

RULES AND REGULATIONS
OF
BELLA VISTA ON THE PARK
CONDOMINIUM ASSOCIATION, INC.

The Rules and Regulations hereinafter enumerated shall be deemed in effect until amended by the Board of Directors, as provided in the Association By-Laws, and shall apply to and be binding upon all Unit Owners. The Unit Owners shall at all times obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families; guests, invitees, servants, lessees and persons over whom they exercise control and supervision. The Rules and Regulations are as follows:

(1) The sidewalks, entranceways, and other portions of the Common Elements contiguous thereto must not be obstructed, encumbered or used for any purpose other than ingress and egress to and from the Condominium Buildings and other structures; nor shall any carriages, velocipedes, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar type or nature be stored therein or thereon.

(2) The personal property of all Unit Owners shall be stored within their Units, or in designated storage spaces.

(3) No garbage containers, supplies, milk cartons, potted plants, or other articles shall be placed where visible from the Common Elements nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind or other articles be shaken or hung from any of the windows or doors or be exposed on any part of the Common Elements. The Common Elements shall be kept free and clear of rubbish, debris and other unsightly materials.

(4) Refuse and garbage shall be deposited only in the area provided therefor. All garbage must be contained in plastic bags and then deposited in plastic garbage containers.

(5) No trailers, boats, recreational vehicles, habitable vehicles, trucks and/or vans may be kept on, stored, or parked on the Condominium Property, except those vans used for non-commercial or work purposes which shall not have any logos or other commercial identification.

(6) No Unit Owner or resident shall direct, supervise or in any manner attempt to assert any control over the employees of the Association.

(7) Servants and domestic help of the Unit Owners may not gather or lounge on the Common Elements.

(8) The parking facilities shall be used in accordance with the regulations adopted by the Board of Directors. No vehicle which cannot operate under its own power shall remain on the Condominium Property for more than twenty-four (24) hours and no repair of vehicles shall be made on the Condominium Property except for removal purposes (which shall not take more than three (3) hours). There shall be no additional parking for guest use.

(9) No Unit Owner shall make or permit any disturbing noises in his Unit himself; or by his family, servants, employees, agents, visitors or licensees, nor do or permit anything to be done by such persons that will interfere with the rights, comforts, or conveniences of the other Unit Owners. No Unit Owner shall play upon or suffer to be operated a phonograph, television, radio or sound amplifier in his Unit in such manner as to disturb or annoy other occupants of the Condominium. No Unit Owner shall

conduct or permit to be conducted vocal or instrumental instruction at any time.

(10) No antenna or aerial shall be erected or installed on the roof or exterior walls of any Condominium Building without the prior written consent of the Board of Directors. Any said antenna or aerial is subject to removal without notice and at the cost of the Unit Owner for whose benefit the installation was made.

(11) No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of a Unit or the Condominium Property by any Unit Owner or Occupancy except by the Developer.

(12) No awning, canopy, shutter screen enclosure or other projection shall be attached to or placed upon the outside walls or roof of a Condominium Building without the written consent of the Board of Directors or the Developer as herein provided.

(13) No blinds, shades, screens, decorative panels, window or door coverings, except for draperies with white, off-white or beige linings, vertical blinds or mini-blinds in white, off-white or light beige or interior wood shutters in white, off-white, light beige, or natural wood tones shall be attached to or hung or used in connection with any window or door in a Unit in such a manner as to be visible to the outside without the written consent of the Board of Directors. Storm shutters of a type approved by the Board of Directors will be permitted.

(14) The Association may retain a passkey to all Units. No Unit Owner or Occupant shall alter any lock or install a new lock without providing the Association with a new key for the use of the Association, pursuant to its right of access to the Unit.

(15) Complaints regarding service to the Unit shall be made in writing to the Board of Directors.

(16) No inflammable, combustible or explosive fluid, chemical or substance shall be kept in any Unit, except such as are required for normal household use.

(17) Payments of regular quarterly assessments shall be made at the office of the Association and shall be due at such times as are established by the Board of Directors. If any such assessment payments are thirty (30) days late, same shall be subject to late charges in an amount determined by the Board of Directors.

(18) Each Unit Owner who plans to be absent from his Unit during the hurricane season must prepare his Unit prior to his departure by (a) removing all furniture and other objects from his porch or patio prior to his departure; and (b) designating a responsible firm or individual to care for his Unit should the Unit suffer hurricane damage; and (c) furnishing the Association the name of the said firm or individual. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters, which shutters shall be of a type approved by the Board of Directors.

(19) Any type of reflective film or coating to any window, glass door or glazed surface of any structure visible from the outside is prohibited.

(20) There shall be no barbecue grills or barbecuing anywhere on the Condominium Property except in those areas designated by the Board of Directors of the Association.

(21) All units above the first floor of the Condominium

Building must have eighty percent (80%) of the total floor area covered with carpeting, either wall-to-wall or area rugs, or other sound-deadening material.

(22) All Unit Owners, their guests, invitees, servants, lessees and persons over whom they exercise control and supervision shall also be bound by all the terms and conditions of the Declaration of Condominium Of Bella Vista On The Park, including Paragraph XXI thereof, as well as the Rules and Regulations promulgated by the Bella Vista Community Facilities Corp. which govern the facilities to be used in common by the unit owners of Bella Vista On The Park and the villa owners of Bella Vista.