

RULES AND REGULATIONS

OCEAN CHATEAU OF VERO BEACH, INC.

The Rules and Regulations hereinafter enumerated as to the condominium property, the common elements, the condominium units and the condominium in general shall be deemed in effect from the date they are adopted until amended, and shall apply to and be binding upon all condominium parcel owners. The condominium parcel 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, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Violation of these Rules and Regulations may subject the violator to any and all remedies available to the Condominium Association and other condominium parcel owners, pursuant to the terms of the Declaration of Condominium, the Articles of Incorporation of the Condominium Association, the Bylaws of the Condominium Association and Florida law. Violations may be remedied by the Condominium Association by injunction or other legal means and the Association shall be entitled to recover in said actions, any and all court fees and costs incurred by it, together with reasonable attorneys' fees, against any person violating the Rule and Regulations or the Declaration of Condominium and any of the Exhibits attached thereto. The Rules and Regulations may from time to time be amended. Any waivers, consents or approvals given under these Rules and Regulations shall be revocable at any time and shall not be considered a waiver, consent or approval of identical or similar situations unless notified in writing by the Board of Directors. The Rules and Regulations are designed to make living for you and your neighbors pleasant and comfortable. The restrictions that we impose upon ourselves are for the mutual benefit of all. THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. VIOLATIONS OF RULES AND REGULATIONS:

- 1.1 Violations shall be reported to the Board of Directors of the Association in writing.
- 1.2 Violations will be called to the attention of the violating owner by an officer of the Association.
- 1.3 Disagreements concerning violations will be presented to and judged by the Board of Directors who will take appropriate action.

2. FACILITIES:

- 2.1 The facilities of the condominium are for the exclusive use of the Association members, lessees and resident house guests. Any damage to the building, recreation facilities, elevator, or other common areas or equipment caused by any resident or his guest shall be repaired at the expense of the condominium parcel owner causing such damage.
- 2.2 Elevators shall not be abused or overloaded. Padding shall be installed while moving furniture or other objects which may damage the interior of the elevator. Children may not use the elevator without adult supervision.
- 2.3 Owner is responsible for all keys to apartment units or common elements issued or loaned to any person.
- 2.4 Use of the meeting room is restricted to private social use by residents of the condominium. Occupancy of the meeting room is limited to thirty-five (35) persons seated and fifty (50) without seating.
- 2.5 No bicycle riding, skateboarding or other such activities are permitted on the condominium property.

3. NOISE: In order to ensure your own comfort and that of your neighbors, musical instruments, radio, and television sets should be placed at or turned down to a minimum volume between the hours of 10:00 p.m. and 10:00 a.m. All other unnecessary noises such as loud talking or partying and slamming of doors between these hours should be avoided.

4. PETS: No live pets or animals of any type shall be kept in the condominium or on any of its property.

5. OBSTRUCTIONS: Sidewalks, entrances, driveways, passages, patios, vestibules, stairways and corridors must be kept open and shall not be obstructed in any manner. No sign, poster, notice or advertisement shall be inscribed or exposed on or at any window or other part of the condominium. No radio or television aerial or antenna or any other wiring shall be attached to or hung from the exterior of the condominium or the roof thereon without the express approval of the Association.

- 6. CHILDREN:** Children are not to play on walkways or stairways. Reasonable supervision must be exercised when children are playing on the condominium property.
- 7. DESTRUCTION OF PROPERTY:** Neither members, their dependents nor guests shall mark, mar, damage, destroy, deface or engrave any part of the condominium property. Members shall be responsible for any such damage.
- 8. EXTERIOR APPEARANCE:** The exterior of the condominium and all other areas appurtenant to the condominium shall not be painted, decorated or modified by any owner in any manner without the prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No awning, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the condominium except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association. No resident shall hang or place any object which is visible above the railing of their balcony.
- 9. CLEANNESS:** All Trash, garbage and refuse from the condominium which cannot be disposed of in a kitchen sink disposal unit shall be placed in securely tied heavy plastic bags and deposited with care in garbage chutes intended for such purpose between 8:00 a.m. and 9:00 p.m. Recyclable materials shall be placed in containers provided for that purpose in the trash room on each floor.
- 10. BALCONIES:** Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on ledges of balconies. No objects shall be hung from balconies or window sills. No cloth, garments, clothing, rugs, towels or mops shall be hung up on and/or shaken from windows, doorways, corridors, clotheslines or balconies. No cooking shall be permitted on any balcony, corridor, stair landing or stairs. Smoking is not permitted in any public space. Cigarettes or cigars must not be thrown from balconies or walkways, and nothing may be thrown or dropped from windows, doorways, balconies or walkways.
- 11. PLUMBING:** Water closets and other plumbing shall not be used for any other purpose than those for which they are constructed, and no sweepings, rubbish, rags or other foreign substances shall be thrown therein. The cost of any damage resulting from misuse shall be borne by the members.
- 12. ROOF:** Members are not permitted on the roof for any purpose unless authorized by the Board of Directors.
- 13. SOLICITATION:** There shall be no solicitation by any person anywhere in the building for any cause, charity or any purpose whatsoever, unless specifically authorized by the Board of Directors. Advertisements or posters of any type shall not be allowed on the lobby bulletin board except as authorized by the Board of Directors in writing.
- 14. PARKING:** No vehicle belonging to any owner or to a member of the family of any owner or guest, tenant or employee of an owner shall be parked in such manner as to impede or prevent access to another owner's parking space. The owners, their employees, agents, servants, visitor, licensees, tenants and family will obey parking regulations posted at the private streets, parking areas and drives and any other traffic regulations promulgated in the future for safety, comfort and convenience of the owners. No vehicle which cannot operate on its own power shall remain within the condominium property for more than twenty-four (24) hours, and no maintenance or repair of vehicles other than emergency shall be made within the condominium property. Except for guest parking spaces, each parking space is assigned as an appurtenance to a particular condominium parcel. As such, each space may be used only by the owner except when the owner has given written permission (copy to the Association) for use by another owner, lessee or resident. You may not park your car in any assigned space other than the one you own without proper permission. Parking spaces are adequate. Please make certain your vehicles are pulled up close to and in line with the parking bumpers where provided. As a security measure, keep your automobile doors locked. No vehicles, boats, recreational vehicles, motorcycles, mini-bikes, trailers, buses or trucks shall be parked in the driveways or on the Association lawns. The driveways are to be used only for the embarking or disembarking of passengers with a limit of a maximum of one (1) hour parking as posted.
- 15. HURRICANE PRECAUTIONS:** It is recommended that each member who plans to be absent from his condominium parcel during the hurricane season should prepare his condominium parcel prior to departure, clear everything from his balcony and secure his hurricane shutters.
- 16. GUESTS:** Owners shall notify the Association in advance by written notice of the name, arrival and departure dates of guests who have his permission to occupy the condominium parcel in his absence. Guests may not have guests.

17. SWIMMING POOL AND BEACH: Members and their guests are requested to obey the posted swimming pool rules. Children under fourteen (14) years of age using the pool and facilities must be accompanied and supervised by a responsible adult.

17.1 Only owners, lessees or their bona fide out-of-town guests shall use the swimming pool. A bona fide guest is defined as a house guest or temporary visitor sponsored and beneficially quartered in other accommodations by an owner or lessee.

17.2 Swimming in the pool is permitted between the hours of 8:00 a.m. and 9:00 p.m. Since the pool is not guarded, persons using the pool do so at their own risk. Persons using the pool facilities must be appropriately attired.

17.3 The following are the rules for persons using the pool:

17.3.1 Shower thoroughly before entering the pool.

17.3.2 Bathing caps are to be worn by all persons having long hair. Hair clips or pins may not be worn in the pool.

17.3.3 Pneumatic floats or other items of similar nature, except swimming aids, are not permitted in the pool.

17.3.42 Shirts or coverups and footwear are to be worn in the lobby, elevator and other common areas.

17.3.53 Running and objects is not permitted in the general pool area.

17.3.64 Beverages may be consumed within the pool area, but extreme care must be taken that absolutely no glasses, glass bottles, or other glass containers be allowed within the pool area. Anyone who hosts or participates in serving or consuming either food or beverages will be held strictly responsible for cleaning up after such refreshments have been consumed and will further be held strictly liable for any injury resulting from broken glass.

17.3.7 If suntan oils, creams or lotions are used, they must be removed before entering the pool and a towel or other form of protection must be placed on pool furniture to protect the attire of others who use the furniture.

17.3.8 Persons using the beach area shall remove tar from their feet and footwear when leaving the area and enter the building through the east entrance where mineral spirits and paper towels are located. After removing the tar from their feet and footwear, persons who wish to enter the swimming pool must first use the shower located on the pool deck.

17.3.9 Children under three (3) years of age and people with communicable diseases or open sores may not use the pool.

17.3.10 Spitting of water in and into the pool is prohibited.

17.3.11 When leaving the pool area, umbrellas should be lowered and deck chairs should be returned to their proper places.

The Florida State Board of Health rules covering swimming pools are made a part of these rules.

18. OCCUPANCY: No residential unit shall be permanently occupied by more than four (4) persons of any age, and no residential unit shall be occupied by more than six (6) persons for any period of time except with the written permission of the Board of Directors. No residential unit shall be occupied by five (5) or six (6) persons longer than three (3) weeks in any six (6) month period.

Approved and effective as of the 6th day of February, 1991.

I/we have read and hereby agree to abide by the foregoing rules and regulations.

Signature: _____

Date: _____

