

RESOLUTION NOTICING and RATIFYING
SUPPLEMENTAL RULES
PREVIOUSLY APPROVED and NOT ENFORCED
ADOPTED BY THE BOARD OF DIRECTORS
THIS 14TH DAY OF MARCH 2019

(Additions indicated by underline and deletions by ~~striketrough~~)

These Rules and Regulations are being adopted for the health, welfare and safety of the membership of the Association. The Association's Board of Directors, through their Business Judgement, has considered each Rule and Regulations to determine the need, purpose and benefit to the membership.

(1) Any owner making a substantial alteration(s) to their unit, including, but not limited to, tile, kitchen or bathroom renovations or any structural changes. Must obtain prior approval from the board of Directors and also provide the Board with a certificate of insurance from the contractors or subcontractors doing the work. Failure to obtain approval will result in a \$100 fine per day up to \$1000 fine. Each day will constitute an additional offense and an additional fine.

(2) Unit owners are responsible for any neglect that results in damage to the parking areas or other common elements. The Association will make the repairs and unit owner will be responsible for the costs incurred.

(3) Any construction / remodel material is limited to storage to the confines of your parking area. First violation will result in a written warning and 2nd offense of \$100 fine per day up to \$1000 to the unit owner.

(4) Nothing may be stored in the center aisles of the storage areas. These areas must be kept clear in case of an emergency.

(5) No carpeting is allowed on balconies, only paint or tile.

(6) No boats or trailers are allowed to be stored on the condo grounds except for delivery and moving in and moving out.

(8) Propane tanks are prohibited to be stored or within on condominium grounds per fire code.

(9) The approval of the Association, which is required for the transfer of Units, shall be obtained in the event a purchase of a Unit to a corporation, partnership, LLC or any other entity taking title to a Unit. The entity's corporate officer that is the President or Managing Member or any other Principal as set forth in sunbiz.org or other reporting agency, no less than three (3) months prior to the purchase, shall be the only person entitled to occupy the Unit, with their immediate family. This cannot be circumvented by transfer to any third-parties or other officers / members of said entity of the right to occupy or shares in the entity. Any such entities must designate a human contact as the designated voter and must have a local contact with the power of attorney to act on their behalf of the Unit for any issues requiring repairs or damage to their Unit, other Units and/or the Common Elements. In the event that the Owner(s) violates this provision, they will be subject to breach of contract, an injunction and other available legal remedies, with the prevailing party being entitled to recover their costs and reasonable attorney's fees.

(10) In the event of a lease / rental ("lease"), the approval of the Association is required. Any such lease shall contain a covenant that the Lessee acknowledges that the Unit is subject to this Declaration of Condominium and all Association documents including these Rules and Regulations, and is familiar with the provision hereof, and the uses and restrictions contained herein, and agrees to abide by all such provisions. In the event a lease of the Unit does not contain language to the effect of the foregoing, then the Association may declare the lease void and take such further action as the Association deems applicable; including a "removal action" / eviction action against the tenant and the owner. All costs and expenses, including legal fees of the foregoing shall be the obligation to reimburse of such owner. The owner shall be liable and fully responsible for all acts of his Lessee and responsible for the compliance of the Lessee of all provisions of this Declaration of Condominium, all Association documents and these Rules and Regulations. Prior to the commencement of the lease and occupancy of the premises of the lessee, the lessor shall provide to the Association an acknowledgement and notarized addendum to the lease as set forth herein. Said addendum shall be drafted by the Association and provided to the Owner to be used in the leasing documents. Any lease to a corporation, partnership, LLC or any other entity shall be subject to the same notice requirements and provisions as set forth above in Rule & Regulation #9, as if it were fully incorporated and set forth herein. All such leases are subject to the transient provision, wherein any lease term under 30 days is considered transient and therefore prohibited and all other leases are subject to the licensing requirement of the local authorities and must be evidenced by such licenses.

(11) No Owner may sell shares in any Unit to any person, corporation, entity or any other type of business, prior to submission to the Board of Directors. Any transfer of ownership must be submitted to and approved or disapproved by the Board as further required in the Association's Declaration of Condominium and Rules & Regulations. The Board may deny any such sale or alternatively deny occupancy to the transferee of said shares based on the document and / or these Rules and Regulations as may be amended from time to time.