

ADMIRAL'S QUARTERS

Rules and Regulations of the Association. The Association is authorized to promulgate, amend, and enforce the Rules and Regulations concerning the operation and use of the Condominium provided that such Rules and Regulations are not contrary to or inconsistent with the Act and the Condominium Documents. A copy of the Rules and Regulations shall be furnished by the Board of Directors to each Unit Owner prior to the time they become effective. All present and future Unit Owners, tenants, occupants, and any person who uses any part of the Condominium Property in any manner, are subject to and shall comply with the provisions of the Condominium Documents and the Rules and Regulations. The acquisition, rental or occupancy of a Unit or the use of any part of the Condominium Property by any one (1) person shall constitute such person's agreement to be subject to and bound by the provisions of the Condominium Documents and the Rules and Regulations, and such provisions shall be deemed to be enforceable as equitable servitudes and covenants running with the Land and shall bind any person having at any time any interest or estate in such Unit, as though such provisions were recited and stipulated in full in each and every deed of conveyance or lease thereof. The Association may promulgate enforcement provisions for violation of any Rules and Regulation by an Owner, an Owner's family members, guests, invitees, lessees or renters, including the payment of penalties for such violations.

Restrictions on Use. The use of the Condominium Property is subject to the following restrictions:

Each unit, designated as a residential Unit, is hereby restricted to residential use and the parking spaces shall be used exclusively for the parking of passenger automobiles or small to intermediate pick-up trucks or passenger vans. The foregoing restriction as to residential use, however, shall not be construed in such a manner as to prohibit a Unit Owner from maintaining his personal professional libraries, or from keeping his personal business or professional records or accounts, or from handling his correspondence, or from leasing his Unit. Such uses are declared expressly customarily incidental to the principal residential use and not in violation of said restrictions. The one commercial Unit can be used for commercial purposes which do not violate any governmental zoning or use restrictions.

No immoral, improper, offensive or unlawful use shall be made of any Unit or Common Elements, or any part thereof, and all laws, zoning ordinances, and regulations of all governmental authorities having jurisdiction over the Condominium Property shall be observed.

No owner shall permit anything to be done or kept in an Owner's Unit or in the Common Elements or Limited Common Elements which will result in any increase of fire or hazard insurance premiums or the cancellation of insurance on any part of the Condominium Property, or which would be in violation of any law. No waste shall be committed to the Common Elements or Limited Common Elements.

There shall be no obstruction of the Common Elements or Limited Common Elements, nor shall anything be kept or stored in the Common Elements or Limited Common Elements (except on balconies and terraces), nor shall anything be constructed on or planted in or removed from the Common Elements or Limited Common Elements, nor shall the Common Elements in any other way be altered without the prior written consent of the Association.

GARBAGE / REFUSE:

Refuse: Garbage chutes are provided at each end of the building. No boxes, crates, large cartons or other trash should be put down these chutes. There are dumpsters at each end of the building on the first level for such trash and products other than garbage. The walkway must not be obstructed by trash from a unit. It is the owner's responsibility to carry or have it carried to the dumpster.

SIGNAGE:

No "For Sale" or "For Rent" or similar type sign of any kind shall be displayed to the public view on or from any part of the Condominium Property. All other signs must have prior written consent of the Board of Directors, EXCEPT signs used by the Developer in the selling or leasing of the Units, or signs used in connection with the commercial Unit, or signs used in accordance with the Declaration.

No Owner (except the Owner of the commercial Unit) shall cause or permit anything to be placed on the outside walls of any Owner's Unit, and no sign, awning, canopy, window air conditioning unit, shutter, or other fixture shall be affixed to or placed upon the exterior walls or roof of any building or any part thereof, without the prior written consent of the Board of Directors. The Owner of the commercial Unit is allowed to place signs on the outside walls of the commercial Unit, which indicates its name or type of business and does not exceed six (6) square feet in area. The Owner of the commercial Unit shall have the right to place directional and informational signs throughout the Common Areas, which do not exceed three (3) square feet in area.

DISORDERLY CONDUCT:

No noxious or offensive activities shall be carried on, nor shall any outside lighting or sound speakers or other sound producing devices be used, nor shall anything be done, or any part of the Condominium Property which, in the judgment of the Board of Directors, may be or become an unreasonable annoyance or nuisance to the other Owners.

UNSIGHTLY MATERIALS:

No clothes, sheets blankets, towels laundry of any kind or other articles shall be hung out or exposed on any part of the Common Elements or Limited Common Elements. The Common Elements and Limited Common Elements shall be kept clear of rubbish, debris and other unsightly materials.

PETS:

No animals or pets of any kind shall be kept in any Unit or on any portion of the Condominium Property except with the written consent of the Board of Directors and shall be subject to the rules and regulations of the Association governing the keeping of pets; provided that such consent may be terminated without cause at any time by the Board of Directors of the Association. No animals shall be kept for commercial purposes nor be allowed to create or cause any disturbance or nuisance of any kind, and if an animal or pet does cause or create a nuisance or an unreasonable disturbance, said animal or pet shall be permanently removed from the condominium property within seven (7) days from the day the Owner of any pet or animal shall be liable for any and all damage caused by such pet or animal to any part of the condominium property. No Cats shall be allowed to be kept in any Unit or on any portion of the Condominium Property. Approved pets will not be allowed on the beach or in the pool areas. When walking on this property they will be restrained by an approved leash (available from the condo manager.) Walking will be restricted to posted areas. "Pooper Scoopers" are mandatory and all animal refuse will be disposed of by owner.

RENTALS / LEASES:

Units may be leased or rented by the Unit Owners; provided however, that such lease agreement or rental agreement must be in writing and the rental or lease period is a minimum of seven (7) days; and the rights of the tenant is hereby made subject to the power of the Association to prescribe reasonable rules and regulations relating to the leasing or rental of a Unit and to enforce the same directly against a tenant or other occupant appropriate, including eviction. Each Unit Owner who shall lease or rent his Unit irrevocably empowers the Association or its managing agent to enforce the rules and regulations and to terminate the lease and evict any tenant or occupant who fails to comply with the rules and regulations. The Association, the Board of Directors, or any agent thereof, shall not become liable to any Unit Owner or any person who sublets a Unit, or other party for any loss of rents or other damages resulting from the reasonable exercise of the provisions of this paragraph. Nothing to the contrary withstanding, a Unit Owner is primarily responsible for the acts or omissions of its family, tenants, guests, invitees or occupants.

PARKING:

The sidewalks, drive ways, fire lanes and parking areas must not be encumbered or used for any purpose than ingress and egress and for parking. Automobile spaces that are assigned to the unit are the private property of the owner of that unit. Only the owner or his legal assigns can use the designated space and wrongful use can result in towing of the offending vehicle or prosecution for trespass or both. Undesignated parking places on the grounds may be used by owners, servants, agents, visitors, et al. Parking in all designated spaces will be limited to passenger automobiles, S.U.V.'s, small trucks and vans. Motor homes, busses, large trailers and boats are prohibited. The washing of cars, boats and vehicles of any kind in the parking areas is prohibited.

SWIMMING POOLS:

All persons using the pools do so at their own risk. The Association is not responsible for accident or injury in conjunction with the use of the pool or for any loss or damage to personal property. Persons using the pool area agree not to hold the Association liable for any actions of whatever nature occurring within the area of the pools. There are to be no glass containers of any kind used at poolside. Large rafts, swim platforms, floating articles, except for personal flotation devices, are not to be put into the pool. Persons 12 years of age or under must be accompanied by an adult. Swimming will be allowed only during the hours posted by the Association. There will be no swimming in the fountain at any time.

FITNESS ROOM AND SAUNA:

There will be no one under sixteen years of age allowed into this area unless accompanied by an adult. Persons under sixteen are not allowed to use the equipment or the sauna at any time.

COOKING / GRILLING:

There will be no open flame cooking on the premises (specifically balconies, units, walkways and parking areas.) Electric grills may be used on the balconies and in the units but not on the walkways or parking areas.

DUNE WALKOVER:

Owners and Occupants of Units shall use the dune walkover(s) for ingress/egress and access to the beach area and the Gulf of Mexico.