

RULES AND REGULATIONS

OF

ISLES OF BOCA CONDOMINIUM, SECTION II

1. The condominium units shall be used for residential purposes only.
2. (a) Unit owners shall not use or permit the use of their premises in any manner which would be disturbing to or be a nuisance to other owners, or in such a way as to be injurious to the reputation of the property.

(b) In order to insure your own comfort and that of your neighbors, radio, phonograph, stereo high fidelity and television sets should be turned down to a minimum volume between the hours of 10:30 p.m. and 8:00 a.m. All other unnecessary noises such as bidding good night to departing guests and slamming car doors between these hours should be avoided. Your neighbors will appreciate this.

(c) Carpentry, carpet laying, picture hanging or any trade (or do-it-yourself work) involving hammer work, etc., must be done between the hours of 8:00 a.m. and 6:00 p.m. ONLY. No exceptions will be allowed.
3. The use of the condominium units shall be consistent with existing law and these restrictions, so long as such use does not constitute a nuisance.
4. Condominium units may not be used for business use or for any commercial use, except for the use by the Developer, its successors, nominees, agents and/or assigns, of any unit or units or any portion of the common elements or limited common elements for sales offices and/or sales purposes.
5. Children of unit owners and children who are guests of unit owners shall not be permitted to play on the walks or in the corridors or stairways of any condominium building or in any form or fashion disturb the quiet enjoyment of the owners.
6. Common elements shall not be obstructed, littered, defaced or misused in any manner. None of the common elements shall be decorated or furnished by any Condominium unit owner or resident without Association approval.
7. No structural changes or alterations shall be made in any unit or to any of the common elements, except upon approval of the Board of Directors or as provided in the Declaration of Condominium.
8. All of the restrictions, limitations and obligations of unit owners as provided in the Declaration of Condominium and the Declaration of Protective Covenants and Restrictions for Isles of Boca are incorporated herein by reference but not by way of limitation.
9. No cooking on charcoal or wood burning grills shall be permitted on any sun deck, patio, loggia, balcony or terrace of a unit. The use of gas fired or electrical grills may be used, however, in the above mentioned areas.
10. No clothes, sheets, blankets, laundry of any kind or other articles shall be hung out or exposed on any part of the common elements and/or terraces and/or sun decks and/or balconies and/or in any part of the exterior of the buildings. The common walks and common elements shall be kept free and clear of rubbish, debris and other unsightly materials.

11. Unit owners shall not cause or permit anything to be hung or displayed on the outside of windows or placed on the outside of walls of a building and no sign, screening, awning, canopy, shutter, radio, C.B. or television antenna shall be affixed to or placed upon the exterior walls or roof or any part thereof except upon the approval of the Board of Directors or unless same is provided in the Declaration of Condominium. Unit owners shall not erect or cause to be erected any outdoor clothes lines.
12. There shall be no playing, lounging, parking of baby carriages or playpens, bicycles, wagons, toys, vehicles, benches or chairs on any part of the common elements except those areas that may be designated by the Board of Directors.
13. No industry, business, trade, occupation or profession of any kind shall be conducted, maintained or permitted on any part of the property or in any condominium unit, nor shall any "Sold" or "For Sale" or "For Rent" signs or other window displays or advertising be maintained or permitted on any part of the condominium property or in any condominium unit therein. The right is reserved by the Developer to place "Sold", "For Sale" or "For Rent" signs on any unsold or sold or unoccupied condominium units and the right is hereby given to any mortgagee who may become the owner of any condominium unit to place such signs on any condominium unit owned by such mortgagee.
14. Complaints regarding the services to the Condominium shall be made in writing to the Board of Directors.
15. Unit owners, residents, their families, guests, servants, employees, agents and visitors shall not at any time or for any reason whatsoever enter upon or attempt to enter upon any roof area, meter room or other service room or service area.
16. There shall not be kept in any unit any flammable, combustible or explosive fluid, material, chemical or substance except for normal household products.
17. The use of all recreational areas and the facilities thereof shall at all times be subject to such rules and regulations as the Board of Directors of the Isles of Boca Homeowners Association, Inc. may establish.
18. Payments of monthly assessments shall be made at the main administrative office of the Condominium Association or such other place as may be designated by the Board of Directors from time to time. Payments made in the form of a check shall be made payable to the order of the Condominium Association. Payments of regular assessments are due on the first day of each month, and if ten (10) or more days late, are subject to late charges, as provided by the Board of Directors.
19. No unit owner or resident shall direct, supervise or in any manner attempt to assert any control over any of the employees of the Condominium Association, nor shall he attempt to send any of such employees upon private business of such unit owner or resident.
20. Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on balcony, patio or sun deck ledges. No objects shall be hung from balconies, patios, sun decks or window sills. No cloth, clothing, rugs or mops shall be hung upon or shaken from windows, doors, balconies,

patios, sun decks or terraces. Unit owners shall remove all loose and movable objects, including furniture, from the balconies, patios and sun decks if they will not be in residence during the hurricane season. No furniture which extends higher than the rail or railing on such balcony, patio or sun deck or which may be visible from outside the condominium buildings, including without limitation, umbrellas or tables, shall be kept or placed on any balcony, patio or sun deck.

21. Unit owners must abide by the Condominium Association's right of entry into units in emergencies. In case of any emergency originating in or threatening any unit, regardless of whether the owner is present at the time of such emergency, the Board of Directors of the Condominium Association, or any other person authorized by it or the building manager, if any, shall have the right to enter such unit for the purpose of remedying or abating the cause of such emergency and such right of entry shall be immediate. To facilitate entry in the event of any such emergency, the owner of each unit, if required by the Condominium Association, shall deposit a key to such unit under the control of the Condominium Association.

The building manager, if any, shall have a master key to fit the door lock to all units. If an owner wants a second lock installed as additional security, said owner shall deposit with the building manager, if any, a duplicate key for the second lock for use in emergencies.

22. Unit owners shall be liable for all damages to the buildings caused by receiving deliveries or moving or removing furniture or other articles to or from the buildings.
23. There shall be no solicitation by any person anywhere in the buildings for any cause, charity or any purpose whatever, unless specifically authorized by the Board of Directors.
24. No unit owner shall allow the corridor entrance door to his or her apartment to remain open for any purpose other than for immediate ingress and egress.
25. Each unit owner who plans to be absent from his unit during the hurricane season must prepare his unit prior to departure by:
- (a) Removing all furniture and plants from his balcony, patio or sun deck; and
 - (b) Designating a responsible firm or individual to care for his unit during his absence in the event that the unit should suffer hurricane damage. Each unit owner shall furnish the Board of Directors with the name of such firm or individual.
26. No boats, boat trailers or commercial vehicles shall be permitted on the condominium property, without the prior written consent of the Board of Directors or the Developer.
27. (a) No animals of any kind shall be kept in any unit unless authorization is given in writing by the Board of Directors of the Condominium Association or the Developer. Such consent, if given, shall be revocable by the Board of Directors and/or the Developer at any time. No guests or invitees of the unit owner shall be permitted to bring animals of any kind onto the condominium property.
- (b) An authorization in writing to keep pets will expire when a unit owner's pet dies or is disposed of.

(c) No animals shall be allowed to commit a nuisance in any public portion of the condominium buildings or property.

(d) Unit owners shall be responsible to remove and properly disposed of any litter created by their pets.

(e) The term "pets" shall be limited to dogs, cats and birds.

(f) A pet (particularly a dog) must be on a leash and must not be taken to the landscaped areas or to the pool area(s) under any circumstances.

28. Unit owners are referred to and shall abide by Paragraph 15, Obligations of Members, of the Declaration of Condominium, and Article III(C) of the Declaration of Protective Covenants and Restrictions For Isles of Boca.

29. These rules and regulations will be enforced as follows:

(a) Violations should be reported in writing to the Board of Directors or to the officers of the Condominium Association.

(b) Violations will be called to the attention of the violating owner.

(c) Disagreements concerning violations will be presented to, and be judged by, the Board of Directors, which will take appropriate action.

(d) Unit owners are responsible for compliance by their guests and lessees with these Rules and Regulations.

(e) The Board of Directors may levy a fine not to exceed \$50.00 against any unit owner, occupant, licensee or invitee for failure to comply with the provisions of the Declaration of Condominium or these Rules and Regulations. The Board of Directors must give reasonable notice and opportunity for a hearing to the unit owner and, if applicable, its licensee or invitee prior to levying any fine.

30. All second story units must be completely carpeted except for the bathrooms, kitchen and foyer.

31. All leases of a condominium unit must provide for a security deposit of at least twice the regular monthly rental.