

GRAND ISLES CONDOMINIUM ASSOCIATION, INC

RULES AND REGULATIONS

The rules and regulations for Grand Isles, a condominium ("Condominium") hereinafter enumerated shall be deemed in effect until amended by the Board of Directors of Grand Isles Condominium Association, Inc. ("Association"), and shall apply to and be binding upon all unit owners. The unit 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, agents, invitees, lessees and all other persons over whom they exercise control and supervision. The rules and regulations are as follows:

1. Community and building Appearance and Maintenance

- A. Streets, sidewalks, parking areas, walkways, entrances and stairs shall not be obstructed or encumbered, or used in any manner or for any purpose other than ingress and egress to and from the units, nor shall any bicycles, wagons, carts, chairs, benches, tables or any other objects of a similar nature be left therein or thereon.
- B. Personal property belonging to unit owners shall not be stored outside their units except in the Storage buildings owned by Developer or in any other area on the condominium property designated for that purpose.
- C. The common elements and limited common elements shall be kept free and clear of refuse, debris and other unsightly materials.
- D. No person shall sweep or throw any dirt, waste or other substances out of the unit or the limited common elements.
- E. Garbage shall be securely bagged and stored in Rubbermaid type receptacles and left outside the unit for pick up on scheduled pick up days. NO receptacle shall be placed outside a unit more than 4 hours prior to the scheduled pick up, or remain at the curb more than 4 hours after the pickup.
- F. No sign, advertisement, notice or other similar material shall be exhibited, displayed, inscribed, painted or affixed, in or upon any part of the units, limited common elements or common elements by any person other than Developer without the prior written approval of the Association.
- G. No unit owner, or members of his or her families, guests, agents, invitees or lessees shall at any time or any reason whatsoever, climb or enter upon the roofs of the buildings.
- H. All window and door coverings, whether draperies, curtains, shades, blinds or other materials visible from the exterior of the unit, shall be white or off white in color.
- I. Hurricane shutters meeting the specifications of the Board of Directors and complying with all applicable building codes may be installed on the balconies, windows and unit entry doors. The specifications are available at the office of the management company during regular business hours. Plans for and samples of shutters meeting the specifications must be submitted to the Board of Directors for approval prior to installation.

J. No bicycles, baby strollers or carriages or similar vehicles or toys shall be stored, placed or maintained on the balconies, lanais or concrete walkouts, nor shall any linens, cloths, towels, clothing, rugs, mops or laundry of any kind, or other articles be shaken or hung from any of the windows or doors, balconies, or exposed on any part of the common elements or limited common elements .

2. **Alteration of Unit:** Unit owners are specifically cautioned that their right to make any addition, change, alteration, decoration to the exterior appearance of any portion of the unit is subject to the provisions of the Declaration of Condominium. By way of example and not limitation, no unit owner may install screen doors, or apply any type of film covering to the inside or outside of window or door glass without the prior approval of the Association. All additions, changes or alterations must be presented in writing to the Board of Directors for prior approval, accompanied by written plans and specifications or drawings when requested by the Board of Directors for prior approval, accompanied by written plans and specifications or drawings when requested by the Board of Directors. The Board of Directors will approve such requests only if the Association is protected against, or indemnified as to construction liens and/or claims arising from such work.
3. **Emergencies in Owner's Absence.** In order that proper steps and procedures may be taken in a minimum amount of time during an emergency situation, each unit owner shall furnish to the Association a key to his or her unit. No lock(s) to a unit shall be changed or altered in any way that would prevent such Association access when the unit is unoccupied, unless the Association is provided a duplicate key for such entry. Any unit owner who plans to be absent from his or her unit for an extended period of time must prepare the unit prior to departure in the following manner:
 - A. Remove all plants and other objects from around the outside of the unit; and
 - B. Designate a responsible caretaker to care for his or her unit should the unit suffer any damage caused by storm, hurricane, winds or other weather conditions or other acts of nature. The unit owner shall provide the Association with the name of said caretaker prior to the owner's departure, and shall instruct the caretaker to notify the Association prior to making any entry into the unit during the owner's absence.
4. **Pets.** There are restrictions in the Declaration of Condominium on the number and type of pets allowed in the Condominium. Pets shall be leashed or carried at all times while on the common elements or Association property. Tenants and guests of unit owners are not permitted to have pets on the condominium property; however, the Board of Directors reserves the right to make exceptions to the aforementioned prohibition in individual and limited circumstances, where the keeping of a pet is medically necessary or integral to the well being of the tenant or guest.
5. **Parking of Vehicles.** The parking areas and spaces are not intended for use by boats, recreational vehicles, campers, motor homes, trailers, commercial trucks or non-operational automobiles. No repairs or maintenance of vehicles may be performed on the Condominium property, except emergency repairs. Vehicles may only be washed in the car care center or other area designated by the Board of Directors of that purpose. Because parking spaces are limited in number, the Association may prohibit owners, lessees and guest of any unit from keeping more than 2 vehicles on the condominium property on a regular or permanent basis. The guest spaces on the

condominium property are not for use by unit owner or the lessees and re reserved for use by quest only.

6. Nuisance. No unit owner shall make any loud or disturbing noises, or permit same by his or her family, guests, invitees, or lessees. No unit owner shall in any way interfere with the rights, comfort or convenience of any other unit owner(s), and shall prevent said owner's family, guests, invitees or lessees from so interfering. No unit owner shall play upon or operate or permit to be operated a stereo, television, radio or musical instrument in such a manner as to unreasonably disturb or annoy other residents in the condominium.
7. Outdoor Cooking/Grilling: Outdoor cooking and grilling shall be permitted at the poolside entertainment area as permitted by local fire ordinance. No such cooking or grilling shall be permitted in the vicinity of the units.
8. Right to Speak at and Videotape or Audiotape Board and Members' Meetings. A unit owner wishing to speak at a Board or members' meeting on a particular agenda item must sign in with the Association prior to commencement of the meeting. A unit owner may only speak one time and for up to 3 minutes, and only while the agenda matter is on the floor for discussion. A unit owner wishing to videotape or audiotape a Board meeting or members' meeting shall give the Association not less than 24 hours advance notice. The videotape or audiotape equipment or device used by the unit owner shall not produce distracting sounds or light emission, and shall be assembled and placed in position in advance of commencement of the meeting in a location acceptable to the Association. No unit owner shall be permitted to move about the room during the meeting in order to facilitate such videotaping or audio taping.
9. Use of Common Elements and Association Property. Common elements and Association property shall only be used for their designated purposes. Unit owners shall be held financially responsible to the Association for any damage to common elements or Association property or to improvements, systems, or equipment thereon caused by a unit or his or her family members, guests, invitees, lessees and all other personal over whom the unit owner exercises control and supervision.
10. Compliance with Rules and Regulation by Guests and Lessees of Unit Owners. Unit owners shall furnish to all guests and lessees a copy of the rules and regulations, and shall be responsible for their compliance. Unit owners should immediately report violations of the rules and regulations to the Association in writing.
11. Hazardous Waste and Substances. No inflammable, combustible, or explosive fluid, fuel, chemical, hazardous waste or substance shall be kept in any unit or limited common element, except those necessary and suited for normal household use.
12. Interference with Developer. No person or entity shall in any way interfere with the marketing or sale of any unit by the Developer. Without limiting the foregoing, picketing and posting of negative signs is strictly prohibited.
13. Guests. All guests who occupy a unit in the absence of the unit owner shall register with the Associating or management company in advance of their occupancy.

14. Minors. All persons under the age of 18 shall be under the direct control and supervision of a responsible adult.
15. Plants and Shrubbery. No exterior plantings or shrubbery shall be altered, moved, removed or modified without the prior written approval of the Association.
16. Notices. All notices of members meetings, Board meetings and committee meetings shall be conspicuously posted in a glass or otherwise enclosed locked display case in the clubhouse.
17. Applicability; Fines. These rules and regulations shall apply equally to all owners and their family members, guests, lessees and invitees. Violations are subject to fine as set forth in the Bylaws.

NOTE: These rules and regulations do not constitute all the restrictions affecting the condominium property. Reference should be made to the condominium documents.