

SCHEDULE A  
TO  
BY-LAWS

RULES AND REGULATIONS  
FOR  
LAUREL HILLS CONDOMINIUM

1. All Units shall be used solely for residential purposes. No Condominium Unit, whether owned or leased, may be used to conduct any trade or business, the conduct of which would require the license or certification from any municipal, county, state or federal agency or licensing authority.
2. The sidewalks, entrances, passages, lobbies and hallways and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property or Common Properties; nor shall any carts, bicycles, carriages, chairs, tables or any other objects be stored therein, except in areas (if any) designated for such purposes, if any.
3. The personal property of Unit Owners and occupants must be stored in their respective Units.
4. No articles other than patio-type furniture shall be placed on the balconies, patios or other Common Elements. No linens, cloths, clothing, bathing suits or swimwear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, terraces or other portions of the Condominium or Association Property.
5. The exterior of the condominium and all areas appurtenant to the Condominium shall not be painted, decorated, modified by any unit owner in any manner without the prior consent of the Association. No awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air condition devices shall be used in or about the condominium, except as shall have been approved by the Association. No windows may be tinted without the prior consent of the Association.
6. No Unit Owner or occupant shall permit anything to fall from a window or door of the condominium or Association Property, nor sweep or throw from the Condominium or Association Property any dirt or other substance onto any of the balconies or elsewhere in the Building or upon the Common Elements or Common Properties.
7. 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.
8. Employees of the Association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.
9. No Unit Owner or occupant shall make or permit any disturbing noises by himself or his family, servants, employees, pets, agents, visitors, or licensees, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or conveniences of other Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner, or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.
10. No Unit owner shall in any way affix any sign, advertisement, notice or other graphics or lettering, on or upon any part of the Condominium or Association Property including, but not limited to, "for sale" or "for rent" signs. Commercial Condominium Units may affix signs in their designated areas. The prohibition contained in this paragraph

shall not apply to the Developer and/or agents of the Developer.

11. No flammable combustible or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common Elements.

12. A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, and furnishing the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.

13. A Unit 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 the Building. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors of Units shall be subject to disapproval by the Board, in which case they shall be removed and replaced with acceptable items.

14. Installation of satellite dishes shall be restricted in accordance with the following: (i) installation shall be limited solely to the Unit or any Limited Common Elements appurtenant thereto, and may not be on the Common Elements; (ii) the dish may be no greater than one meter in diameter, and (iii) to the extent that same may be accomplished without (a) impairing reception of an acceptable quality signal; (b) unreasonably preventing or delaying installation, maintenance or use of an antenna, or (c) unreasonably increasing the cost of installing, maintaining or using an antenna, the dish shall be placed in a location which minimizes its visibility from the Common Elements.

15. Notwithstanding number 14 above, no radio or television aerial or antenna shall be attached to, or hung from the exterior of the Condominium or roofs thereon (without written approval of the Association) except for installations thereon by the Developer and/or its agents.

16. The Owner of any Residential Condominium Unit is permitted to lease his Unit, except that any such lease shall not relieve the Unit Owner of this obligations as provided in the Condominium Documents. All rental leases must be for a period of no less than one year in duration. An Owner or owner's Agent wishing to lease out one of the Condominium Units to anyone but another Owner must obtain and use the approved Condominium lease from the Association. The lease must be used and not changed in any way without the written approval of the Association. The Lessee or Tenant shall complete the application form for prospective renters provided by the Board and must appear for an interview with the written application and an application fee not to exceed \$100.00. The lease should not be signed until the Owner or Owner's Agent receives written approval from the Board for the specific tenant. Written approval from the Board must be received prior to occupancy by the tenant. Each Unit Owner shall be responsible for his lessee's or tenant's observance of the provisions of the condominium Documents and shall reimburse the Association for any expense incurred in enforcing the Association's rights against the lessee or tenant under the Condominium Documents or the lease. Any owner letting to guests shall promptly notify the Association of the names of the person(s) occupying said condominium Unit upon at least 10 days written notice and of the arrival and departure dates of the guests who have permission to occupy the unit in the absence for the Unit Owner or the Lessee. The Association may, in its reasonable discretion limit the number of guests who may reside in a Unit at any one time. The provisions of this paragraph shall not be applicable to the Commercial Condominium Units or the Developer, and/or to its agents.

17. Children, whether they be guests or residents, shall not be permitted to play in the walks, corridors, or stairways of the Condominium Property, and will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association.

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

## Rules and Regulations

- (a) Each Unit Owner or occupant (regardless of the number of joint owners or occupants) may maintain one (1) household pet in his/her/their unit, to be limited to a dog or cat (or other household pet defined as such and specifically permitted by the Association) not to exceed twenty pounds, provided it is not kept, bred or maintained for any commercial purpose and does not become a nuisance or annoyance to neighbors. No reptiles or exotic wildlife shall be kept in or on the Condominium Property (including Units.) Dogs and cats shall not be permitted outside of their 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 Elements designated by the Association from time to time for such purposes.
- (b) Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration.
- (c) Unit owners shall pick up all solid wastes from their pets and dispose of same appropriately.

19. Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of Incorporation or By-Laws, provided the following procedures are adhered to:

- (a) Notice. The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing after reasonable notice of not less than fourteen (14) days and 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, association by-laws, or association rules which have allegedly been violated; and (iii) a short and plain statement of the matters asserted by the association.
- (b) Hearing. The non-compliance shall be presented to a committee of other Unit Owners, who shall hear reason why penalties should not be imposed. The party against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the committee. A written decision of the committee shall be submitted to the Owner or occupant by not later than twenty-one (21) days after the meeting.
- (c) Fines. The Board of Directors may impose fines against the applicable Unit up to the maximum amount permitted by law from time to time.
- (d) Violations. Each separate incident which is grounds for a fine shall be the basis of one separate fine, in the case of continuing violations, each continuation of same after a notice thereof is given shall be deemed a separate incident.
- (e) Payment of Fines: Fines shall be paid not later than thirty (30) days after notice of the imposition thereof.
- (f) Application of Fines: All monies received from fines shall be allocated as directed by the Board of Directors.
- (g) Non-exclusive Remedy: These fines shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner or occupant.

#### Rules and Regulations

20. No vehicles belonging to any unit owner, lessees or to a member of the family or guest, tenant or employee of a unit owner or lessee shall be parked in such a manner as to impeded or prevent access to another parking space. Unit owners, lessees and their employees, servants, agents, visitors, licensees and families shall 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 unit owners. No motor vehicle which cannot operate safely on its own power shall remain within the Condominium Property for more than twelve (12) hours, and no repair vehicles, except for emergency repairs, shall be made within the Condominium Property. Washing and waxing of motor vehicle shall be limited to such areas, if any, designated by the Association for the cleaning of motor vehicles.

No Parking Space shall be caused by any person other than an owner of the Unit to which it is appurtenant and his or her immediate family residing in the Unit, except for occasional use of an invitee of such owner. No owner of a unit to which a parking Space is appurtenant shall lease said Parking Space to a third party without the express consent of the Association. The Association shall have the right to make reasonable rules and regulations with regards to the use of the Parking Spaces, provided that same shall not unreasonably restrict the permissible use thereof or violate the provisions of this Declaration of Condominium.

No parking space shall be used for any purpose other than the parking of an automobile of such size as not to encroach upon or restrict or make inconvenient the use for proper purposes of any other parking space.

21. There shall be no solicitation by any person anywhere upon the condominium for any cause, charity, or for any other purpose whatsoever, unless specifically authorized by the Association.

22. These rules and regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. Anything to the contrary notwithstanding, these rules and regulations shall not apply to the Developer, nor its agents or employees and contractors, nor to the Units owned by the Developer, except:

- (a) Requirements that leases or lessees be approved by the Association (if applicable); and
- (b) Restrictions on the presence of pets; and
- (c) Restrictions on occupancy of Units based upon age (if any); and
- (d) Restrictions on the type of vehicles allowed to park on Condominium Property; however, the Developer or its designees shall be exempt from any such parking restriction if the vehicle is engaged in any activity relating to construction, maintenance, or marketing of Units.

All of these rules and regulations shall apply to all other Owners and occupants even if not specifically so stated in portions thereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board.

The building rules and regulations heretofore enumerated shall be deemed in effect until amended by the Association and shall apply to and be binding upon all Condominium Unit Owners.