

RULES AND REGULATIONS

OF

BELLA VISTA TERRACE CONDOMINIUM ASSOCIATION, INC.
A Condominium

1. RULES AND REGULATIONS: These rules and regulations will be enforced as follows:

A. Violations should be reported to the officers of the Association, not to the Board of Directors.

B. Violations will be called to the attention of the violating owner by the Board of Directors.

C. Disagreements concerning violations will be presented to and judged by the Board of Directors to take appropriate action.

2. OBSTRUCTIONS: Sidewalks, entrances, driveways, stairways and open walkways must be kept open and not obstructed.

On the first floor of each building the street side has no entrances. Entrances are only on the East or waterway side. Owners may have chairs, tables, mats or plantings opposite their respective apartment on the East side but they shall not block or obstruct the walkway or patios.

On the second floor of each building the walkways on the street side may not be obstructed by any objects as said walkways are not a sufficient width to permit the same without impeding the passage of the owners.

The walkway on the second floor East side of each building may be used by each owner for chairs, tables, mats or plantings but again they shall not obstruct said walkway so as to prevent other owners from using the same.

3. CHILDREN: Children are not to play in public stairways or walkways. Owners shall require their children and those of their guests and Lessees to comply with rules relating to pool use.

4. DESTRUCTION OF PROPERTY: Neither owners nor their dependents or guests shall mark, mar, damage, destroy, deface or engrave any part of the building. Owners shall be responsible for any such damage by any such party or by mechanics and materialmen, with whom they contract.

5. CLEANLINESS: Owners shall not allow anything whatsoever to be thrown or to fall from the windows, doors, balconies or terraces. No sweepings or other substances shall be permitted to escape to the exterior of the building from the balconies, windows, or to the interior of the building from hall doors.

6. WALKWAYS AND PATIOS: No bathing suits, towels, or clothing shall be hung from the walkways, windows or on patios. No mops shall be shaken from the walkways or windows. No loose articles shall be left on walkways during the hurricane season.

7. RIGHT TO ENTRY INTO APARTMENTS IN EMERGENCIES: In case of any emergency originating in or threatening any

apartments, regardless of whether the owner is present at the time of such emergency, the Board of Directors of the Association, or any other person authorized by it, or the building superintendent, or managing agent, or their agents shall have the right to enter such apartment for the purpose of remedying or abating the causes of such emergency, and such right to entry shall be immediate, and, to facilitate entry in the event of any emergency, the owner of each apartment is required by the Association to deposit under the control of the Association, a key to such apartment.

8. PLUMBING: Water closets and other plumbing shall not be used for any purpose than those for which they were constructed, and no sweeping, rubbish, rags or other foreign substances shall be thrown therein. Total costs of all maintenance, repairs and replacement connected with any such misuse shall be paid by the owner upon demand.

No owner may install any personal washing machines or dryers. No additional disposals will be permitted until such time as the main sewer line from the buildings are replaced with longer pipe.

The laundry room may not be used on Sunday.

9. RESPONSIBILITY FOR DAMAGE: Owners shall be liable for all damages to building caused by receiving deliveries of, or moving or removing their furniture or other articles to and from building by whomsoever caused.

10. ROOF: Owners are not permitted on the roof for any purpose and shall be responsible for keeping their families, guests, employees and contractors off of the roof.

11. SOLICITATION: There shall be no solicitation by any person anywhere in the building for any cause, charity or for any purpose whatsoever, unless specifically authorized in advance by the Board of Directors.

12. PARKING: Each parking space may be used only by the owner or lessee thereof, or by a person designated by the owner, and shall be used only for the parking of automobiles. No trucks, motorcycles, recreational vehicles, motor homes, vans or boats may be parked in any parking space which is a part of the condominium common areas. No automobile shall be parked other than in the space designated for parking in the parking area. Any truck, motorcycle, recreational motor homes or vans, vehicle, boat or automobile improperly parked on the condominium parking areas will be towed away at the expense of the owner of the dwelling unit doing or permitting such act, and/or the owner or lessee of the vehicle or boat.

13. RULE CHANGES: The Directors of the Association reserve the right to change or revoke existing rules and regulations and make such additional rules and regulations from time to time, as in their opinion shall be necessary or desirable for the safety and protection of the building and its occupants, and to promote cleanliness and good order of the property and to assure the comfort and convenience of the owners. No rule may be enacted or revised so that it unfairly discriminates against any unit owner or his or her family, or any class of unit owners, or which violates any law or regulation of any public body. The unit owners reserve the right to revoke or amend all or any portion of these Rules and Regulations, including any rule or regulation which may have been passed by the Board of Directors in the manner provided for in the Declaration of Condominium.

14. CARPET: Owners are required to have 100% of all floors except bathrooms and kitchen with carpet laid over padding.

15. RADIO AND TELEVISION: It is required that all radios and televisions be kept moderately tuned at all times. There shall be no individual radio and/or television aerial or antenna installed by individual owners. A complete television antenna system has been provided in the building. No television or radio or speaker shall be placed on the walkways or patios.

16. APARTMENT USE: Apartments shall not be used for commercial or professional purposes.

17. BUILDING EMPLOYEES AND CONTRACTORS: No owner or member of his family or guest shall give orders or instructions to building employees or contractors, but rather shall express their desires to the manager for his consideration.

18. CONDUCT: No person in an apartment unit or in the common areas of the condominium shall engage in loud and boisterous or other disorderly, profane, indecent, immoral or unlawful conduct.

19. EXTERIOR APPEARANCE: To maintain a uniform and pleasing appearance to the exterior of the building, no projections shall be attached to the outside walls or to the balconies. No owner may paint or color any portion of the exterior of the building without the prior approval of the Board of Directors or outside shutters or other window covering may be installed without the prior written approval of the Board of Directors. No air conditioners or fans, any part of the system of which is visible from the exterior of the building shall be installed without prior approval of the Board of Directors.

20. SERVICE PEOPLE: No owner shall permit any service people to work on any private apartment before 8:00 A.M. or after 6:00 P.M., except in the case of an emergency.

21. SIGNS: No sign, advertisement, notice, or other lettering shall be exhibited, inscribed, painted or affixed by any owner on any part of the outside or inside of a unit without prior written consent of the Association.

22. PETS: No animals, birds or reptiles will be permitted to be kept in any apartment or on the common areas of the condominium.

23. SWIMMING POOL: Owners and their guests using the swimming pool do so at their own risk. All children under twelve (12) years of age must be accompanied by a responsible adult.

All persons utilizing the swimming pool must comply with all the laws of the State of Florida. All ladies must wear bathing caps while in the pool. No glasses, bottles, or other objects of glass or breakable pottery may be utilized on the immediate deck surrounding the pool or in the pool.

24. PRIVATE USE OF RECREATIONAL AND SOCIAL FACILITIES: Private use of the recreational and social facilities must be arranged through the Board of Directors, and the user is responsible for the area being left in a clean condition as well as for any breakage or damage caused.

25. VIOLATIONS: The Association and any owner damaged by any breach or violation of the Rules and Regulations

herein set forth or adopted in the future shall have the following remedies against any other owner, lessee of any owner, guest of an owner, or member of an owner's family:

(1) An action to recover damages.

(2) As an alternate remedy enforcement of the rules and regulations by an action for an injunction.

(3) In the event that the Association or any owner brings any of the above actions and shall prevail in said action, the Association or said owner bringing said action shall be entitled to recover all courts costs incurred in said action and a reasonable attorney's fee, including but not limited to such fees incurred prior to institution of litigation or in litigation including trial and appellate review, and in bankruptcy or other administrative or judicial proceedings.