

GARDEN HOMES AT COUNTRY ISLES MAINTENANCE ASSOCIATION, INC.

RULES AND REGULATIONS

1. The Common Areas and facilities, if any shall not be obstructed nor used for any purpose other than the purposes intended therefore. No carts, carriages, chairs, tables or any other similar objects shall be stored therein.
2. The personal property of Owners and/or Tenants must be stored in their respective units or in outside storage areas that have been approved by the Architectural Committee.
3. No garbage cans, supplies or other articles shall be placed on the exterior portions of any Unit or Lot and no linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, shall be hung from or on the Unit, the Lot or any of the windows, doors, fences, balconies, patios or other portions of the Unit or Lot, except as provided in the Declaration with respect to refuse containers.
4. Employees of the Association are not to be sent out by the Owners for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.
5. No motor vehicle, which cannot operate on its own power, shall remain on the properties for more than twenty-four (24) hours, and no repair of such vehicles shall be made thereon. No portion of the Common Areas may be used for parking purposes, except those portions specifically designed and intended therefore.

Areas specifically designed for guest parking shall be used only for this purpose and neither Owners nor occupants of Units shall be permitted to use these areas without the appropriate stickers, which shall be prominently displayed.

Vehicles which are in violation of these rules and regulations shall be subject to being towed by the Association as provided in the Declaration, subject to applicable laws and ordinances.

6. No Owner or Tenant shall make or permit any disturbing noises in the Unit, or on the Lot by himself or his family, servants, employees, agents, visitors or licensees, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other Owners. No Owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a television, radio or any other sound equipment in his Unit or on his Lot in such a manner as to disturb or any other resident (applying reasonable standards). No Owner shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.
7. No electronic equipment may be permitted in or on any Unit or Lot which interferes with the television or radio reception of another Unit.
8. No awning, canopy, shutter, enclosure or other projections shall be attached to or placed upon the outside walls or roof of the Unit or on the Lots, except as provided by the Architectural Committee.
9. Any Common Area or portion thereof may not be altered in any way, included but not limited to, landscaping, without obtaining the prior written consent of the Architectural Committee
10. No vegetable gardens shall be permitted except in fully enclosed patio areas.

11. No commercial use shall be permitted in the community even if such use would be permitted under applicable zoning ordinances.
12. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit, on a Lot or on the Common Areas, except as to gas cylinders permitted under the Declaration.
13. Any Owner who plans to be absent during the hurricane season must prepare his Unit and Lot prior to his departure by designating a responsible firm or individual to care for his Unit and Lot should the Unit suffer hurricane damage. An Owner of a Unit that is rented will have the ultimate responsibility for maintaining and preparing his unit or designating his Tenant to care for the Unit and Lot should the Unit suffer hurricane damage.
14. There shall not be caused anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of his Unit without the prior written approval of the Architectural Committee.
15. All persons using any pool shall do so at their own risk. All children under twelve (12) years of age must be accompanied by a responsible adult. Bathers are required to wear footwear and cover over their bathing suits in any enclosed recreation facilities. Glasses and other breakable objects may not be utilized in the pool or on the pool deck. Pets are not permitted in the pool or pool area under any circumstances. Cooking or grilling is not permitted within the gated pool area. No alcoholic beverages may be consumed within the pool area.
16. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Community and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated.
17. Pets and other animals shall neither be kept nor maintained in or about the Community except in accordance with the Declaration and the following:

No pet shall be permitted outside the Unit unless attended by an adult or child of more than ten (10) years of age and on a leash of reasonable length. In no event shall said pets ever be allowed to be walked or taken on or about any recreational facilities. Pet owners will be required to "pick up" after their pets and dispose of the waste in the appropriate receptacles.
18. No hunting or use of firearms shall be permitted anywhere in the Community.
19. No occupant of a Lot shall feed any wildlife or stray domestic animals.
20. Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations, which from time to time may be adopted, and the provision of the Declaration, By-Laws and Article of Incorporation of the Association, as amended from time to time. Failure of any Owner or occupant to so comply shall be grounds for action, which may include without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend voting rights and use of recreational facilities in the event of failure to so comply. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his tenants, family, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, or Articles of Incorporation or By-Laws, as provided in the Declaration.