

GULF 'N BAY CONDOMINIUM ASSOCIATION, INC.

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RULES AND REGULATIONS *REVISED 02/1 8/2010

THE ATTACHED "RULES AND REGULATIONS OF THE GULF 'N BAY CONDOMINIUM ASSOCIATION, INC.", WHICH HAVE BEEN DRAWN UP BY PAST AND PRESENT DIRECTORS, ARE DESIGNED TO BRING HOME TO OWNERS, RENTERS AND OCCUPANTS THE NECESSITY OF LIVING IN HARMONY WITH ONE'S NEIGHBORS. THEY ARE IN FACT PRIMARILY AN AMPLIFICATION OF SECTION 13, "RESTRICTIONS ON USE" OF THE DECLARATION OF CONDOMINIUM, WHICH ALL OWNERS ACCEPTED AT THE TIME OF THE PURCHASE OF THEIR RESPECTIVE UNITS. THE ENFORCEMENT OF THE "RESTRICTIONS" AND THE "RULES AND REGULATIONS" IS PROVIDED FOR UNDER THE CONDOMINIUM ACT, CHAPTER 718, FLORIDA STATUTES. YOUR BOARD OF DIRECTORS DESIRES VOLUNTARY COMPLIANCE WITH THESE RULES AND URGES OWNERS, RENTERS AND OCCUPANTS FOR THE COMMON GOOD TO SEE THAT THEY ARE OBSERVED. NO OFFICER OR DIRECTOR IS GOING TO ASSUME A POLICEMAN'S ROLE IN ENFORCING THEM. IF THEY NEED ENFORCEMENT, THE MATTER WILL BE REFERRED TO THE ASSOCIATION'S ATTORNEY FOR APPROPRIATE ACTION.

THE "RULES AND REGULATIONS" MAY BE CHANGED, DELETED OR AMENDED IF THEY APPEAR ONEROUS OR REPRESSIVE TO A MAJORITY OF OWNERS. CHANGES IN SECTION 13, RESTRICTIONS ON USE IN THE DECLARATION OF CONDOMINIUM MAY BE MADE ONLY ON THE AFFIRMATIVE VOTE OF TWO-THIRDS OF THE OWNERS AT AN ANNUAL MEETING.

1. THE RESPONSIBILITY OF ENFORCEMENT OF THE RULES AND REGULATIONS IS SOLELY THE DUTY OF EACH INDIVIDUAL OWNER. OWNERS SHOULD MAKE COPIES OF THESE RULES AVAILABLE TO GUESTS AND TENANTS. ALL REALTORS AND RENTAL AGENTS MUST SUBMIT A COPY OF THESE RULES AND REGULATIONS TO ALL NEW RENTERS. ADDITIONAL COPIES OF THESE RULES MAY BE OBTAINED FROM THE ASSOCIATION SECRETARY.
2. NO OWNER SHALL RENT OR SELL HIS UNIT WITHOUT FIRST OBTAINING THE APPROVAL OF THE BOARD OF DIRECTORS. NECESSARY FORMS FOR THIS APPROVAL MAY BE OBTAINED FROM THE MANAGEMENT COMPANY. RENTALS WILL BE APPROVED FOR A MINIMUM PERIOD OF THREE MONTHS. NO COMMERCIAL SIGNS WILL BE ALLOWED ON THE PREMISES.
3. EACH APPLICATION FOR APPROVAL OF A TRANSFER, LEASE, RENTAL OR SALE MUST BE ACCOMPANIED BY PAYMENT OF \$25.00 FOR RENEWAL RENTAL, \$50.00 FOR NEW RENTAL PRIOR TO OCCUPANCY OR \$100.00 AFTER OCCUPANCY, AND \$150.00 FOR SALE OR TRANSFER TO COVER THE ASSOCIATION'S EXPENDITURES AND SERVICES IN REGARD THERETO.
4. FOR THEIR OWN PROTECTION, ABSENTEE OWNERS SHOULD SUBMIT TO THE MANAGEMENT COMPANY, THE NAMES OF THEIR INTENDED GUESTS, WITH THE NUMBER OF PERSONS AUTHORIZED TO USE THE UNIT AND THE DATES OF THEIR ARRIVAL AND DEPARTURE.
5. QUARTERLY MAINTENANCE PAYMENTS ARE DUE ON THE FIRST DAY OF EACH CALENDAR QUARTER. INTEREST AT THE HIGHEST RATE ALLOWABLE BY LAW PER ANNUM WILL BE LEVIED ON ALL PAYMENTS 60 DAYS IN ARREARS. LIENS WILL AUTOMATICALLY BE PLACED ON THE UNIT OF ALL OWNERS WHOSE PAYMENTS ARE 90 DAYS IN ARREARS UNLESS BECAUSE OF UNUSUAL CIRCUMSTANCES THE BOARD OF

DIRECTORS HAS AGREED TO WAIVE SUCH ACTION. ALL BICYCLES MUST BE STORED IN BICYCLE STORAGE SHED, BIKE RACKS, OR INDIVIDUAL UNITS.

6. OWNERS WITH SPECIAL LOCKS ON THEIR DOORS MUST LEAVE DUPLICATE KEYS WITH THE PRESIDENT IN ORDER THAT ACCESS TO THE UNIT WOULD BE POSSIBLE IN THE EVENT OF AN EMERGENCY.

7. No REQUESTS SHOULD BE MADE TO THE MAINTENANCE MAN FOR ANY SERVICE IN THE UNITS. HE IS RESPONSIBLE FOR THE UPKEEP OF THE COMMON ELEMENTS- NOTHING MORE. HOWEVER, THERE IS NO OBJECTION TO ASKING HIM, WHEN NOT ON DUTY, TO PERFORM SERVICES OUTSIDE OF HIS NORMAL WORKING HOURS. CHARGES FOR HIS SERVICES ARE A MATTER FOR NEGOTIATION BETWEEN THE PARTIES CONCERNED.

8. EVERY EFFORT SHOULD BE MADE TO DISPOSE OF GARBAGE IN THE DISPOSAL, WHICH WILL HANDLE ALMOST EVERYTHING BUT BONES. CORN SILK, FRUIT RINDS, AND ARTICHOKE LEAVES. DO NOT PUT ANY GREASE DOWN THE DISPOSAL. LET IT COOL AND PUT IN WITH TRASH. PERSONS UNFAMILIAR WITH THE OPERATION OF DISPOSALS SHOULD NOT HESITATE TO ASK FOR ADVISE FROM OFFICERS AND DIRECTORS OF THE ASSOCIATION. ALL UNDISPOSABLE GARBAGE AND TRASH SHOULD BE WRAPPED BEFORE TAKEN TO THE DUMPSTER. IT IS PREFERRED THAT PLASTIC BAGS BE USED FOR THIS PURPOSE. *IT IS IMPORTANT THAT WATER SHOULD BE SHUT OFF, WHEN UNIT IS VACANT.*

9. EACH OCCUPANT SHOULD PARK HIS CAR IN THE SPACE ASSIGNED TO THE OWNER IN THE COVERED CARPORT, THERE IS ONLY ONE PARKING SPACE PER UNIT. GUESTPARKING IS FOR GUESTS ONLY. You SHALL NOT KEEP MORE THAN ONE VEHICLE ON THE PREMISES. TRAILERS, CAMPERS, SERVICE VEHICLES. MOTORCYCLES, ETC. SHALL NOT BE PARKED ON THE PREMISES. (PERSONS MAKING SERVICE CALLS EXCEPTED). IF APPROVED BY THE BOARD OF DIRECTORS, PERMISSION MAY BE GRANTED FOR TWO (2) VEHICLES DURING SUMMER MONTHS FROM JUNE 1ST TO OCT. 1ST, OWNERS SHOULD MAKE SURE THEIR VEHICLE FITS IN THEIR RESPECTIVE PARKING SPACE. MAXIMUM HEIGHT FOR A VEHICLE TO PARK UNDER THE CARPORTS IS 76". VEHICLES HIGHER THAN THAT WILLNOT BE PERMITTED.

10. EACH TENANT MAY ONLY PARK HIS OR HER VEHICLE IN THE PARKING SPACE ASSIGNED, WHEN THE RENTAL WAS APPROVED OR AS MAY BE AMENDED BY THE BOARD OF DIRECTORS. (EACH GUEST OF A TENANT MAY NOT KEEP A VEHICLE IN A COVERED AND ASSIGNED PARKING SPACE. WITHOUT THE EXPRESS APPROVAL OF THE BOARD OF DIRECTORS). EACH GUEST OCCUPYING A "GUEST PARKING SPACE" MAY NOT DO SO IN EXCESS OF SIX NIGHTS, WITHOUT THE EXPRESS APPROVAL OF THE BOARD OF DIRECTORS.

11. THE USE OF CHARCOAL GRILLS ON PORCHES OR ON THE COMMON GROUND IN FRONT OF EITHER BUILDING IS PROHIBITED. GAS GRILLS ARE AVAILABLE FOR ALL RESIDENTS TO USE AND THEY ARE LOCATED AT THE GULF PATIO AND SWIMMING POOL AREAS.

12. THE COMMUNITY RECREATION ROOM IS LOCKED AT ALL TIMES BUT EACH OWNER IS SUPPLIED WITH A KEY AND MAY USE THE ROOM AT WILL. IT MAY ALSO BE RESERVED THROUGH 'SIGN UP SHEETS' FOR CARD PARTIES, COCKTAIL PARTIES AND OTHER EVENTS. THE PEOPLE IN CHARGE OF SOCIAL FUNCTIONS ARE RESPONSIBLE FOR ITS APPEARANCE AND CLEANLINESS. PERSONS IN WET BATHING SUITS OR HAVING SUNTAN OIL OR LOTION ON THEIR BODY ARE NOT PERMITTED TO ENTER THE RECREATION ROOM. CHILDREN MUST BE ACCOMPANIED BY THEIR PARENTS WHILE IN THE RECREATION ROOM.

13. CHILDREN UNDER 12 YEARS OF AGE MUST BE IN THE COMPANY OF AN ADULT AT ALL TIMES WHILE THEY ARE ON THE COMMON ELEMENTS. CHILDREN SHOULD NOT BE PERMITTED TO RUN IN THE HALLWAYS, THE PARKING LOTS, PLAYING IN THE ELEVATOR, AND PARTICULARLY IN THE SWIMMING POOL AREA.
14. PORCHES SHOULD BE KEPT NEAT AND CLEAN. BEACH TOWELS AND BATHING SUITS SHOULD NOT BE DRIED ON PORCHES. DRYERS ARE AVAILABLE IN THE LAUNDRY ROOMS FOR SUCH PURPOSES.
15. LAUNDRY ROOMS SHOULD NOT BE USED BEFORE 7 A.M. OR AFTER 10 P.M. CLOTHES SHOULD BE PROMPTLY REMOVED FROM MACHINES WHEN WASHING AND DRYING CYCLES ARE COMPLETED. IT IS EXPECTED THAT THE LAUNDRY ROOMS AND EQUIPMENT THEREIN BE LEFT IN A CLEAN AND READY TO USE CONDITION. PLEASE ABIDE BY THE POSTED RULES. DOOR MUST BE CLOSED UPON COMPLETION.
16. No SHUFFLEBOARD SHALL BE PLAYED BEFORE 9 A.M. OR AFTER 11 P.M.
17. OCCUPANTS ARE REQUESTED TO CONTROL THE VOLUME OF RADIOS, TV's, AND STEREOS TO THE EXTENT THAT THE SOUND SHALL BE AUDIBLE ONLY IN THEIR RESPECTIVE UNIT.
18. No ITEMS SUCH AS PLANTS, BEACH CHAIRS, TOWELS, ETC. SHALL BE LEFT ON THE WALKWAYS AS DURING AN EMERGENCY, SUCH AS A FIRE, AND WITHOUT LIGHTS THEY MIGHT IMPEDE EXIT FROM THE BUILDING.
19. No PLANTS OR SHRUBS SHALL BE PLANTED ON THE COMMON GROUND WITHOUT PERMISSION FROM THE BOARD OF DIRECTORS.
20. THE RINSING OF CARS ON THE PREMISES IS PERMITTED ONLY IN THE AREA SO DESIGNATED ON THE BAY SIDE.
21. OWNERS ARE RESPONSIBLE FOR ANY DAMAGE DONE TO THE COMMON PROPERTY, INCLUDING DAMAGE BY THEIR TENANTS OR GUESTS.
22. THERE IS ONE STORAGE CAGE PER UNIT. ITEMS THAT WILL NOT FIT WITHIN THE CAGE SHOULD NOT BE STORED OUTSIDE THE CAGE IN THE STORAGE ROOMS. COMMERCIAL STORAGE FACILITIES SHOULD BE USED FOR THIS PURPOSE. ANY ITEM LEFT OUTSIDE CAGE WILL BE DISPOSED OF BY BOARD OF DIRECTORS.
23. ALL COMPLAINTS OR SUGGESTIONS SHOULD BE FORWARDED TO BOARD MEMBERS OR THE MANAGEMENT COMPANY.
24. No SUBLEASING OF UNITS.
25. SWIMMING POOL RULES: IT IS IMPORTANT THAT ALL OWNERS ACQUAINT THEIR RENTERS AND GUESTS WITH THESE RULES AS INFRACTIONS MIGHT CAUSE THE DEPARTMENT OF HEALTH TO CLOSE THE POOL OR THE FAILURE TO OBSERVE THEM COULD (AND HAS) RESULTED IN THE CLOSING OF THE POOL:
 - (A) PERSONS ENTERING THE POOL MUST SHOWER BEFORE DOING SO.
 - (B) ALL SUNTAN LOTION OR OIL MUST BE REMOVED FROM BODY BEFORE ENTERING POOL.
 - (C) GLASS CONTAINERS ARE NOT ALLOWED IN THE POOL AREA.

(D) NO RUNNING OR 'HORSE PLAY' PERMITTED. ADULTS IN CHARGE OF CHILDREN MUST ENFORCE THIS PROVISION.

(E) ALL CHILDREN UNDER 12 YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT 18 YEARS OR OLDER.

(F) No PETS.

(G) APPROPRIATE FOOTWEAR MUST BE WORN TO AND FROM THE POOL AREA.

26. BOAT DOCKING SPACES, WHICH ARE AVAILABLE, SHALL BE REGULATED, CONTROLLED AND ASSIGNED BY THE BOARD OF DIRECTORS OF THE ASSOCIATION, INCLUDING SUCH CHARGES FOR THE USE THEREOF AS THE BOARD OF DIRECTORS MAY DEEM APPROPRIATE FROM TIME TO TIME. DOCK SPACES ARE AVAILABLE ONLY TO CONDOMINIUM OWNERS, WHILE IN RESIDENCE. BOAT LENGTHS WILL NOT EXCEED 25 FEET.

27. JET SKI'S CANNOT BE DOCKED AT THE GULF 'N BAY DOCK.

28. RENOVATION/REMODELING GUIDELINES:

(A) No RENOVATION OR REMODELING WORK SHALL BE PERFORMED IN ANY UNIT BETWEEN NOVEMBER 15 THROUGH APRIL 15 BY ANY OWNER OR LICENSED CONTRACTOR.

(B) PLANNED WORK MUST BE PERFORMED BY A LICENSED AND INSURED CONTRACTOR OF SUB-CONTRACTOR BETWEEN THE HOURS OF 8:30 A.M. AND 5 P.M. (EMERGENCY WORK IS EXCLUDED) A COPY OF THE LICENSED CONTRACTOR'S INSURANCE IS REQUIRED.

© PERMITS ARE REQUIRED AND MUST BE VISIBLY DISPLAYED.

(D) ANY OWNER PLANNING RENOVATION OR REMODELING WORK IN THEIR UNIT MUST SUBMIT, IN WRITING, TO THE BOARD OF DIRECTORS, PRIOR TO THE COMMENCEMENT OF WORK, A PLAN OR DESCRIPTION OF THE WORK TO BE PERFORMED. THE BOARD WILL THEN DETERMINE IF THIS WORK FALLS WITHIN THE TIME FRAME SET FOR BY THE OWNER AND CONTRACTOR.

(E) THE OWNERS MUST MEET WITH THE CONTRACTOR AND INSPECT THE WORK AND DETERMINE IF THE WORK IS SATISFACTORY AND AS AGREED UPON BY BOTH PARTIES.

(F) IF THESE GUIDELINES ARE NOT MET, THE BOARD HAS A RIGHT TO IMPOSE A FINE TO THE OWNER IN AN AMOUNT UP TO \$500.00 PER DAY UNTIL THE GUIDELINES ARE MET.