RULES and REGULATIONS

GENERAL

1. Use of any of the recreational facilities of the Common Elements will be in such manner as to respect the rights of other Private Dwellings. Use of particular outside recreational facilities will be controlled by regulations to be issued from time to time, but a general such use will be prohibited between the hours of 11:00 P.M. and 7:00 A.M.

2. No radio or television antenna or any wiring for any purpose will be installed on the exterior of a building without the written consent of the Association.

3. An Owner may identify his Private Dwelling with a name plate of a type and size approved by the Association and mounted in a place and manner approved by the Association.

4. Owners are reminded that alternation and repair of the Private Dwelling is the responsibility of Association except for the interior of Private Dwellings. No work of any kind is to be done upon exterior building walls or upon interior boundary walls without first obtaining the approval required by the Declaration of Condominium.

5. Disposition of garbage and trash shall be only by the use of receptacles supplied by the Association. The chutes provided for disposal of rubbish shall be used only between the hours of 7:00 A.M. and 11:00 P.M. All rubbish disposed of in said chutes shall be suitably wrapped. NO CONSTRUCTION DEBRIS OR BULK ITEMS SHALL BE PUT INTO THE DUMPSTERS OR YOU WILL BE CHARGED A REMOVAL FEE.

6. No owner may make or permit any disturbing noises in the building whether made by himself, his family, or friends, nor do or permit anything to be done by such persons that will interfere with the rights, comforts, or convenience of other parties. No Owner may play or suffer to be played any musical instrument, radio, or television set in the Private Dwelling between the hours of 11:00 P.M. and the following 8:00 a.m. if the same shall disturb or annoy other occupants of the Private Dwellings.

7. Elevators may be used for the carrying of freight only under the supervision of the management.

8. Moving in/out will be permitted through the “A: level garage only and between the hours of 8:00 A.M. and 5:00 P.M. Monday through Friday only.

9. Any Unit owner who desires to resurface areas of their unit with ceramic tile or wood flooring MUST have approval of management prior to installation of same.

10. No shades, awnings or window guards shall be used except as shall be approved by the Management Association, and all linings for drapes and/or curtains shall be of a fabric known as “Roc-Ton” or equal and similar material and shall be white in color only. Any sheer drapery used in conjunction with over drapery shall also be colored white.

11. Each unit owner shall provide the manager with such key or keys as necessary to gain access to his unit, and any owners altering any lock or installing any new lock or any door providing access to his unit shall give a key to such new or altered lock to the manager.

12. The Management Association reserves the right to make such other Rules and Regulations from time to time as may be deemed necessary for the safety, care, comfort, and convenience of all occupants as well as the cleanliness of the premises.

13. No Pets allowed: By Law XIII- “Private dwelling owners of units that are purchased after November 6, 1986 shall not be permitted to have pets”. Service Animals are permitted with correct documentation.

SOCIAL/RECREATIONAL ROOMS:

1. PARTY ROOM:

a. The Party Room is for the exclusive use of the Bayshore adult resident owners and adult resident lessees (hereinafter referred to as “resident”) only and their invited guests. The resident requesting use of the party room must be present during the entire time of the function.

b. Residents may reserve the Party Room for their use provided that, use does not conflict with other previously scheduled activities. Reservations must be made in person with the Manager not less than ten (10) days in advance of the desired date.

c. It shall be the responsibility of the resident requesting use of the Party Room to provide satisfactory cleaning after the function as per arrangements with the Manager and contingent upon the Party Room schedule. If, upon inspection by the Manager, the premises have not been left in a satisfactory condition, the Association will furnish janitorial service at the expense of the host. Janitorial service will be deducted from the deposit, janitorial service, if necessary, per hour, per employee.

d. Maximum number of guests is limited to 125, excepting Association functions.

e. Guests attending functions are not permitted to use other recreational facilities.

f. At the time the reservation is made the resident requesting use of the Party

Room will be required to execute a Financial Responsibility Acknowledgement form as said resident is responsible for any damage to the Common Elements caused by the resident, his family, employees, or guests.

2. Children under the age of 16 years are not permitted to use the social/recreation rooms, excepting the Junior Game Room, unless they are supervised by an adult.

3. Furniture will not be moved from one social room to another without prior arrangement with the manager.

4. Residents and guests are responsible for damage and missing items.

BALCONIES. CORRIDORS. STAIRWAYS. LOBBIES (ALL COMMON AREAS)

1. The balconies, patios and exterior stairways shall be used only for the purposes intended and shall not be used for open flame cooking, hanging garments or other objects, or for cleaning of rugs or other household items. Nothing shall be thrown or emptied by the owners or their tenants or servants out of the windows or doors, or down the stairways or in the common areas, nor shall anything be hung from the outside of the windows or on the outside balconies.

2. No drying of laundry will be permitted outside of a Private Dwelling. Laundry work shall be done only in the areas provided for such purposes.

3. Common areas of the building will be used only for the purposes intended. No articles belonging to owners will be kept in such areas which shall be kept free of obstruction.

4. Bare feet and bare torsos are not permitted in corridors, stairways, lobbies, elevators, or social rooms. Swimsuits must be covered.

5. Furnishings on balconies must be suitable for BALCONY use.

TENNIS COURTS

1. A sign-up sheet will be maintained at the courts:
    a. Singles play is limited to one hour.
    b. Double's play is limited to two consecutive hours.
    c. No one person or group may sign for more than two consecutive hours.

2. Proper tennis attire, including flat-solved tennis shoes, is required.

3. No food or glass containers allowed on the courts.

SAFETY and SECURITY

1. Skateboards, Frisbees, ball playing, and other hazardous play are prohibited.

2. Under no circumstances are lobby or garage doors to be opened for unknown persons.

3. Do not permit strangers to follow you into the building. Advise them to call the resident they wish to visit on the security phone.

SWIMMING POOL AND SWIMMING POOL AREA REGULATIONS

1. Furniture other than that provided shall not be used in the pool areas, nor shall such furniture be removed from said area.

2. Users of the pool area are responsible for the removal of all articles brought thereto by them. Including but not limited to towels, books, and magazines, at the time they leave said area.

3. Swimming shall be permitted only between such hours as are prescribed by the manager.

4. No running, pushing, or scuffling shall be permitted in the pool area.

5. There shall be no splashing of water other than that accompanying normal swimming.

6. Voices shall be kept at normal conversational levels.

7. No life rafts, toys or other objects shall be permitted in the pool area.

8. Showers shall be taken before entering the pool.

9. Any person having any skin disease communicable disease, any communicable skin disease, sore or inflamed eyes, nasal or ear discharges shall be excluded from the pool.

10. All bobby pins, hairpins, or other such materials shall be removed before entering the pool.

11. No children under the age of 16 shall be permitted to entertain guests in the pool or poolside area or on the dock unless their guests are under the poolside supervision of a parent or occupant-guardian of the minor occupant.

12. No glass containers of any kind shall be permitted in the pool area.

13. The pool is for the exclusive use of all occupants and their guests, and the occupants are responsible for the conduct of their guests.

14. All persons shall comply with the request of the Manager or Management Agent respecting matters of personal conduct in and about the pool, dock and recreational areas.

15. No pets of any kind shall be permitted in or on the recreation deck or pool/dock area.

PARKING AREA RESOLUTIONS

1. Automobiles may be parked only in the areas provided for that purpose. No vehicle belonging to an owner or to a member of his family or guests, subtenants, or employee of an owner shall be parked in such a manner as to impede or prevent ready access to other parking spaces. The owners, their employees, servants, agents, visitors, licensees and the owner's family will obey any parking regulations posted at the parking area and ramps and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the owners and others using the premises.

2. The owners shall not cause or permit the blowing of any horn from any vehicle in which his guests, family, tenants, invitees, or employees shall be occupants approaching or upon any of the driveways or parking areas serving the project, except as may be necessary for the safe operation thereof.

3. No vehicles shall be left standing in a parking stall in a non-operative condition or shall there be any repairs to vehicles done in a parking stall.

4. Management reserves the right to remove any vehicles parked in an unauthorized place or manner at the expense of the respective owners thereof.

5. Any resident using a parking space other than the one assigned must have authorization filed with the manager.

6. Commercial vehicles, house trailers, motor homes or other type recreational vehicles shall be parked in designated areas except as follows: per **Bylaw XIV**:

a. Recreational vehicles, boats trailers and utility (and accompanying 2-wheel auto) trailers shall not be parked in the outside, common and/or limited common elements parking spaces on a continuing basis; other than in the space designated by the Condominium Association for said vehicles. These vehicles may be parked in the non-designated area for a period not exceeding forty-eight (48) hours for the purpose of loading and/or unloading.

i. A "recreational vehicle" is defined as a vehicular type unit primarily designated as temporary living quarters for recreational, camping or travel use.

ii. The basic units of recreational vehicles are travel trailer, camping trailer, truck camper and motor home.

b. An exception to the above parking restriction is made for recreational vehicles owned by unit owners and (1), registered at the office of the Condominium Association and (2), assigned a parking spot in the designated recreational vehicle area. There are seven available parking slots for recreational vehicles assigned on a first come, first serve basis. If all parking areas for recreational vehicles are in use, then the condominium manager shall maintain a list and as a unit owner disposes of his vehicle and relinquishes his need for a space, then the next ensuing owner on the list shall be 117 assigned said space. Additionally, the Condominium Manager shall inquire of various recreational vehicle storages and endeavor to assist owners, if any, who own recreational vehicles but who cannot park said vehicles on the premises in placing their vehicles in another storage lot. The Condominium Association shall have no liability or responsibility herein but shall perform this function solely to accommodate unit owners.

7. No motorcycles shall be parked in the parking garages.

8. Washing of vehicles is permitted in designated areas only.

9. Bicycles shall be parked in designated areas only.

10. Bicycle riding in the garage, except for ingress or egress, is prohibited.

I HAVE READ and UNDERSTAND THESE RULES and REGULATIONS

_____ Date _____

_____ Date