual and necessary level of noise created by the use of the Units as permitted under the applicable zoning will not be deemed a nuisance. No waste will be committed in or on any Unit, the Common Elements or the Limited Common Elements.
5. Signs. All signs which are erected upon the Common Elements or which are visible from the exterior of the Unit will be subject to approval by the Developer or the Association, in compliance with the provisions of any recorded covenants or restrictions pertaining to the Condominium Parcel or any rules and regulations adopted by entities, bodies or authorities having the right to adopt rules and regulations governing the use and enjoyment of the Condominium Parcel.
6. Insurance. No use will be made of any Unit or of the Common Elements or Limited Common Elements that will increase the rate of insurance upon the Condominium Parcel without the written consent of the Association. All additional costs arising from any such permitted use of a Unit will be a special assessment against the Unit and the Unit Owner. No Unit Owner will permit anything to be done or kept in his Unit or in the Common Elements which will result in cancellation of insurance on any Unit or any part of the Common Elements, or which will be in violation of any law.
7. Common Elements. The Common Elements and Limited Common Elements will be used only for the purpose for which they are intended in the furnishing of services and facilities for the enjoyment of the Units. There will be no obstruction or alteration of, nor will anything be stored, altered or constructed in, or removed from, the Common Elements or Limited Common Elements without the written consent of the Association. No displays, services or sales shall be

conducted on the Common Elements outside of any Unit without the approval of the Developer and Association, which approval may be granted or withheld or granted subject to conditions (including, without limitation, conditions as to the hours and duration of such use) in the Developer's and Association's sole discretion.

8. Lawful Use. No immoral, improper, offensive, or unlawful use will be made of the Condominium Parcel or any part thereof and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof will be observed. The responsibility of meeting the requirements of governmental bodies pertaining to maintenance, replacement, modification or repair of the Condominium Parcel will be the same as is elsewhere herein specified.

9. Leasing. Any lease must provide that the tenant under any lease will be subject to the terms and conditions of the Declaration and these rules or regulations of the Association, as the same may be amended from time to time. In addition, no lease of a Unit shall be permitted if the use of the Unit is to be changed from the initial use unless the new proposed use has been approved by the Developer, in writing, before execution of the lease by the Unit Owner.

Other
Restrictions
on
Leasing?

10. Exterior Improvements; Landscaping; Window Coverings. No Unit Owner will cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors or windows of the Building (including, but not limited to awnings, signs, storm shutters, screens, furniture, fixtures and equipment), nor plant or grow any type of shrubbery, flower, tree, vine, grass, or other plant life outside its Unit, without the written consent of the Developer and the Association. All window coverings will be of a type approved by the Developer and will be designed and installed to be compatible with the glass system. All items planted, installed or affixed upon, or visible from, the outside of any Unit by any Owner will comply with the rules, conditions and standards established by the Association to maintain the harmonious appearance of the Building.

11. Parking Areas. All parking areas and all driveways will be Common Elements for non-exclusive use and will be used only for parking and driving. No boats, trailers, trucks, automobiles or recreational vehicles may be kept or stored in any such area without the written approval of the Developer and Association.

12. "For Sale" or "For Rent" Signs. No "For Sale" or "For Rent" signs or other displays or advertising will be maintained on any part of the Common Elements or Limited Common Elements, unless the express written consent of the Association has been secured and unless the same are in accordance with recorded covenants or restrictions pertaining to the Land and with the rules and regulations of any entities, bodies or authorities having the right to adopt rules and regulations governing the use and enjoyment of the Condominium Parcel.

13. Regulations. Reasonable regulations and rules concerning the use of the Condominium Parcel may be promulgated, modified or amended from time to time by the Association; provided, however, that all such rules and regulations not in effect at the time of recording the Declaration and modifications or amendments thereto may be amended revoked by the affirmative vote or consent of the necessary voting interest of the Association specified in the Declaration. The Association shall furnish copies of regulations and amendments to regulations to all Unit Owners and occupants of the Condominium upon request.

14. Enforcement. The Association will have the right to enforce all the restrictions set forth in this Article and the Declaration in any manner it deems necessary including, without limitation, injunctions, suit for damages or fines.