

**SCHEDULE "A" TO
DECLARATION**

**RULES AND REGULATIONS
FOR
THE VILLAS AT THREE OAKS**

1. The sidewalks, entrances, passages, driveways and like portions of the Common Areas shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Common Areas and Lots; nor shall any carts, bicycles, carriages, chairs, tables or any other objects be stored therein, except in areas (if any) designated for such purposes.

2. The personal property of Owners and occupants must be stored in their respective Homes or other areas approved by the Association.

3. No articles other than patio-type furniture, barbeques and other usual and customary items shall be placed on the lanais or patios on Lots. No linens, clothes, clothing, curtains, rugs, mops or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors or other portions of the Homes.

4. No Owner or occupant shall permit anything to fall from a window or door of the Home, nor sweep or throw from the Home any dirt or other substance onto the Common Areas.

5. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of the company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition and shall be at a uniform nature, which may be provided by the Association.

6. Employees of the Association and any management company are not to be sent out by Owners or occupants for personal errands. No Owner shall supervise or direct the activities of any such employee.

7. No repair of vehicles shall be made within The Properties except minor maintenance or repairs within enclosed garages.

8. No Owner or occupant shall make or permit any disturbing noises by himself or his family, servants, employees, agents, visitors or licensees, or pets, or permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Owners or occupants. No Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a television, radio or other sound producing device in a Home in such a manner as to disturb or annoy other residents.

9. No radio or television, mechanical or electronic installation may be permitted in any Home which interferes with the television or other telecommunications reception of another Home.

10. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Home except for barbecue propane tanks and usual household items.

11. An Owner or occupant who plans to be absent during the hurricane season must designate a responsible firm or individual to care for the Home should a hurricane threaten the Home or should the Home suffer hurricane damage, and such Owner or occupant shall furnish the Association with the name(s) and contact information of such firm or individual.

12. An Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of such party's Home. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of Home shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items.

13. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Common Area and including full compliance by them with these Rules and Regulations and all other restrictions administered by the Association. Loud noises will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.

14. Pets, birds, fish and other animals, reptiles or wildlife shall neither be kept nor maintained in or about The Properties except in accordance with the following, in addition to the applicable terms of the Declaration:

(a) Dogs and cats shall not be permitted outside of its Owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be walked or taken upon those portions of the Common Areas designated by the Association from time to time for such purposes. In no event shall said dog or cat ever be allowed to be walked or taken on or about any recreational facilities.

(b) Fish or caged domestic (household-type) birds may be kept inside the Homes, subject to the provisions of the Declaration.

15. These rules and regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration, provided that the provisions of the same shall control over these rules and regulations in the event of a conflict or doubt as to whether a specific practice or activity is or is not permitted. All of these rules and regulations shall apply to all Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board.

16. These Rules and Regulations may be amended from time to time by a majority vote of the Board of Directors, which amendments shall be published to the Members but need not be recorded in the Public Records of Indian River County.