

GOLF VILLAS I RULES AND REGULATIONS

Passageways

1. The sidewalks, entrances, passages, vestibules, corridors and halls must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises.

Signs

2. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any apartment owner on any part of the outside or inside of any condominium building without the prior written consent of the Association.

Window and Door Treatment

3. No awnings or other projections shall be attached to the outside wall of the buildings, and no blinds, shades or screens shall be attached to or hung in, or used in connection with any window or door of any condominium parcel or any portion of the common elements without the prior written consent of the Association.

Wheel Vehicles

4. No baby carriages, or bicycles shall be allowed to stand in the halls, passageways or public areas of the buildings.

Children

5. Children shall not play in the public halls.

Servant Areas

6. Servants and domestic help of the condominium unit owners may not gather or lounge in the public areas of the buildings or grounds.

Keys and Locks

7. The Association shall retain a pass key to the premises. No condominium parcel owner shall alter any lock or install a new lock or a knocker on any door of the premises without the written consent of the Association or the Association's agent. In case such consent is given, the apartment owner shall provide the Association with an additional key for the use of the Association pursuant to its rights of access to the premises.

Association Employees

8. No servants or employees of the Association shall be sent off the premises by any apartment owner at any time for any purpose.

Trash in Public Areas

9. No apartment owner shall allow anything whatsoever to fall from the window or doors of the premises, nor shall sweep or throw from the premises any dirt or other substance into any of the corridors or halls, ventilators or elsewhere in the buildings or upon the grounds.

Refuse Containers, etc. in Public Areas

10. No garbage cans, supplies, milk bottles or other articles shall be placed in the halls or landings, nor shall anything be hung from the windows, or balconies or placed upon the window sills. Neither shall any linens, cloths, clothing, curtains, rugs or mops be shaken or hung from any of the windows or doors. No fire exits shall be obstructed in any manner.

Nuisances

11. No apartment owner shall make or permit any disturbing noises in the buildings by himself, his family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or conveniences of other apartment owners. No apartment owners shall play upon or suffer to be played upon any musical instrument or radio in the demised premises between the hours of eleven o'clock p.m. and the following eight o'clock a.m. if the same shall disturb or annoy other occupants of the buildings. No apartment owners shall conduct or permit to be conducted vocal or instrumental practice, nor give or permit to be given vocal or instrumental instructions at any time.

Aerials

12. No radio or television installation shall be made without the written consent of the Association. Any aerial erected on a roof or exterior walls of the building without the consent of the Association in writing is liable to removal without notice.

13. Apartments shall be used for residential purposes exclusively. No building or other structure or part thereof, at any time situate on said land shall be used as a hospital, professional office, sanitarium, church, charitable, religious or philanthropic institution, or for business or manufacturing purpose or for any use whatsoever other than single-family dwelling purposes as aforesaid.

14. No trailers or habitable motor vehicles of any nature shall be kept on or stored on any part of the property. No trucks of any nature shall be parked overnight on the property. No boats or canoes on or off trailers may be parked on any part of the property.

15. Any golfer may retrieve his or her errant golf ball from any yard area so long as destruction of property does not occur. If destruction of property develops into a nuisance, then the golf club and the apartment owners shall reach an agreement for additional covenants or restrictions to control the nuisance but not to the extent that hardships will be placed on either party.

THE FOREGOING WERE DULY ADOPTED AS THE RULES AND REGULATIONS OF BAY POINT GOLF VILLAS I ASSOCIATION, INC., A FLORIDA CORPORATION, NOT FOR PROFIT, AT THE FIRST MEETING OF THE BOARD OF DIRECTORS.