

WATER BRIDGE 3 ASSOCIATION, INC.
RULES AND REGULATIONS

Any terms contained in these Rules and Regulations which are contained in the Articles of Incorporation of Water Bridge 3 Association, Inc. shall have the meaning of such terms set forth in such Articles.

1. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted, or affixed by an Apartment Owner on any part of the Common Elements without the prior written consent of the Association. An exception shall be "For Sale" or "For Rent" signs approved by the Association and signs for the Developer during construction and sale of the Condominium Apartments.

An owner may identify his Apartment with a name plate of a type and size approved by the Association and mounted in a place and manner approved by the Association.

2. Apartment Owners shall not be permitted to put their names on mail receptacles appurtenant thereto except in the proper places and in the manner prescribed by the Association for such purpose.

3. No sign, notice or advertisement shall be inscribed or exposed on or at any window or other part of an Apartment, except such as shall have been approved in writing by the Association, nor shall anything be projected out of any window of an Apartment.

4. The exterior of the Apartments and all other areas appurtenant to an Apartment shall not be painted, decorated, or modified by any Apartment Owner in any manner without the prior written consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association.

5. No appurtenances may be attached to the roof in any manner without the written approval of the Board of Directors.

6. The balconies, terraces and exterior stairways shall be used only for the purposes intended, and shall not be used for hanging garments or other objects, nor for cleaning of rugs or other household items.

7. The walkways, entrances, halls, corridors, stairways, driveways and roads and rights of way shall not be obstructed or used for any purpose other than ingress to and egress from the Condominiums and the Apartments.

8. Waterclosets and other water apparatus on the Condominium Property shall not be used for any purposes other than those for which they were constructed. Any damage resulting from misuse of any waterclosets or other apparatus in an Apartment shall be paid for by the Apartment Owner in whose Apartment it shall have been caused.

9. The keeping of a dog or a household pet on the Condominium Property shall be a privilege and not a right of an Apartment Owner. The privilege is expressly conditioned upon the Apartment Owner's use of good judgment and discretion in maintaining said pet. The privilege of owning a pet may be granted by the Board of Directors or by the Developer to an original purchaser owning such pet at the time of such original purchase.

The privilege granted to an Apartment Owner is subject to termination at any time, if good cause be shown, by the Board upon a determination of the Board that such dog or other pet is either vicious or is annoying to other Apartment Owners, and has otherwise become a nuisance.

The provisions of the preceding paragraphs and the granting of this privilege shall apply only to cases which fit the following guidelines:

A. The pet may be only that type of pet which is usually and customarily considered a household pet and shall not apply to unique animals not usually considered domestic pets, regardless of size.

B. A tenant or lessee of an Apartment Owner or any guest of an Apartment Owner will not be allowed to keep a pet on the premises.

C. Dogs and other pets must be carried through all common areas, including but not limited to stairwells, sidewalks, patios and lobbies. No pet shall be walked through these areas regardless of the fact that the pet may be on a leash and accompanied by its owner.

D. There shall be only one (1) pet for each Apartment. No pet shall weigh more than fifteen (15) pounds.

10. Disposition of garbage and trash from an Apartment shall be only by the use of garbage disposal units or by the use of receptacles supplied by the Association or built into the Condominium and such garbage and trash shall first be placed in plastic bags.

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

No Apartment Owner shall allow anything whatever to fall from the window or doors of the premises or shall sweep or throw from the premises any dirt or other substance into any of the corridors or halls, elevators, ventilators, or elsewhere in the building or upon the grounds.

11. The Association shall retain a passkey to each Apartment. No Apartment Owner shall alter any lock or install a new lock or a knocker on any door of the Apartment without the

written consent of the Association. In the event such consent is given, the Apartment Owner shall provide the Association with an additional key for the use of the Association pursuant to its right of access to each Apartment.

12. No Apartment Owner shall request or cause any employee of the Association to do any private business of such Apartment Owner, except as shall have been approved in writing by the Association.

The Association's personnel and staff are compensated adequately and no gratuities are to be given them. This is not to preclude appropriate remembrances at Christmas or other special occasions.

13. No Apartment Owner shall make or permit any disturbing noises in the building by himself, his family, servants, employees, agents, visitors or licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other Apartment Owners. The Board may require an Apartment Owner to carpet, or place area rugs in the bedroom, living room and/or dining room areas of an Apartment in order to curtail noise disturbing other Apartment Owners.

No Apartment Owner shall play upon or suffer to be played upon any musical instrument or operate or suffer to be operated a phonograph, television set or radio in the Apartment 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 Condominium.

No Apartment Owner shall conduct or permit to be conducted vocal or instrumental practice, nor give or permit to be given vocal or instrumental instruction at any time.

14. No radio or television installation requiring additional wiring or antennas shall be made without the written consent of the Association. Any antenna or other wiring erected on the roof or exterior walls of the Condominium without the consent of the Association in writing is subject to being removed without notice.

15. Children under the age of fourteen (14) years of age may visit the premises, but may not reside overnight for a period of more than two (2) weeks in any one calendar year.

16. Children shall be allowed to play only in those areas designated from time to time by the Association for play for children.

17. The Condominium Property may not be used for storage of boats, trucks, trailers or any other vehicles not ordinarily classified as a passenger car.

18. No bicycles, scooters, baby carriages or similar vehicles or toys or other personal articles shall be allowed to stand in any of the driveways or other Common Elements, except in areas specifically designated for such purposes.

19. Each Apartment Owner shall keep such Apartment in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown therefrom or from the doors or windows thereof any dirt or other substance.

20. No floor covering, except carpeting, may be installed in an Apartment without the prior written consent of the Association, which consent may be unreasonably withheld.
21. No awnings, curtains, shades, window guards, light reflective materials, aluminum foil, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be attached or affixed to the exterior of or be used in or about an Apartment, except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association.
22. There shall be a \$2.00 lockout charge if the Association is requested to furnish keys for access to an Apartment Owner who has locked himself out. There shall be a \$5.00 charge if the Association is required to furnish new keys to an Apartment Owner who has lost his keys.
23. Each Apartment Owner who plans to be absent from his Apartment during the hurricane season must prepare his Apartment prior to his departure by removing all furniture, potted plants and other movable objects from his balcony and by designating a responsible firm or individual satisfactory to the Association to care for his Apartment should the Apartment suffer hurricane damage, which firm or individual must contact the Association for approval to install or remove hurricane shutters.
24. The agents of the Association and any contractor or workman authorized by the Association may enter any Apartment at any reasonable hour of the day for any purpose permitted under the terms of the applicable Declaration of Condominium or By-Laws of the Association. Except in case of emergency, entry will be made by prearrangement with the respective Apartment Owner.
25. No vehicle belonging to an Apartment Owner, a member of the family of an Apartment Owner, or a guest, tenant or employee of an Apartment Owner shall be parked in such manner as to impede or prevent ready access to another Apartment Owner's parking space. Apartment Owners, their employees, servants, agents, visitors, licensees and family will obey all posted parking regulations. No self-powered vehicle which cannot operate on 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.
26. Except in an emergency, no Apartment Owner shall cause or permit the blowing of any horn from any vehicle of which his guests or family shall be occupants which is upon or approaching any of the driveways or parking areas serving the Condominium Property.
27. Liability for any damage to an Apartment caused by the moving or carrying of any article on the Condominium Property shall be borne by the Apartment Owner responsible for the presence of such article.
28. No Apartment Owner shall use or permit to be brought into any Apartment any inflammable oils or fluids such as gasoline, kerosene, naphtha, benzene, or other explosives or articles

deemed extra hazardous to life, limb or property.

29. Any damage to the buildings, or Common Elements caused by any Apartment Owner, his family or his guests shall be repaired at the expense of such Apartment Owner.

30. Apartment Owners shall be held responsible for the actions of their children, other family members, guests, licensees and invitees.

31. Food and beverage may not be prepared or consumed on the Common Elements except in accordance with regulations which may be promulgated from time to time by the Association.

32. Complaints regarding the management of the Apartments and grounds or regarding actions of other Apartment Owners shall be made in writing to the Association.

33. Any consent or approval given by the Association under these Rules and Regulations shall be revocable at any time.

34. These Rules and Regulations may be modified, added to or repealed at any time by the Association.

By resolution of the Board
of Directors

WATER BRIDGE 3 ASSOCIATION, INC.