

NOTE: SUBSTANTIAL REWORDING OF RULES AND REGULATIONS. PLEASE SEE EXISTING RULES FOR CURRENT TEXT.

AMENDED AND RESTATED RESTRICTIONS UPON USE OF APARTMENTS
OF UNITS AND RULES AND REGULATIONS FOR

BAYSHORES OF VANDERBILT BEACH CONDOMINIUM ASSOCIATION, INC.

1. Use of the recreational facilities will be in such manner as to respect the rights of other apartment owners. Use of particular recreational facilities will be controlled by regulations to be issued from time to time, but in general, such use will be prohibited between the hours of 11:00 p.m. and 8:00 a.m.
2. No radio or television antenna or any wiring for any purpose may be installed on the exterior of the building, except as may be installed by or at the request of the Association.
3. A single sign, approximately 18"x 24" with the limited words "Open House", may be placed alongside Gulfshore Drive to serve all open houses being conducted, with the unit number of the open house unit posted at the entry telephone, and then only while the unit owner or agent of the owner is in attendance in the unit.
4. The sidewalks, entrances, passages, vestibules, stairways, corridors and halls must not be obstructed or encumbered or used for any purposes other than ingress and egress to and from the premises.
5. All stairways shall be used only for the purposes intended, and shall not be used for hanging garments or other objects, or for cleaning of rugs or other household items. No washlines of any kind will be maintained outside owner's apartment. No apartment owner shall discard or permit to fall any items from the windows or the premises, nor shall they place or permit to be placed any foreign objects in the hallways, stairways and other common areas.
6. All common areas inside and outside the building will be used for their intended purposes and no articles belonging to unit owners shall be kept therein or thereon and such areas shall at all times be kept free of obstruction.
7. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of receptacles approved by the Association.

8. No owner may make or permit any disturbing noises in the building whether made by himself, his family, friends, servants nor do or permit anything to be done by such persons that will interfere with the rights, comforts and conveniences of other owners or occupants. No owner may play or suffer to be played any musical instrument, phonograph, radio or television set in his 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.

9. There shall be no restriction as to the minimum age of children who may live in or visit the condominium unit or apartment owner. It is well recognized, however, that children, particularly young children, may become a source of annoyance to adults, just as adults may become a source of annoyance to each other. For this reason the activities and behavior of all children upon the condominium property shall be regulated by an adult, including physical supervision where necessary. The administrators or their designated representative shall at time have the authority to reasonably require that the owner, lessee, guest or other adult who is responsible for a particular child to remove him from any common area if the child's conduct is such that they believe this action is necessary. In no event shall children under the age of ten (10) years be permitted in the pool area or other common areas or waterways unless accompanied by an adult.

10. 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 sill. Neither shall any linens, cloths, clothing, curtains, rugs, or mops be shaken out or hung from any of the windows or doors. No fire exits shall be obstructed in any manner.

11. All bicycles and other vehicles owned by the owner shall be maintained in the area provided for such vehicles. Persons using the bicycle paths and walkways shall at all times use the same in such manner as not to annoy others or cause damage to the paths and areas provided therefor and pedestrians shall have the right of way on such paths.

12. No unit owner who shall own a unit which shall be a part of a multistory unit building shall permit any open fires, barbecue grills or other similar fire or smoke cooking procedure on the premises of his unit, in any limited common areas or in any cabana area, the same to be done in the areas provided therefor.

13. All draperies used on window casings shall be covered by white lining, except where draperies themselves are white or off-white in color.

14. As relates to the use and ownership of any cabana area which shall be assigned to a unit owner, the following special restrictions shall apply:

- A. No resident or guest shall reside in or sleep in the cabana areas nor permit others so to do.
- B. No stove or cooking devices or any kind shall be maintained in the cabana area nor shall cooking be allowed therein.
- C. All electrical wiring and electrical service installed or maintained in the cabanas area must be waterproof to a height of thirteen and one-half (13 1/2) feet.
- D. Any personal property, furniture, or fixtures maintained within the cabana area shall be maintained at the sole risk and responsibility of the unit owner.
- E. All partitions and non-bearing walls and structures shall be of a moveable or "break-away wall" type.
- F. All maintenance and repairs shall be the responsibility of the unit owner to whom the cabana area has been assigned.
- G. No lawn furniture or other tangible personal property shall be maintained in the exterior portion of the cabanas area.
- H. Each cabana owner shall be subject to all of the restrictions as applicable to condominium units which are not otherwise herein specified. In no event shall a resident conduct or permit to be conducted in the cabana area any activity which shall create a nuisance or annoyance for other owners.
- I. A unit owner who also owns a cabana may not lease the cabana separately from his unit. He may, however, exclude the use of the cabana from the terms of any lease on his unit.

15. Garage use is restricted to vehicles, boats, bicycles and similar items unless special permission for storage of other materials is granted by the Board of Directors.