

AMENDED AND RESTATED RULES AND REGULATIONS

PUNTA RASSA CONDOMINIUM ASSOCIATION, INC.

SUBSTANTIAL REWORDING OF THE RULES AND REGULATIONS – SEE CURRENT RULES AND REGULATIONS FOR CURRENT TEXT

1. No sign, advertisement, notice or any other lettering shall be exhibited, inscribed painted or affixed by any condominium owner on any part of the outside or inside of any building without written consent of the Association.
2. Written communications such as personal notices and petitions can only be posted on the open bulletin board at the Gazebo. Such postings must be signed by the author and indicate the building and unit number of the author.
3. Disposition of garbage and trash shall be only by the use of garbage disposal units and trash chutes on each floor by the elevator or by the use of receptacles supplied by the Association. All trash must be securely tied in plastic bags.
4. Common walks, elevators, hallwalks and other common areas shall not be obstructed, littered, defaced or misused in any manner; and balconies, porches terraces, and stairways shall be used only for the purposes intended., they shall not be used for hanging garments or other objects or for cleaning of rugs or other household items; ; the color and type of screening may not be changed.
5. Common elements shall be available for use by all condominium owners without discrimination.
6. No television, radio, satellite, or other antenna or satellite system may be installed on the Common Elements by any person other than the Association, except as provided herein. Certain television, satellite, or other antenna systems may be erected or installed on condominium property subject to compliance with the following requirements:

Permitted antennas include (collectively hereinafter referred to as “antennas”):

- Direct broadcast satellite dishes (DBS) that are less than one meter in diameter.
- Multi-channel, multi-point distribution service devices (MMDS) that are less than one meter in diameter or diagonal measurement.

Location of Antennas. Antennas are only permitted to be installed in exclusive use areas, such as limited common element balconies. To the extent feasible, all antennas must be placed in locations that are not visible from any street and in a location to minimize annoyance or inconvenience to other residents of the community if this placement would still permit reception of an acceptable quality signal. Antennae may not

extend beyond the plane of the imaginary line running from the edge of the balcony ceiling to the balcony floor, bounded on the sides by the vertical balcony walls.

Holes (whether through drilling, nails or screws, or otherwise) are not permitted in structural portions of the building (including but not limited to concrete, masonry, block, stucco, fascia, soffits, windows, window frames, doors, door frames, and the like) without prior written approval of the Board of Directors. It is the intent of this requirement to ensure that the structural integrity of the building (including but not limited to its water-proofness) is not compromised by the installation of antennas.

Color and Screening of Antennas. All antennas shall be painted to blend into the background against which it is mounted, so long as the paint will not interfere with an acceptable quality signal.

Safety Requirements. To safeguard the safety of the unit owners, occupants of the residence in which the antenna is located, neighboring unit owners, and other owners and members in the condominium, it shall be the obligation of the owner to comply with all applicable local, state and federal safety requirements, including but not limited to obtaining a permit for the installation of the antenna, if any is so required, hiring licensed contractors with sufficient expertise and adequate insurance to protect their work, installing the antennas away from power lines and other potentially dangerous areas, installing and using the antenna in accordance with safety recommendations and requirements of the antenna manufacturer, and in accordance with the customs and standards for the antenna industry, including compliance with electrical code requirements to properly ground the antenna, and installation requirements to properly secure the antenna. Antennas shall be properly secured and installed so as to cause no damage to the building, such as compromise of its water-proof integrity. Unit owners shall indemnify the Association for any loss or damage (including attorney's fees) occasioned by non-compliance with these obligations. A unit owner shall indemnify and hold harmless the Association, and all other unit owners, for any damage that an antenna causes to the condominium property or to persons or other property.

7. Use of the recreational facilities of the common elements will be in such a manner as to respect the rights of other condominium owners. Use of particular recreational facilities will be controlled by regulations to be issued from time to time.

8. Entire condominium units may be rented provided the occupancy is only by the lessee and his family, their servants and guests, and no transient tenants may be accommodated. All leases shall be for a minimum of thirty (30) days or one calendar month whichever is less. No pets may be kept or harbored in any condominium unit by a tenant who leases a unit for six (6) months or more without prior written permission of the owner or owners and the prior written approval of the Association acting through its Board of Directors. No tenant who leases a unit for less than six (6) months shall keep or harbor a pet. No Guests (of

owners or renters) may harbor a pet in a condominium. See additional pet rules below.

9. These rules and regulations shall apply equally to owners, their family, guests, and lessees.
10. No owners shall make or permit any disturbing noises or improper, immoral or offensive use of the premises whether made by himself, his family, friends, servants, or lessees, nor permit anything to be done by such persons that will interfere with the rights and comforts of other residents.
11. Noise levels of television sets, radios, record players and social gatherings shall not be annoying to others whether occurring during the day or night on any property within the condominium boundaries.
12. No cooking of any kind is allowed on porches, balconies, or walkways. Charcoal grills are provided near the gazebo at the swimming pool.
13. Association employees are not responsible for the interior maintenance within any unit unless it involves an Association responsibility.
14. No unauthorized person may use the amenities, including but not limited to the pool, spa, tennis courts, fishing pier, shuffleboard courts, etc. A host owner/tenant must be in residence and on the condominium premises when a non-overnight guest is using any of the amenities. Except for family members, prior Board approval is required for more than four (4) guests.
15. No curtain, blind, awning or glass, etc., shall be installed on any porch or balcony without prior approval of the Board of Directors. An owner shall not individually paint or otherwise decorate or change the appearance of any portion of the exterior of the building; such changes shall first require the approval of the Board of Directors.
16. No structural changes or alteration shall be made in any unit without prior approval of the Board of Directors and no changes shall be made which would adversely affect the structural soundness of the building in which the condominium is located.
17. Screen/Storm doors are permitted on the front doors of units at the owners expense. Owners must maintain such doors, closers, screens, frames etc. at their expense. The doors must be bronze in color and conform with existing doors. The Board of Directors has the right to inform an owner if a screen door is in need of repair and to perform the repair/replacement, if necessary, and charge the owner for the expense. Owners shall not put additional ornamental screening devices on the exterior of the buildings to match their screen doors.
18. Fishing Pier closes at 10:00 P.M. and opens at 7:00 A.M.