

SOUTHPOINTE, UNIT I, II III IV V

A Condominium

RULES AND REGULATIONS

I. GENERAL:

- (A) Each owner shall regulate the occupancy and use of the owner's apartment (unit) so as not to unreasonably or unnecessarily disturb any other owner.
- (B) To eliminate the transmission of noises which may disturb others, each owner shall cover with rugs or approved floor covering those walking areas of the owner's unit where a concrete slab exists.
- (C) Garbage disposal units located in units are to be used for the disposition of kitchen refuse in accordance with the manufacturers instruction book.
- (D) Mops, cloths, brooms and vacuum cleaner bags shall not be dusted or shaken from unit windows, balconies, halls, stairways or in chutes.
- (E) Flower pots, boxes and other material will not be kept or suspended on outside window ledges, fire corridors, outside windows, doors nor stored in stairways.
- (F) Owners shall not be permitted to install antenna anywhere exterior of the interior unit boundaries.
- (G) Owners shall not store any article, whether in the owner's unit or in storage bins which will create a fire hazard. No storage of any kind is permitted in stairways, elevator lobbies, if any, or fire corridors. Any owner who violates this provision will be assessed for any increase in the cost of insurance carried by Southpointe Condominium Association, Inc. (the Association), if such increased insurance cost is caused by such violation.
- (H) The facilities of the Condominium are for the use and enjoyment of unit owners and their guests. Each unit owner shall be responsible for such guests' compliance with all rules and regulations.
- (I) The sidewalks, entrances, passages, elevators, if any, stairways, corridors, halls and lobbies must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises.
- (J) Signs or other notices posted on the condominium property or in or on the unit such as "For Sale" or "For Rent" shall be subject to approval of the board of directors of the Association.

II. ROSTERS

- (A) Management will attempt to maintain for the benefit of all owners, a roster of all owners of units, their addresses outside the State of Florida, if any, and telephone numbers. Your cooperation in furnishing such information to the manager will be appreciated.
- (B) Each owner must register with the manager's office the

EXHIBIT I

license tag number and make of the owner's automobile.

III. USE OF FACILITIES:

(A) Pool

- (1) The swimming pool may be used between the hours of 9:00 A.M. and 10:00 P.M. Children 15 years or under are not permitted in the pool unless accompanied by an adult. Infants under two years of age are not permitted to use the pool.
- (2) A shower must be taken immediately before entering the pool.
- (3) All suntan oils must be removed from the person before entering the pool.
- (4) Pets are not permitted in the pool or patio area whether carried or not.
- (5) Ball playing or throwing of objects is not permitted in the pool or patio area.
- (6) Floats, rafts or similar equipment are not permitted in the pool except if worn on the person.
- (7) All lounge pads must be covered with a towel before use of same.
- (8) Proper attire is requested when leaving the pool area to enter elevators, corridors, lobbies and club rooms.
- (9) To comply with insurance regulations and to avoid accidents, users of the pool and pool area shall not participate in games involving running or shouting.
- (10) Plastic containers only are permitted in pool area. No food shall be brought within 10 feet of the pool.
- (11) Wash off all sand before entering pool, pool area, or other common areas.
- (12) Please use refuse containers around pool area - don't be a "litterbug".
- (13) All persons using the pool do so at their own risk.

(B) Dogs and Pets.

- (1) The keeping of a dog or other acceptable pet is not a right of an owner of an unit but is a conditional license, available only to owners in residence. This conditional license is subject to termination at any time by the Board of Directors upon a determination that such dog or other pet is either vicious or is annoying to other owners or has otherwise become a nuisance. The owner of a dog or other pet assumes full liability for all damage to person or property caused by such dog or other pet or resulting from the presence of such dog or other pet on the premises.
- (2) A conditional license to keep a dog is granted only to an owner or tenant in residence, subject to the foregoing conditions and reservations and also the following conditions:
 - (a) Owner's dog or other pet shall be of size to be

comfortably transported in one's arms.

(b) A dog must not be curbed near buildings, walks, shrubbery, plantings, lawns or any other portion of the grounds or on the beach.

(c) An owner's dog, or other pet, whenever it appears in corridors, elevators, lobbies and on the grounds must be carried through the front or side entrance to outside grounds and must be on a leash.

(C) Parking

The residents of each unit are entitled to park automobiles in the spaces assigned to them. Automobiles of all guests will be parked upon designated parking spaces. Automobiles will not be allowed to block driveways in any event. Space may be designated for pickup and delivery service, which space may be used by residents or their agents as may be directed by the managing agent, if any, or the authorized personnel of the Association.

(D) Noise

Owners of units shall not make or permit any disturbing noises in the building by the owner, the owner's family, servants, employees, agents, visitors and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of other owners. Unit owners shall not play upon or allow to be played any musical instrument or operate or allow to be operated a phonograph, television, radio, hi-fi or stereo equipment in the premises if the same shall disturb or annoy other occupants of the building. No owner shall conduct or permit to be conducted vocal or instrument instruction at any time.

(E) Children

No children 17 years or under are permitted to occupy an unit alone for a continuous period of 24 hours unless their parents or other adult relative is in residence at the same time. Children shall not play in lobbies, stairways, elevators, if any, or in any way interfere with the quiet and comfort of the owners.

(F) Occupancy

Each unit shall be occupied only as a residence by a single family, its servants and guests, but in no event shall a two-bedroom unit be occupied as a residence by more than six persons at any one time nor shall a three-bedroom unit be occupied as a residence by more than eight persons at any one time.

(G) Windows

To prevent water damage to your own or adjoining units, owners shall close all windows and doors when leaving their units.

(H) Maids

If an owner makes arrangement for maid service, the manager must be informed.

(I) Maintenance Staff

Our maintenance staff will assist in any way to make living

more pleasant and enjoyable. All requests for service shall be made through the manager's office. Do not order employees to perform any duties outside the scope of their employment.

(J) Security

(1) Every effort will be made to maintain maximum security at all times. However, since it will be impossible to exercise constant surveillance, the cooperation of residents is a necessity. Keep your unit door locked at all times whether you are in the apartment or not.

(2) Report any suspicious person or incident immediately to the Security Guard or the manager.

(3) No solicitors of any type will be permitted in the buildings at any time, except by individual appointment with a resident.

(K) Locks

The Association will keep a pass key to all units to be used only in emergency. No apartment owner shall alter his apartment entrance door lock or install a new lock without the written consent of the Association. In the event such consent is given, the unit owner shall give to the manager a duplicate key for the use of the Association in case of emergency.

(L) Equipment

Failure of any equipment shall be reported immediately to the management regardless of the responsibility for maintenance in order that proper precautions may be taken to avoid damage to other property and minimize expense. Each owner shall be liable for all damage caused by misuse of such equipment or personal property by the owner or the owner's guests.

(M) Storm Shutters

Storm shutters are not required, but they may be obtained by owners at their own expense. In order that storm shutters will be a benefit and not a hazard, the design and installation must comply with the requirements of the Association and applicable building codes.

(N) Windows and Draperies

All drapery material or inside window covering and colors thereof shall be subject to approval of the board of directors of the Association or a committee appointed by the board of directors.

(O) Leases

Each lease of a unit must be for a term of not less than two weeks.

SOUTHPOINTE CONDOMINIUM
ASSOCIATION, INC.

Current
Revised
9/94

**SOUTHPOINTE CONDOMINIUM ASSOCIATION, INC.
RULES AND REGULATIONS**

PURPOSE: The Rules & Regulations of the Association are a list of certain reasonable restrictions on, and requirements for, the use, maintenance and appearance of the Condominium Property subject to Association powers pursuant to Section 29 of the Declaration.

OCCUPANCY: Every unit owner/owners, occupant, guest or invitee are subject to the Rules & Regulations. Each owner shall regulate the use and occupants of the owner's unit so as not to unnecessarily disturb any other owner or resident.

Each unit shall be occupied only as a residence by a single family, its servants or guests. With a maximum of six adults.

No children 17 years or under are permitted to occupy any unit alone for a continuous period of 24 hours unless their parents or other adult relative is in residence at the same time. Children are not allowed to play on stairways, walkways or in any way interfere with the quiet and comfort of the owners/residents.

NOISE: No nuisances or noise shall be allowed to exist upon the condominium property, nor shall any use or practice that is the source of annoyance to residents or which interfere with the peaceful possession and proper use of the property by its residents. Unit owner shall not play or allow to be played, any musical instrument or operate or allow to be operated a phonograph, a TV, radio, hi-fi or stereo equipment in the premises if the same shall disturb or annoy other occupants of the building.

TERRACES: Terraces must be neat and free from clutter. Hang towels or any wet item in places other than over terrace railings. Cooking on or storing of any type of charcoal/gas grills are **ILLEGAL**. Grill cooking is allowed in the designated areas of Southpointe **ONLY**.

LAUNDRY FACILITIES: Laundry facilities are located on the first floor of adjoining buildings. Washers run about 25 minutes and dryers run about 1 hour. Hours for the laundry facilities are 7:30AM to 10:30PM.

DUMPSTERS: Dumpsters are located in parking lots. Trash and garbage must be placed in plastic bags with ties and placed **INSIDE** dumpster, not beside it. Boxes must be broken down. Dumpsters are emptied every Tuesday and Friday (as of 9/94).

STORAGE: Residents shall not store any article, whether in the owner's unit or in storage areas which will create a fire hazard. No storage of any kind, including bikes, motor bikes, etc., is permitted on stairways, sidewalks, entrances or passage ways. These areas must not be encumbered or obstructed or used for any purpose other than ingress or egress to and from the premises. No articles other than porch type furniture are to be stored on terraces.

WALKWAYS: Riding bicycles or skateboards through adjoining buildings is not permitted. Please use caution when riding on trails in Southpointe. Walking of pets is not allowed on the inner perimeter of the Southpointe common areas. Pet waste must be picked up by pet owners and disposed of in dumpsters.

PARKING: Residents and guests automobiles will be parked in designated parking spaces only. ALL R.V. VEHICLES (BOATS, CAMPERS, TRAILERS, MOTOR HOMES, ETC.) ARE NOT ALLOWED TO BE PARKED ON THE SOUTHPOINTE PROPERTY, THEY MUST BE PARKED IN THE DESIGNATED AREA OF VENTURA. R.V. SPACE IS AVAILABLE THROUGH THE VENTURA COUNTRY CLUB COMMUNITY HOMEOWNERS ASSOCIATION FOR A NOMINAL FEE. THEIR OFFICE CAN BE REACHED AT (407) 275-7002. NO COMMERCIAL VEHICLES ARE ALLOWED TO PARK ON CONDOMINIUM PARKING GROUNDS.

PETS: Dogs or other pets are not permitted in Southpointe except by unit owners. The owner's dog or other pet must be of a size to be comfortably supported in owner's arms. An owner's dog or other pet must be on a leash whenever permitted beyond the interior of the owner's unit. THE OWNER OF A DOG OR OTHER PET ASSUMES FULL LIABILITY FOR ALL DAMAGE TO PERSON OR PROPERTY CAUSED BY SUCH DOG OR OTHER PET OR RESULTING FROM THE PRESENCE OF SUCH DOG OR OTHER PET ON THE PREMISES. These regulations may be waived on individual cases by approval of the Board of Directors. Please do not walk your dog on the inner perimeters of Southpointe, but along the exterior areas. COUNTY LAW STATES THAT PET WASTE MUST BE PICKED UP BY THE OWNER AND PROPERLY DISPOSED.

SECURITY: Every effort will be made to maintain security. However, since it will be impossible to exercise constant surveillance, the cooperation of residents is a necessity. Report any suspicious person(s) of any type to the GATE ACCESS PERSONNEL at ~~380-5672~~ 24 HOURS A DAY.

380-5672

Page 3

POOL: The swimming pool may be used between the hours of 7:00AM and 11:00PM and is for the use of SOUTHPOINTE RESIDENTS AND GUESTS ONLY. Gates are locked at 11:00PM. Identification tags (pool passes) must be obtained from Property Management and must be worn at the pool and spa area at all times. All persons over the age of 12 must have a pass. Children 12 years and under must be accompanied by an adult at all times inside the pool area.

SPA: No child under the age of 12 is permitted in the spa. Spa capacity is 9 persons only.

ALL PERSONS USING THE POOL OR SPA DO SO AT THEIR OWN RISK, NO LIFEGUARD ON DUTY.

A shower must be taken immediately before entering the pool or spa to remove sand and suntan oil. Shower is located outside on the outside of Cabanas.

Floats, rafts or other flotation are not permitted in the pools except if worn on the person.

Diving, ball playing or throwing of objects is not permitted in the pool, spa or patio area.

Pets are not permitted in the pool, spa or patio area whether carried or not.

Pool furniture must be covered with a towel before using.

UNBREAKABLE CONTAINERS ONLY are permitted in the pool area. Food and drink are not permitted within ten feet of the pool or spa. PLEASE USE GARBAGE CONTAINERS AROUND POOL AREA.

No bicycles, skateboards or other wheeled devices are permitted within the pool enclosure. DO NOT REMOVE POOL FURNITURE FROM POOL ENCLOSURE.

To comply with insurance regulations and to avoid accidents, users of the pool and pool area shall not participate in games involving running or shouting.

Proper swimming attire must be worn in pool and spa. Infants must wear plastic pants under their swim suits.

Page 4

Loud playing of radios or other instruments is not permitted.

No smoking in pool or spa.

ANY ABUSE OF THESE RULES AND REGULATIONS ARE SUBJECT TO DISCIPLINARY ACTION: FIRST OFFENSE WILL RESULT IN A WARNING WHICH WILL ALLOW THIRTY (30) DAYS FOR COMPLIANCE. IF AFTER THIRTY (30) DAYS, THE OFFENSE IS NOT CORRECTED A FINE WILL BE ADDRESSED AGAINST THE UNIT OWNER.

SOUTHPOINTE'S ON-SITE MAILING ADDRESS AND PHONE NUMBER:
(Note: This is NOT the mailing address for association payment.)

Southpointe Condominium Association, Inc.
3700 Woodgate Boulevard
Orlando, Florida 32822
(407) 282-6505

Revised 9/94

NOTICE TO ALL SOUTHPOINTE PET OWNERS

The Board of Directors have been apprised of several abuses of our RULES regarding pets on our property. We therefore are posting this notice stating our RULES concerning residents with pets.

PETS - Dogs or other pets are NOT permitted in Southpointe except by unit owners, the owner's dog or other pet must be of a size to be comfortably supported in owner's arms. An owner's dog or other pet must be on a leash whenever permitted beyond the interior of the owner's unit. The owner of a dog or other pet assumes full responsibility for all damage to person or property caused by such dog or other pet or resulting from the presence of such dog or other pet on the premises. These regulations may be waived on individual cases by approval of the Board of Directors. PLEASE DO NOT WALK YOUR PET ON THE INNER PERIMETERS OF SOUTHPOINTE, BUT RATHER ALONG THE EXTERIOR AREAS. PLEASE CARRY A POOPER SCOOPER OR OTHER MEANS TO PICK UP AFTER YOUR PET. COUNTY LAW STATES THAT PET WASTE MUST BE PICKED UP BY THE OWNER AND PROPERLY DISPOSED.

Any abuse of this RULE is subject to disciplinary action: FIRST OFFENSE WILL RESULT IN A WARNING WHICH WILL ALLOW 30 DAYS FOR COMPLIANCE. IF AFTER 30 DAYS, THE OFFENSE IS NOT CORRECTED ATTENDANCE WILL BE REQUESTED AT A BOARD OF DIRECTORS MEETING. IF AT THAT TIME A SATISFACTORY RESOLUTION IS NOT REACHED, LEGAL ACTION IN THE FORM OF A FINE WILL BE LODGED AGAINST THE UNIT OWNER.

SOUTHPOINTE CONDOMINIUM ASSOCIATION, INC. - NOVEMBER, 1994