

Addendum ___ to the Residential Lease

Tenant has read the attached Rules and Regulations of Regent Park and agrees to abide the Rules and Regulations of Regent Park during the term of the lease. Tenant will be responsible for any fines incurred if it is due to Tenants' incompliance.

Tenant 1: _____

Date: _____

Tenant 2: _____

Date: _____

**RULES AND REGULATIONS FOR
REGENT PARK, A CONDOMINIUM**

Capitalized terms contained in these Rules and Regulations for Regent Park, a Condominium shall have such meanings as ascribed thereto in the Declaration of Condominium of Regent Park, a Condominium (the "Declaration").

1. The walkways, entrances, halls, corridors, stairways and ramps shall not be obstructed or used for any purpose other than ingress and egress to and from a Building and the other portions of the Condominium Property.

2. The exterior of the Condominium Units and all other areas appurtenant to a Condominium Unit shall not be painted, decorated or modified by any Condominium Unit Owner in any manner without the prior written consent of the Association by its Board, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Board. All draperies, curtains, shades or other window or door coverings installed within a Condominium Unit which are visible from the exterior of the Condominium Unit or other portions of the Condominium Property shall have a white or beige backing unless otherwise approved in writing by the Board.

3. No article shall be hung or shaken from the doors, windows, Terraces of the Condominium Units or placed upon the outside window sills of the Condominium Units without the prior consent of the Board.

4. No personal articles shall be allowed to stand on any portion of the Common Elements, other than Terraces.

5. No Condominium Unit Owner shall make or permit any noises that will disturb or annoy the occupants of any of the Condominium Units or do or permit anything to be done which will interfere with the rights, comfort or convenience of other Condominium Unit Owners.

6. Each Condominium Unit Owner shall keep his Condominium Unit in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown from the doors or windows thereof, or from any Entry Area or Terrace, any dirt or other substance.

7. Each Condominium Unit Owner who plans to be absent from his Condominium Unit during the hurricane season must prepare his Condominium Unit prior to his departure by:

(a) Removing all furniture, potted plants and other movable objects from his Entry Area and Terrace; and

(b) Designating a responsible firm or individual satisfactory to the Association to care for his Condominium Unit should the Condominium Unit suffer hurricane damage. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters.

8. No rubbish, trash, garbage, refuse, or other waste material shall be kept or permitted on the Condominium Property, except in sanitary, self-locking containers stored inside a Condominium Unit and kept in a clean and sanitary condition, and no odor shall be permitted to arise therefrom so as to render the Condominium Property or any portion thereof unsanitary, offensive, detrimental or a nuisance to Condominium Unit Owners or to any other property in the vicinity thereof or to its occupants. All garbage, trash, refuse or rubbish shall be properly contained and placed for collection in a trash chute or dumpster, as applicable. No clothing or other household items shall be hung, dried, or aired in such a way as to be visible from within the Condominium Property. No dead plants shall be kept on any Entry Area or Terrace. No stripped vehicles, lumber or other building materials, grass, tree clippings, metals, scrap, automobile pieces or parts, refuse, or trash shall be stored or allowed to accumulate on any portion of the Condominium Property (except when accumulated during construction by Developer, during construction approved by the Association, or when accumulated by the Association for imminent pick-up and discard).

9. Water closets and other water apparatus in the Condominium Units or at the pool deck shall not be used for any purpose other than those for which they were constructed. Any damage resulting from misuse of any water closets or other apparatus shall be paid for by the Condominium Unit Owner responsible for same.

10. No Condominium Unit Owner shall request or cause any employee or agent of the Association to do any private business of the Condominium Unit Owner, except as shall have been approved in writing by the Association.

11. The agents and employees of the Association and any contractor or workman authorized by the Association may enter any Condominium Unit at any reasonable hour of the day for the purpose permitted under the terms of the Condominium Documents. Entry will be made by prearrangement with the Condominium Unit Owner, except under circumstances deemed an emergency by the Association or the manager, if any, in which case access is deemed permitted regardless of the hour.

12. No vehicle or other possessions belonging to a Condominium Unit Owner or to a member of the family or guest, employee, customer, invitee or lessee of a Condominium Unit Owner shall be positioned in such manner as to impede or prevent ready access to another Condominium Unit Owner's Parking Space or Garage, as applicable. The Condominium Unit Owners, their family members, guests, invitees, employees, customer, and lessees will obey the parking regulations posted in the parking areas and drives, and any other traffic regulations promulgated in the future, for the safety, comfort and convenience of the Condominium Unit Owners.

13. All powered vehicles capable of exceeding five (5) miles per hour are prohibited from use on the Condominium Property unless they are licensed, registered, and insured. Specifically, any motorcycle, moped, or motorized scooter used in the Condominium Property may only be driven by a licensed driver, and must be registered and insured in accordance with Florida law. Specifically exempted from this regulation are electric personal assistive mobility devices as defined under Florida Statute, Section 316.003(83); and any other bona-fide "assistive technology devices" as defined in Florida Statute, Section 427.802(1); and any special mobile equipment as defined under Florida Statute, Section 316.003(48) provided that such equipment may not be operated in a manner that

creates a traffic hazard, or which poses a threat of harm to the user of such equipment.

14. Except in an emergency, a Condominium Unit Owner shall not cause or permit the blowing of any horn from any vehicle of which he, his family members, guests, invitees, employees or lessees shall be occupants.

15. No Condominium Unit Owner shall use or permit to be brought into the Condominium Unit any flammable oils or fluids, such as gasoline, kerosene, naphtha or benzine, or other explosives or articles deemed extra hazardous to life, limb or property, except as may be necessary in connection with a permitted use, if any, of a Terrace.

16. No Condominium Unit Owner shall be allowed to put his mail receptacle, name or street address on any portion of his Condominium Unit, except in such place and in the manner approved by the Association for such purpose, which approval shall be based on aesthetic grounds within the sole discretion of the Board.

17. The Association may retain a passkey to each Condominium Unit. If a Condominium Unit Owner alters any lock or installs a new lock on any door leading into his Condominium Unit, such Condominium Unit Owner shall provide the Association with a key for the use of the Association and the Board.

18. Any damage to the Condominium Property or equipment of the Association caused by any Condominium Unit Owner, family member, guest, employee, customer, invitee or lessee shall be repaired or replaced at the expense of such Condominium Unit Owner.

19. Each Condominium Unit Owner shall be held responsible for the actions of his family members, guests, employees, customers, invitees and lessees.

20. The number of persons occupying a Condominium Unit shall not exceed two (2) persons per bedroom in total. Occupancy is defined to mean staying overnight in a Condominium Unit more than thirty (30) days in a six (6)-month period.

21. Food and beverage may not be prepared or consumed, except in the Condominium Unit or on a Terrace or in such other areas as may from time to time be designated by the Board.

22. Complaints regarding the management of the Condominium Property or regarding actions of other Condominium Unit Owners shall be made in writing to the Association.

23. A Condominium Unit Owner shall show no sign, advertisement or notice of any type on the Common Elements or in or upon his Condominium Unit so as to be visible from the Common Elements or any public way.

24. Condominium Unit Owners may keep no more than two (2) domestic pets, limited to dog(s) and/or cat(s), and weighing in total no more than sixty (60) pounds, in their Condominium Units, whether temporarily or permanently. However, under no circumstances will a "Pit Bull" (as defined in the Declaration) or any aggressive or vicious breed or mixed breed of dog or any exotic pet

be permitted on any portion of the Condominium Property. A "Pit Bull" is defined as any dog that is an American Pit Bull Terrier, American Staffordshire Terrier, Staffordshire Bull Terrier, or any dog displaying a majority of the physical traits of any one (1) or more of the above breeds, or any dog exhibiting those distinguishing characteristics which substantially conform to the standards established by the American Kennel Club or United Kennel Club for any of the above breeds. Any pet must be carried or kept on a leash when outside of a Condominium Unit. No pet shall be kept tied outside a Condominium Unit or on any Terrace, unless someone is present in the adjacent Condominium Unit. A Condominium Unit Owner shall immediately pick up and remove any solid animal waste deposited by his pet. The Condominium Unit Owner shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal within the Condominium Property. If a dog or any other animal becomes obnoxious to other Condominium Unit Owners by barking or otherwise, the Condominium Unit Owner thereof must cause the problem to be corrected; or, if it is not corrected, the Condominium Unit Owner, upon written notice by the Association, will be required to permanently remove the animal from the Condominium Property.

25. No clothesline or other similar device shall be allowed on any portion of the Common Elements.

26. No commercial trucks or commercial vehicles, campers, mobile homes, motor homes, boats, house trailers, boat trailers, or trailers of every other description shall be permitted to be parked, kept or stored at any place on any portion of the Condominium Property, except only during the periods of approved construction on said Condominium Property. The term "commercial vehicle" shall include all automobiles, trucks and vehicular equipment, including station wagons, which bear signs or shall have printed on same some reference to any commercial undertaking or enterprise, or vehicles of more than seven feet (7') in height. The absence of commercial-type lettering or graphics on a vehicle shall not be dispositive of whether it is a commercial vehicle. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up, delivery, and other commercial services. No trailer, camper, motor home or recreational vehicle shall be used as a residence, either temporarily or permanently, or parked on the Condominium Property. No person may keep any other vehicle on the Condominium Property which is deemed to be a nuisance by the Board, including, but not limited to, any motorcycle or motor scooter, particularly where such vehicle is operated in the early morning or late evening hours or pickup truck used or observed to be used for commercial purposes, i.e., having equipment stored thereon or in. No vehicle is permitted on the Condominium Property which leaks oil, brake fluid, transmission fluid or other fluids. No Condominium Unit Owner, occupant or other person shall conduct repairs or restorations on any motor vehicle, or other vehicle, or race the engine of any vehicle upon any portion of the Condominium Property.

Parking shall be permitted only in designated parking areas of the Condominium Property. No vehicle which does not fit within a Parking Space or which obstructs or otherwise impedes ingress or egress to any roadway shall be allowed to be kept on the Condominium Property other than during the periods of approved construction on any portion of the Condominium Property. **Condominium Unit Owners and occupants shall be responsible for removing their vehicles and other property from their driveways upon the issuance of a tropical storm or hurricane warning.** The prohibitions on parking contained in this section shall not apply to temporary parking of any vehicles of the

Developer, or its affiliates or designees, used for construction, maintenance, repair, decorating, sales or marketing purposes; or service vehicles operated in connection with the Association, or its management companies. Subject to applicable laws and ordinances, any vehicles, boat, motorcycle or trailer parking in violation of these or other restrictions contained herein or in the Declaration, may be towed by the Association in the sole expense of the owner of such vehicle. The Association shall not be liable to the owner of such vehicle for trespass, conversion or otherwise, nor shall it be guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the Condominium Owner to receive it for any reason, shall be grounds for relief of any kind. An affidavit of the person posting the aforesaid notice stating that it was properly posted shall be conclusive evidence of proper posting.

27. No garage shall be permanently enclosed and no portion of a garage or ground floor originally intended for the parking of an automobile shall be converted into a living space. No individual air conditioning units which are visible from outside the Condominium Unit shall be permitted. All garage doors shall remain closed when not being used for ingress and egress.

The Board shall adopt rules and regulations from time to time regulating and limiting the size, weight, type, place and manner of operation of vehicles within the Condominium Property.

28. A Condominium Unit Owner shall not install any screen doors, roll-ups, storm shutters, awnings, hardware or the like without the prior written approval of the Board as to design and color and, in any event, Board approval shall not be granted unless such items substantially conform to the architectural design of the Building and the design of any of such items which have been previously installed at the time Board approval is requested. Board approval, however, does not and shall not be construed to constitute approval or conformance with the County or city building codes. It shall be the responsibility of each Condominium Unit Owner to check with all applicable governmental and quasi-governmental agencies and to obtain the appropriate permits prior to installation of any of the foregoing items.

29. No solicitation for any purpose shall be allowed without the prior written consent of the Board, which consent may be withheld at the Board's sole discretion; provided, however, the Board shall not unreasonably restrict any Condominium Unit Owner's right to peaceably assemble or right to invite public officers or candidates for public office to appear and speak in the Common Elements.

30. A Condominium Unit Owner shall not install any floor covering in the Condominium Unit other than carpeting (such as wood or tile) in any room other than the bathroom, kitchen/breakfast area or laundry/utility area, without the prior written approval of the Association. The Association may require that soundproofing insulation be placed under such alternate floor covering before installation. If a Condominium Unit Owner installs alternate floor covering without the prior written consent of the Association or without the insulation required by the Association, then the Association shall have the right to cause such Condominium Unit Owner to remove the alternate floor covering.

31. ALL PERSONS USING THE POOL AND ANY OTHER RECREATIONAL FACILITIES DO SO AT THEIR OWN RISK.

32. The swimming pool may be used between the hours of 9:00 a.m. and 9:00 p.m.
33. Glass bottles or glass containers shall not be permitted in the pool area.
34. The pool and pool deck are to be left in clean condition for the mutual benefit of all.
35. Chairs, tables and lounges in the pool area may not be taken to any other areas.
36. The procedure for enforcing these Rules and Regulations shall be as follows:

(a) First Offense (1st Notice)

When the Association becomes aware of noncompliance of a rule or regulation by a Condominium Unit Owner, family member, guest, employee, customer, invitee or lessee, it shall send a certified letter to the Condominium Unit Owner advising him of the rule which he has been accused of violating and warning that strict compliance with these Rules and Regulations will be required. Each day on which a violation occurs shall be deemed to be a separate offense.

(b) Second Offense (2nd Notice)

If a second report is made that a violation has been repeated or has been continued beyond the time specified within the first notice, the Board, after verifying the violation, may authorize a fine to be levied upon the Condominium Unit Owner. The fine for a second offense may not exceed the maximum amount permitted by the Act. Notice of a second violation shall be sent to the Condominium Unit Owner by certified mail.

(c) Third Offense (3rd Notice)

If a third report is made that a violation has been repeated or has continued beyond the time specified within the second notice, the Condominium Unit Owner may be charged a fine in an amount not to exceed the maximum amount permitted by the Act, following verification of the violation by the Board.

(d) Fourth Offense

For repeated offenses or in any case where the Board deems it appropriate, the Board may seek injunctive relief through court action. In addition, a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed the amount set forth in Section 718.303(3) of the Act.

(e) Exemptions

Any Condominium Unit Owner may appear before the Association to seek an exemption from or variance in the applicability of any given rule or regulation as it relates to said person on grounds of undue hardship or other special circumstances.

Developer is exempt from the application of any given rule or regulation for so long as it owns a Condominium Unit or during its construction activities, whichever period is longer.

37. A Condominium Unit Owner who fails to timely pay any Assessment shall be charged a late charge by the Association for such late Assessment in an amount not to exceed the maximum amount permitted by the Act. Condominium Unit Owners shall be responsible to pay all court costs and Legal Fees incurred in connection with the collection of late Assessments whether or not an action at law to collect said Assessment and foreclose the Association's lien has been commenced. The Board has authorized the following schedule of fees for such circumstances:

(a) Fifty Dollars (\$50) for a warning letter to a Condominium Unit Owner that he is delinquent in the payment of his Assessments;

(b) One Hundred Dollars (\$100) for a Claim of Lien, plus recording costs of \$6.00, and sending of Notice of Intention to Foreclose;

(c) Fifty Dollars (\$50) for any subsequent Claims of Lien, plus recording costs of \$6.00;

(d) Fifty Dollars (\$50) for a Satisfaction of Lien, plus recording costs of \$6.00; and

(e) Any further action would require an hourly computation of attorney and paralegal time spent pursuing collection of such unpaid Assessments.

38. Before levying a fine against a Condominium Unit Owner for failure to abide by any provision of the Declaration, the Bylaws or these Rules and Regulations, the Board shall:

(a) Afford the Condominium Unit Owner against whom the fine is sought to be levied an opportunity for hearing before a committee of other Condominium Unit Owners ("Committee") appointed by the Board after reasonable notice of not less than fourteen (14) days. Said notice shall include:

(i) A statement of the date, time and place of the hearing;

(ii) A statement of the provisions of the Declaration, Bylaws or Rules and Regulations which have allegedly been violated; and

(iii) A short and plain statement of the matters asserted by the Association.

(b) Provide an opportunity to the Condominium Unit Owner against whom the fine may be levied to respond, present evidence and provide written and oral argument to the Board and the Committee on all issues involved and shall have an opportunity to review, challenge and respond to any other material considered by the Association.

If the Committee does not agree with the fine, the fine may not be levied.

39. Any consent or approval given under these Rules and Regulations by the Association shall be revocable at any time by the Board.

40. The Condominium Unit Owners should refer to the Occupancy and Use Restrictions contained in Article 17 of the Declaration which are binding upon all Condominium Unit Owners.

41. These Rules and Regulations may be modified, added to or repealed at any time by the Association.

42. Notice of meetings of the Condominium Unit Owners and the Board shall be posted (at a location to be designated by the Board) at least fourteen (14) continuous days preceding such meeting.

43. With regard to meetings of the Board and meetings of the Members (collectively referred to herein as "Meetings"), the following rules shall apply:

(a) THE RIGHT OF CONDOMINIUM UNIT OWNERS TO SPEAK AT MEETINGS

A Condominium Unit Owner shall have the right to speak at a Meeting provided the Association has received a written request at least 24 hours in advance of the scheduled Meeting. The following restrictions shall apply:

(1) The Condominium Unit Owner may speak at the start of the Meeting. The vote of the Board or the Members, as applicable, will not be taken until the Condominium Unit Owner has spoken.

(2) The Condominium Unit Owner may speak for no longer than three (3) minutes, unless the Board votes at the Meeting to extend the time allotted to the Condominium Unit Owner.

(3) The Condominium Unit Owner may speak only on matters specifically designated on the agenda.

(4) The Condominium Unit Owner may speak only once at a Meeting.

(b) THE RIGHT OF CONDOMINIUM UNIT OWNERS TO TAPE RECORD OR VIDEOTAPE MEETINGS

A Condominium Unit Owner shall have the right to tape record or videotape a Meeting provided the Association has received a written request at least 24 hours in advance of the scheduled Meeting. The following restrictions shall apply:

(1) The audio and/or video equipment and devices must not produce distracting sound or light emissions, nor may such equipment and devices require the use of electrical outlets.

(2) The audio and/or video equipment must be assembled and placed in position in advance of the scheduled time for the commencement of the Meeting. Equipment may not be placed on the table where the Board is seated; a front row seat will be reserved for the Condominium Unit Owner and a tripod may be set up, but only at a height which does not obstruct the line of sight from other seats in the meeting room.

(3) The Condominium Unit Owner videotaping or recording the Meeting shall not be permitted to move about the meeting room in order to facilitate the recording.