

RULES AND REGULATIONS

OF

COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC.

AS TO

COUNTRY CLUB VILLAS, A CONDOMINIUM

The following Rules and Regulations were adopted by the Association in accordance with its By-Laws:

1. The following words shall have the following meanings wherever used herein:

(a) "Owner" means the actual owner of record of a Unit of the Condominium, and the owner's immediate family members who reside in the Unit.

(b) "Resident" means anyone who resides in a Unit of the Condominium by authority of that Unit's owner.

(c) "Renter" means anyone who rents or leases a Unit from an owner.

(d) "Guest" means anyone who is visiting a resident and staying overnight or longer in a Unit.

(e) "Visitor" means anyone who visits a resident in a Unit for less than overnight.

2. The common facilities of the Condominium are for the use of owners and their residents and renters. Guests and visitors are permitted to use the common facilities in accordance with these rules only with the approval of an owner and only when accompanied by a resident. Owners are responsible for the actions of their residents, renters, guests and visitors.

3. The sidewalks and entrances of buildings shall not be obstructed or used for any other purpose than ingress to and egress from apartment units.

4. Apartment owners are specifically cautioned that any addition, change, alteration or decoration to the exterior appearance of any portion of an apartment building, including balconies appurtenant to an apartment, is subject to the provisions of the Declaration of Condominium.

5. No apartment owner, resident, renter, visitor or guest shall play or permit to be played any musical instrument or operate or permit to be operated a phonograph, radio, television set or any other loud speaker in an apartment unit between the hours of 11 p.m. and the following 8 a.m. This rule also applies between the hours of 8 a.m. to 11 p.m., if such activity disturbs or annoys other residents of the building or nearby buildings.

6. All garbage and refuse is to be set outdoors beside the unit's garage door and only on designated pick-up days.

EXHIBIT "E"

7. Automobile parking spaces shall be used solely and exclusively for that purpose. They shall not be used for the storage of boats, inoperative automobiles or any purpose whatever other than parking facilities. An apartment owner may not lease or assign the unit's garage or automobile parking space except in conjunction with a lease of his apartment, which lease has been approved in accordance with the provisions of the Declaration of Condominium. Cars shall be parked only in the Unit's garage or the drive space directly in front of the Unit's garage door or in a specified parking area. Parking more than one car in front of the Unit's garage door is prohibited. No trucks, trailers, campers, boats, commercial or recreational vehicles will be parked in the condominium area on a permanent basis. Cars are not to be parked on any grass or other landscaping. Residents shall keep their garage doors closed whenever possible.
8. Complaints regarding any service in conjunction with the common facilities are to be made in writing to the Board of Directors of the Association or to the Association's management agent.
9. No apartment owner, resident, renter, its family, guest, visitor, servant, employee or agent shall at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of any building.
10. There shall not be kept in any apartment unit any inflammable, combustible or explosive fluid material, chemical or substance except for normal household use.
11. Nothing shall be hung or shaken from doors, windows, walks, etc., of an apartment building.
12. Payments of monthly maintenance shall be mailed directly to the Association's management agent. Payments made in the form of a check shall be made to the order of COUNTRY CLUB VILLAS CONDOMINIUM ASSOCIATION, INC. Payment is due on the first day of each month. If a payment becomes five or more days late, it shall be subject to additional charges as provided in the Declaration of Condominium. Such charge may not be waived by the management agent.
13. No one other than the management agent shall direct, supervise or in any manner attempt to assert any control over any of the employees of the management agent, nor shall anyone else attempt to send any of such employees upon private business.
14. All users of the recreation facilities shall comply with all requirements and regulations of Pinellas County, Florida, and of the Florida State Board of Health for public facilities of like nature. The use of the facilities shall be at the risk of the user.
15. NO PETS shall be allowed at any time except as permitted by the Declaration of Condominium.
16. Any damage to buildings, recreational facilities or other common areas or equipment caused by any owner, renter, resident or visitor shall be repaired at the expense of the owner if not covered by insurance.
17. Any owner or resident or renter who plans to be absent from his unit during the hurricane season (June-November) must prepare his unit prior to his departure by:

- a) Removing all furniture, potted plants, and other movable objects from his patio.
- b) Designating a responsible firm or individual satisfactory to the Association to care for his apartment should the unit suffer hurricane damage. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters.

18. Owners relinquish all use of common and recreational facilities when they lease or rent their apartment unit, unless, of course, they own, rent or reside in another apartment unit of the Condominium.

19. Leasing of an apartment by the owner may be permitted upon proper notice to the Association and subject to the terms of the Declaration of Condominium and its By-Laws. Per Condominium By-Laws a six (6) month lease is minimum allowable.

20. Children under the age of fifteen (15) years shall not be allowed to reside in permanent residence. Children under the age of fifteen (15) years will be allowed to reside during a visit for a period not to exceed sixty (60) days in any consecutive 12 month period. Owners, renters and residents having children as guests will be held responsible for actions and behavior of children and it will be their duty to see that the children obey these rules and regulations. Children shall not be allowed unsupervised in any recreation or other common areas, nor are they permitted to loiter or play on streets or sidewalks.

21. Residents are requested to inform management of any change of address, temporary or permanent.

22. Recreation and other common areas are to be left clean after each use.

23. The management agent's office will be open for transaction of business Monday through Friday, 9 a.m. - 5 p.m.

24. ALL GUESTS AND VISITORS SHOULD BE INFORMED OF THE RULES BY THEIR HOST.

25. Swimming Pool Rules:

- a) NO LIFEGUARD is on duty. Swim at your own risk.
- b) POOL HOURS are from 8 a.m. to 11 p.m. NO EXCEPTION!
- c) CHILDREN who are not toilet trained are not allowed in the pool at any time.
- d) CHILDREN UNDER AGE 15 years are not allowed in the pool or in pool area between the hours of 8 a.m. to 10 a.m., and between 2 p.m. to 4 p.m.
- e) Everyone is requested to take a shower prior to entering the pool.
- f) VISITORS AND GUESTS using pool must be accompanied by host or responsible adult of host's family unless special permission has been granted by the management.
- g) GUESTS using the pool will be limited to six per unit owner or renter at one time to preclude any unscheduled swimming parties.
- h) CHILDREN UNDER 10 YEARS OF AGE and children unable to swim MUST stay behind the rope in the designated area. Those persons bringing children to the pool will be held responsible for the actions of such children.
- i) NO BALLS, TUBES, FLOATS, etc. are allowed in the pool except in the children's area.
- j) NO RUNNING OR HORSEPLAY around, near, or in the pool.
- k) DIVERS have a responsibility to ascertain that the diving area is clear of others before diving.
- l) NO COOKING OR EATING is allowed in the pool area. Drinks may be brought into the pool area in plastic or paper cups only. Absolutely no drinks are to be consumed while in the pool.
- m) NO PETS are allowed in the pool area or elsewhere.
- n) Persons with skin abrasions or who are ill should not enter the pool.
- o) ALL TRASH will be placed in containers provided and not in ashtrays. All chairs, etc., should be returned to position prior to leaving and umbrellas should be closed.