

**THE RESIDENCE I AT NAPLES BAY RESORT CONDOMINIUM ASSOCIATION,
INC.
INITIAL RULES AND REGULATIONS**

The Rules and Regulations hereinafter enumerated shall be deemed in effect until amended by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners. The unit owners shall, at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, and invitees, servants, lessees, and persons over whom they exercise control and supervision. The initial Rules and Regulations are as follows:

1. BUILDING APPEARANCE AND MAINTENANCE:

- (a) The hallways and stairs must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the units, nor shall any carriages, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar type and nature be left therein or thereon.
- (b) Personal property of unit owners shall not be stored outside their units.
- (c) No garbage cans, supplies, containers, or other articles shall be placed in or on the hallways and entry ways, nor shall any linens, cloths, clothing, curtain, rugs, mops, or laundry of any kind, or other articles be shaken or hung from any of the windows, doors, walkways, or entry ways, or exposed on any part of the limited common elements or common elements. The limited common elements and the common elements shall be kept free and clear of refuse, debris and other unsightly material.
- (d) No person shall sweep or throw any dirt, waste or other substances out of the unit or onto the common elements.
- (e) Refuse and garbage shall be deposited only in the areas provided therefor. All garbage must be bagged and placed in Association approved containers.
- (f) No unit owner shall make or permit any disturbing noises by his or her 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 unit owners. No unit owner shall play upon or permit to be operated a phonograph, television, radio or musical instrument in such a manner as to unreasonably disturb or annoy other occupants of the Condominium.
- (g) No exterior radio or television antenna installation, or other wiring, shall be made without the written consent of the Board of Directors.

(h) No sign, advertisement, notice or other similar material shall be exhibited, displayed, inscribed, painted or affixed, in or upon any part of the units, limited common elements or common elements by any person without written permission of the Association. Notwithstanding the foregoing, a unit owner shall be permitted to display one portable, removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, to display in a respectful way one portable, removable official flag, pursuant to the Condominium Act.

(i) No inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any unit or limited common element, except those necessary and suited for normal household use.

(j) Unit owners, residents, their families, guests, servants, employees, agents, or visitors shall not at any time or for any reason whatsoever trespass upon the roof of the buildings.

2. ALTERATION OF CONDOMINIUM: Unit owners are specifically cautioned that their right to make any addition, change, alteration, or decoration to the exterior appearance of any portion of the Condominium is subject to the provisions of the Master Declaration and Declaration of Condominium. For example, no unit owner may install screen doors, or apply any type of film or covering to the inside or outside of window or door glass without the prior approval of the Association. All additions, changes or alterations must be presented in writing to the Board of Directors for approval, accompanied by written plans when requested or drawings and specifications. The Board of Directors will approve such requests only if the Association is protected against, or indemnified as to, mechanics liens and/or claims arising from such work.

3. EMERGENCIES IN OWNER'S ABSENCE: In order that proper steps and procedures may be taken in a minimum amount of time during an emergency situation, the Association shall retain pass-keys to all units. The locks of each unit are not to be changed or altered without providing the Association with a duplicate key for entry during time the unit is vacant. Any unit owner who plans to be absent from such unit for an extended period of time must prepare the unit prior to departure in the following manner:

(a) By removing all furniture, plants and other objects from around the outside of the unit; and

(b) By designating a responsible caretaker to care for such unit should the unit suffer any damage caused by storms, hurricanes, winds or other violent acts of nature. The manager and the Association shall be provided with the name of each unit owner's aforesaid designated caretaker. Such caretaker will notify the Association prior to making any entry to the unit during the owner's absence.

4. PETS: There are restrictions on the number, size and type of pets. The Board may impose reasonable restrictions upon how and where pets may be permitted upon the common

elements. Any pet which becomes a reasonable source of annoyance to other residents may be required to be removed from the premises.

5. PARKING OF VEHICLES: Automobile parking garages and parking spaces may be used only for parking vehicles that are in operating condition and for no other purposes. The Master Declaration may establish rules and regulations limiting vehicles, types, sizes and numbers and restricting the use, parking and location of commercial vehicles, trucks and, if decided, prohibiting recreation vehicles and trailers on the shared facilities. No repairs or maintenance of vehicles may be performed on the shared facilities, except emergency repairs. Vehicles may not be washed in the shared facilities parking areas, except in an area which may be specifically designated therefore by the Master Declaration.