

PALM ISLAND PLANTATION NO. 1, A CONDOMINIUM

UNIFORM RULES AND REGULATIONS

GENERAL RULES

1. Passenger automobiles, sport/utility vehicles, vans and motorcycles (used for personal transportation and not commercially) that do not exceed the size of one parking space may be parked in the areas provided for that purpose. Parking spaces are assigned and no owner or occupants may park more than two (2) vehicles in the garage unless additional spaces have been assigned to the residence. Commercial vehicles, trucks, campers, motor homes, trailers, boats and boat trailers are prohibited. Bicycles shall be parked only in the bike storage areas or as may otherwise be designated by the Directors. Vehicle maintenance is not permitted on the Condominium property. All vehicles must be currently licensed and no inoperable or unsightly vehicles may be kept on condominium property. Provided, the Developer shall be exempt from this regulation for vehicles which are engaged in any activity relating to construction, maintenance or marketing of residences, as are commercial vehicles used by vendors of the Association while engaged in work at the Condominium.

2. No exterior radio, television or data reception antenna or any exterior wiring for any purpose may be installed without the written consent of the Directors.

3. To maintain harmony of exterior appearance no one shall make any changes to, place anything upon, affix anything to or exhibit anything from any part of the Condominium or Association property visible from the exterior of the building or from common elements without the prior written consent of the Directors. All curtains, shades, drapes and blinds shall be white or off-white in color or lined with material of these colors.

4. All common elements inside and outside the buildings will be used for their designated purposes only, and nothing belonging to owners, their family, tenants or guests shall be kept therein or thereon without the approval of the Directors, and such areas shall at all times be kept free of obstruction. Owners are financially responsible to the Association for damage to the common elements caused by themselves, their tenants, guests and family members.

5. One small dog not to exceed 30 lbs. or one cat may be kept in a condominium unit upon the following conditions:

a. Elsewhere on the common elements and Palm Island Plantation common property, pets shall be under hand-held leash or carried at all times.

b. Messes made by pets must be removed by owners or handlers immediately.

The Directors shall designate the portions of the property which shall be used to accommodate the reasonable requirements of owners who keep pets.

c. Pets that are vicious, noisy or otherwise unpleasant will not be permitted in the Condominium. In the event that a pet has become a nuisance or unreasonably disturbing in the opinion of the Board of Directors, written notice shall be given to the owner or other person responsible for the pet and the pet must be removed from the condominium property within three (3) days.

d. The Board of Directors has the authority and discretion to make exceptions to the limitations in this regulation in individual cases and to impose conditions concerning the exceptions.

6. The minimum rental period is thirty (30) days and no Unit may be leased more than three (3) times per calendar year. The Lessee must be sponsored by the owner from whom the unit is being rented and must provide a completed lease membership application. The application is subject to approval by the Boards of Directors of Palm Island Plantation No. 1 Condominium Association, Inc. and Palm Island Plantation Community Association, Inc.

7. The Association shall retain a pass key to the residences, and the owners shall provide the Association with a new extra key whenever locks are changed or added for the use of the Association pursuant to its statutory right of access to the residences. Duplication of owners' keys to common element facilities is restricted in the interest of security. Such keys shall be duplicated only with the assistance of the Association.

8. Children shall be under the direct control of a responsible adult. Children shall not be permitted to act boisterously on the condominium property. Skateboarding, and other loud or obnoxious toys are prohibited. Children may be removed from the common elements for misbehavior by or on the instructions of the Directors.

9. Loud and disturbing noises are prohibited. All radios, televisions, tape machines, compact disc players, stereos, singing and playing of musical instruments, etc. shall be regulated to sound levels that will not disturb others. No vocal or instrumental practice is permitted after 10:00 p.m. or before 9:00 a.m.

10. Use of barbecue grills shall only be allowed in areas designated as safe and appropriate by the Directors. Portable grills shall not be used on balconies.

11. Illegal and immoral practices are prohibited.

12. Lawns, shrubbery or other exterior plantings shall not be altered, moved or added to without permission of the Association.
13. Laundry, bathing apparel, beach and porch accessories shall not be maintained outside of the residences or balconies, and terraces, and such apparel and accessories shall not be exposed to view.
14. No nuisance of any type or kind shall be maintained upon the Condominium property.
15. Nothing shall be done or kept in any residence or in the common elements which will increase the rate of insurance on the building or contents thereof, without the prior written consent of the Directors. No owner shall permit anything to be done or kept in his residence or in the common elements which will result in the cancellation of insurance on the building, or contents thereof, or which would be in violation of any law or building code.
16. Persons moving furniture and other property into and out of residences must notify the Association in advance. All such moving shall be limited to Mondays through Saturdays between the hours of 8:00 A.M. and 5:00 P.M. Moving vans and trucks used for this purpose shall only remain on condominium property when actually in use.
17. Repair, construction, decorating or re-modeling work shall only be carried on Mondays through Saturdays between the hours of 8:00 A.M. and 5:00 P.M. and the rules for decorators and subcontractors set forth herein must be complied with. The provisions of this rule shall not apply to the Developer.
18. These Rules and Regulations shall apply equally to owners, their families, guests, staff, invitees and lessees.
19. The Condominium and management staff are not permitted to do private work for owners, their families, tenants or guests while on duty. If both parties are agreeable, staff may assist such persons privately when off duty.
20. These Rules and Regulation do not purport to constitute all of the restrictions affecting the condominium and common property. Reference should be made to the Condominium and Community Association's documents, including, but not limited to, the Rules and Regulations for Palm Island Plantation.