

RULES AND REGULATIONS

OF

HIDDEN HARBOR OWNERS' ASSOCIATION, INC.

1. USE RESTRICTIONS

Each apartment is hereby restricted to residential use by the owner or owners thereof, their guests and tenants.

No two bedroom apartment shall be occupied by more than four persons, no more than two of whom may be children under twelve years of age and one of whom must be an adult. No three bedroom apartment may be occupied by more than five persons, no more than three of whom may be children under twelve years of age and one of whom must be an adult.

No animal pets other than one dog or one cat may be kept or harbored in any one apartment and the weight of such pet may not exceed twenty pounds. Snakes or reptiles of all kinds may not be kept or harbored on the project and no birds or fowls except those ordinarily domesticated and kept as pets may be kept on the project.

No nuisances shall be allowed to be committed or maintained upon the condominium property, nor any use or practice that is the source of annoyance to residents or which interfere with the peaceful possession and proper use of the property by its residents. All parts of the property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate, nor any fire hazard allowed to exist. No apartment owner shall permit any use of his apartment or make use of the common elements that will increase the cost of insurance upon the condominium property.

No immoral, improper, offensive use shall be made on the condominium property nor any part therof, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction of the condominium shall be observed.

The Board or the agents and employees of the association may enter any unit at reasonable times for the purpose of maintenance, inspection, repair and replacement of the improvements within units, or the common property, or in the case of emergency threatening units of the common property, to determine compliance with these restrictions, reservations, covenants, conditions and easements, and the By-Laws of the association.

No sign, advertisement or notice of any type shall be shown on the common property or any unit and no exterior antennas and aerials shall be erected except as provided under uniform regulations promulgated by the association.

An owner shall not place or cause to be placed in any of the project areas, both common and limited, any furniture, packages or objects of any kind. Such areas shall be used for no other reason than for normal transit.

It is prohibited to hang garments, rugs, etc. from the windows or from any of the facades of the project. It is also prohibited to dust rugs, etc. from windows or to clean rugs, etc. by beating on the exterior of the project.

No auto parking space may be used for any purpose other than parking automobiles which are in operating condition; no other vehicles or objects, including, but not limited to trucks, motorcycles, trailers, and boats, will be parked or placed upon such portions of the condominium property unless permitted by the board. Motorcycles are not permitted to be driven on condominium property.

Children shall not be permitted to loiter or play on the stairwells, halls or the eastern wall running along AlA.

The unit owner shall be responsible for and the cost of repair shall be paid by the unit owner, for any damage to any of the common areas caused by the unit owner, his guests or tenants.

Pets shall be leashed at all times while on the condominium property. Pets are not permitted in the pool, tennis courts, recreation areas, or in the open grassy common areas between the buildings. Dogs shall be walked ONLY on the perimeter of the complex. No pets shall be left unattended on the common condominium property.

The Board shall retain a pass-key to each unit. No owner shall alter any lock or install any lock on any door leading into their unit unless the owner has provided the board a key, or combination, with which to gain access.

## 2. RESTRICTION AS TO LEASING AND SALE OF APARTMENTS

No apartment owner shall lease or otherwise rent any apartment for a rental period of less than six (6) months.

No apartment owner shall lease or otherwise rent any apartment except by a written lease and an executed copy of each Lease covering the rental of any apartment shall be provided to the association within ten days following its execution.

There are no restrictions covering the sale by an owner of the owner's apartment and no approval by the association of any sale is required; however, each purchaser of any apartment shall furnish the Association with a copy of the recorded deed by which the purchaser took title to the apartment within ten days following the recording of the deed in the Public Records of Brevard County.

## 3. CLUBHOUSE RULES AND REGULATIONS

Owners and Lessee with written consent of Lessee's landlord may reserve the clubhouse for private functions. However, owners who have leased their unit have assigned their rights and cannot reserve the clubhouse. No lessee may reserve the facilities until a copy of lease agreement in accordance with Article 15 of page 14, of the Declaration of the Hidden Harbor Condominium have been satisfied.

A \$100.00 cash damage deposit is required for reserving the clubhouse.

The Clubhouse may be reserved until 12:00 p.m. Pool and surrounding walks, tables and chairs cannot be reserved, but may be used until 11:00 p.m. provided it does not interfere with the peaceful and quiet enjoyment of residents.

Reservations are taken on a first come first serve basis, with board meetings taking priority overall.

Tables, chairs and the entire clubhouse facilities and fixtures are provided for your enjoyment. Additional tables and chairs are stored in the tool shed. It is the reserving party's responsibility to set up and return tables and chairs to their normal storage location.

Maximum number of people is fifty who may be in the clubhouse.

Drinks will not be permitted on the pool table. Use of the pool table as a service platform should be discouraged as the top may be damaged by liquid. Request for exceptions should be discussed with a board member.

Parking for guests will be provided at the rear of the clubhouse and along rear road only. Please inform your guests, otherwise uninformed guests end up parking in reserved spots and disturb residents as they sing "How dry I am" on the way to the wrong parking area.

Cleanup is the responsibility of the reserving party. Cleanup of pool area must be completed when event is over or 11:00 p.m. (no exceptions). Cleanup of the clubhouse should start at end of event. Recognizing that this may not always be practical for late evening parties, cleanup may be delayed until the following morning provided that it is completely cleaned and returned to normal usage by 10:00 a.m. Failure to do so will authorize the Association to start cleanup operations charging the user not less than \$25.00 or actual cost if higher.

The clubhouse may be used by unit occupants between the hours of 8:00 a.m. and 11:00 p.m. Monday through Thursday and until 12:00 p.m. on Friday, Saturday and Sunday.

There will be no pets permitted in the clubhouse.

No wet feet or wet bathing suits will be permitted in the clubhouse.

Children under the age of 12 years of age are not permitted to use the pool table unless accompanied by an adult.

#### 4. RULES AND REGULATIONS OF SWIMMING POOL

Furniture provided by the condominium association for use in the pool area shall not be removed from said area.

Users of the pool area are responsible for the removal of all articles brought thereto by them, including, but not limited to, towels, books and magazines, at any time they leave said area.

No running, pushing or scuffling shall be permitted in the pool area.

Any person having any skin disease, sore or inflamed eyes, nasal or ear discharges, or any communicable disease, shall be excluded from the pool.

Glass containers of any kind shall be prohibited in the pool area.

The pool is for the exclusive use of all occupants and their guests, and the occupants are responsible for the conduct of their guests.

Food and drinks are permissible in the pool area and it shall be the responsibility of those persons taking advantage of this privilege to be solely responsible for a thorough cleaning of the area used.

Voices shall be kept at normal conversational levels and users of the pool and pool area are restricted from annoying or creating a nuisance to other users of the pool and surrounding units.

The pool may be used between the hours of 8:00 a.m. and 11:00 p.m.

The use of the swimming pool is restricted to occupants and their accompanying guests.

#### 5. RULES AND REGULATIONS FOR USE OF TENNIS COURTS

Use of the tennis courts is restricted to occupants and their accompanying guests and occupants are responsible for the conduct of their guests.

During weekends, holidays, and after 4:30 p.m. on weekdays, adults shall have preference for use of the tennis courts. For purposes of this rule, an adult is an individual over the age of 12.

Tennis courts may be reserved on weekends and holidays, no later than 24 hours prior to said use.

No persons shall be allowed on the tennis courts unless tennis shoes are worn. Basketball sneakers, hard soled and other shoes are specifically prohibited.

Use of the tennis courts shall be restricted solely for the purpose for which they are intended.

When others are waiting for use of the tennis court, play shall be restricted to one hour, but play may be extended for the completion of the set being played, if one player needs two or less games to complete the set.