

**RULES AND REGULATIONS
OF
BEACH TERRACES CONDOMINIUM ASSOCIATION, INC.**

Pursuant to the authority vested in the Board of Directors of Beach Terraces Condominium Association, Inc. ("Association"), the following rules and regulations of Beach Terraces Condominium ("Condominium") have been adopted by the Board of Directors of the Association ("Board") to govern the use of the Condominium Property ("Condominium Property") as defined in the Declaration of Condominium of Beach Terraces (the "Declaration"). Capitalized terms used herein and not otherwise defined shall have the meanings ascribed thereto in the Declaration.

A. Unit, Common Element and Limited Common Elements Rules and Regulations.

1. The rules and regulations hereinafter enumerated as to the Condominium Property, the Common Elements, the Limited Common Elements and the Condominium Units shall be deemed in effect until amended by the Board of the Condominium 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, guests, invitees, servants, lessees and persons over whom they exercise control and supervision.

2. The use of the Units shall be consistent with applicable laws, and the restrictions set forth in the Declaration, Articles and Bylaws. Each of the Units shall be occupied only as a residence by an Owner and its Guests, and for no other purpose.

3. Common Elements and Limited Common Elements shall not be obstructed, littered, defaced or misused in any manner and shall be kept free and clear of all rubbish, debris and unsightly materials. Destruction or damage caused to a Common Element or to a Limited Common Element shall be the responsibility and at the expense of the responsible Owner.

4. Owners and occupants of Units shall exercise extreme care to minimize noises in the use of musical instruments, radios, television sets, amplifiers, etc., so as not to disturb other persons or parties occupying Units.

5. No towels, garments, rugs, etc., may be hung from the windows, balconies or other portions of Units. No towels, garments, rugs, etc., may be dusted from the windows, balconies or other portions of the Units. Rugs may be cleaned within the Units and not in any other portion of the Condominium Property.

6. All garbage and trash shall be deposited in the disposal installations provided for such purposes.

7. No Owner or occupant of a Unit shall install wiring for electrical or telephone installations, nor install machines or air conditioning units, etc., that may affect the exterior of a Unit in any shape or manner, except as authorized in writing by the Board.

8. Owners (other than Developer) shall not cause or permit anything to be placed on the outside walls, balconies or any portions of any of the buildings or placed on windows which are visible from the outside of the building, and no sign (for rent, for sale or otherwise), canopy, shutter, radio, or television antenna shall be affixed to or placed upon the exterior walls or roof or any part thereof of any Unit without the prior written consent of the Board and Developer.

9. No noxious or offensive activity shall be carried on in any Unit or in the Common Elements or Limited Common Elements, nor shall anything be done therein, either willfully or negligently, which may be or may become an annoyance or nuisance to the other Unit Owners or occupants, or which may be injurious to the reputation of the Condominium or the Condominium Property.

10. Nothing shall be done in any Unit or in, on or to the Common Elements or the Limited Common Elements which will impair the structural integrity of the buildings or which would structurally change the buildings, except with the prior written approval of the Board.

11. Nothing shall be done or kept in any Unit or in the Common Elements or Limited Common Elements which will increase the rate of insurance on the buildings or contents thereof without the prior written consent of the Board of Directors. No Unit Owner shall permit anything to be done or kept in his or her Unit or in the Common Elements or Limited Common Elements which will result in the cancellation of insurance on the building or contents thereof, or which would be in violation of any law.

12. Unit Owners and their Guests shall, at all times while on the Condominium Property, act in an orderly manner without creating disturbing noises or being a nuisance to the other Unit Owners. Unit Owners are at all times responsible for the general conduct of their Guests. The cost of repair and/or replacement for damage to Common Elements, Limited Common Elements or personal property caused by any Unit Owner or their Guest shall be strictly enforced against the Unit Owner who caused such damage or Unit Owner whose Guest caused such damage.

13. No clotheslines or similar devices shall be allowed on any portion of the Condominium Property by any person, firm or corporation without the written consent of the Board. No grilling or barbecuing is permitted on the Balconies or porches of Units. Balconies may be used only in the usual manner, except as hereinafter restricted, but in no event as an area for storage. Articles of clothing, linens, towels, etc., may not be hung or draped from rails, window sills or outdoor furniture. Articles such as, but not limited to, bicycles, hanging flower pots, planters, seasonal decorations, etc. shall not be kept, placed or maintained on Unit Balconies. FEEDING BIRDS FROM BALCONIES IS PROHIBITED. No material of any nature (water, sand, dirt, etc.) may be pushed off the edge of any Balcony. These materials must be swept into some type of container and removed. Only a damp mop, sponge or similar tool

may be used to clean a balcony floor of a Unit. No object may ever be thrown or otherwise allowed to fall from any balcony.

14. Parking shall be as provided in the Declaration, Article III. All motor vehicles shall be currently licensed. No repair or maintenance of vehicles is to be done in parking spaces or within the Common Elements or Limited Common Elements. No boats, boat trailers, all terrain vehicles, school buses, recreational vehicles or commercial trucks or vehicles shall be parked on the Condominium Property without prior written approval of the Condominium Association. This restriction does not apply to commercial trucks or vehicles parked temporarily on the Common Elements or Limited Common Elements by workmen or subcontractors. Parking spaces are not reserved for Owners unless otherwise designated by the Board in accordance with the Declaration, Articles and Bylaws. Motorists shall at all times drive carefully and in conformity with conditions and circumstances on the ramps and in the parking areas and shall in no event exceed the five (5) miles per hour speed limit.

(a) To insure parking of only authorized vehicles, decals or other identification may be issued to each Owner for his/her vehicle(s), or for the vehicle(s) of his or her guests or business invitees. If issued, such decals (or hanging passes) or other identification MUST be prominently displayed in order to avoid towing and/or fines.

(b) The use of parking areas are on a first come, first serve basis, unless otherwise designated. Handicap spaces are specifically marked and are reserved for vehicles identified as transporting handicapped individuals.

(c) All parking is restricted to paved parking areas. All vehicles MUST be parked between the painted lines.

(d) Vehicles which, by virtue of their size, cannot be accommodated entirely within the painted parking lines for a single spot are prohibited.

(e) Long term parking or storage of vehicles is prohibited, except in any parking spaces specifically designated.

(f) Junk vehicles or inoperable vehicles may not be driven, towed, parked or stored anywhere on the Condominium Property.

15. ONLY Owners and their tenants are allowed pets. Guests (excluding any tenants) are specifically prohibited from bringing pets onto the Condominium Property.

(a) Pets MUST be kept on a leash at all times, and Owners are responsible to remove pet excrement from grounds.

(b) Pets shall not be left unattended on any portions of Common Elements or Limited Common Elements of the Condominium Property.

Please note that Jacksonville Beach may have restrictions on pets being on the beach. We suggest you familiarize yourself with same before taking your pet onto the beach.

16. Assessments that are unpaid for over ten (10) days after the due date shall include, in addition to interest (as provided for in the Declaration), the greater of five percent (5%) of each installment or Twenty-Five and No/100 Dollars (\$25.00) as a late charge.

17. All Unit Owners are required to utilize such underlayments as the Board shall designate in any areas of a Unit where ceramic tile, marble, wood flooring, parquet or any other hard surfaces are to be used.

18. Proper attire must be worn in the Common Elements and Limited Common Elements at all times by Unit Owners and their Guests.

19. The temperature and humidity of each Unit shall be maintained by the Owner of such Unit at a level such as to reduce mold, mildew and damage resulting from humidity to the Unit and to avoid any complications from freezing.

20. The Unit Owner may only install neutral colored draperies or neutral colored blinds in the Unit. The Unit Owner shall be prohibited from obscuring glass in the Unit.

21. No sign, nameplate, signal, advertisement or illumination shall be inscribed or exposed on or at any window, door, balcony or terrace of any Unit without the express prior written consent of the Board, except by Developer.

22. Elevators should be used for the purposes intended and should be kept free of trash.

23. The use, storage or discharging of fireworks on Association property is prohibited.

24. Bicycles are permitted on the premises. Bicycle owners will be solely liable for their conduct, and for any personal injuries or property damages sustained as a result of their operation. Bicycles cannot be left unattended in the corridors and walkways or chained to outdoor railing. Bicycles, scooters, strollers, or other velocipedes or similar vehicles may not be stored on any balcony or in any Common Area, except in an area, if any, as has been designated by the Board.

25. Solicitation, whether verbal or by the distribution of forms or other papers or documents, is not permitted on the Condominium Property.

26. Except for the restrictions listed herein, there are no other restrictions with respect to pets and children.