

EXHIBIT "F"
TO
DECLARATION OF CONDOMINIUM FOR
BLOSSOMS AT THE HAMMOCKS, A CONDOMINIUM

RULES AND REGULATIONS

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**BLOSSOMS AT THE HAMMOCKS, A CONDOMINIUM
RULES AND REGULATIONS**

The Rules and Regulations hereinafter enumerated as to the Condominium Property, the common elements, the limited common elements, the units and the Condominium (the "Condominium") shall apply to and be binding upon all unit owners. The unit owners shall at all times obey these Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless such waiver, consent or approval is specifically set forth, in writing, by the Board of Directors. THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. **RULES AND REGULATIONS:**

- a. Violations should be reported, in writing, to the Board of Directors of the Association.
- b. Violations will be called to the attention of the violating unit owner or lessee by the Board of Directors.
- c. Disagreements concerning violations will be presented to and be judged by the Board of Directors who will take appropriate action.
- d. Unit owners are responsible for compliance by their guests or lessees with these Rules and Regulations.

2. **FACILITIES:** The recreational facilities of the Condominium are for the exclusive use of unit owners, their lessees and their respective family members and guests. No guest of any unit owner shall be permitted to use the recreational facilities of the Condominium unless the guest has been registered with the Board of Directors. Any damage to the buildings, to the recreational facilities or to the other common areas or equipment caused by any unit owner, lessee, or by their respective family members and guests, shall be repaired at the expense of the responsible unit owner.

3. **NOISE:** Unless expressly permitted in writing by the Association, no floor covering shall be installed in the units, other than any carpeting or other floor covering installed by the Developer. In any event, each unit owner shall have the duty of causing there to be placed underneath such floor covering, so as to be beneath any such floor covering and the concrete slab, generally accepted and approved materials for diminution of noise and sound, so that the flooring shall be adequately sound-proof. Radios, televisions and other instruments which may create noise 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 slamming doors, between these hours should be avoided.

4. **OBSTRUCTIONS:** The parking areas, all sidewalks, walkways, entrances, driveways, passages, patios, balconies, courts, vestibules, stairways, corridors and halls must be kept open and shall not be obstructed in any manner. Rugs or mats must not be placed outside of doors, in corridors or on walkways. No sign, notice or advertisement shall be inscribed or exposed on or at any window or any part of the Condominium, nor shall anything be projected out of any window or door in the Condominium. No radio or television aerial or antenna shall be attached to, or hung from, the exterior of the Condominium or the roofs thereon.

5. **CHILDREN:** Children are not to play in the parking areas, on the public walkways or on the stairways. Reasonable supervision must be exercised when children are playing on the grounds.

6. DESTRUCTION OF PROPERTY: Neither unit owners, their family members, lessees, nor guests shall mark, mar, damage, destroy, deface or engrave any part of the Condominium. Unit owners shall be financially responsible for any such damage.

7. EXTERIOR APPEARANCE: The exterior of the Condominium and all areas appurtenant to the Condominium shall not be painted, decorated or modified by any unit owner in any manner without the prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the Condominium, except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association. No television or other outdoor antenna system or facility shall be erected or maintained within the boundaries of the Condominium.

8. CLEANLINESS: All garbage and refuse from the Condominium shall be deposited with care in garbage containers intended for such purpose at such times and in such manner as the Association shall direct. All disposals shall be used in accordance with instructions given by the Association.

9. WINDOWS AND BALCONIES: Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on ledges of windows, terraces or balconies. No objects shall be hung from balconies, terraces or window sills. No cloth, clothing, rugs or mops shall be hung open or shaken from windows, doors, balconies or terraces. Unit owners shall remove all loose objects or movable objects from the balconies and terraces during the hurricane season. Unit owners shall not throw cigars, cigarettes or any other object from balconies, doors, windows or terraces. No cooking shall be permitted on any balcony or terrace. Unit owners shall not allow anything to be thrown or to fall from balconies, doors, windows or terraces. No sweepings or other substances shall be permitted to escape to the exterior of the Condominium from the balconies, doors, windows or terraces. No balconies or terraces may be enclosed except by the Developer.

10. INGRESS AND EGRESS: Garbage cans, laundry, dry cleaning, supplies or other articles shall not be placed in the halls, on walkways or on staircase landings. No unit owner or lessee shall allow entrance doors to remain open for any purpose other than for immediate ingress and egress.

11. STORAGE AREAS: Nothing shall be placed in the storage areas which would create a fire hazard.

12. EMERGENCY ENTRY: In case of any emergency originating in or threatening any unit, regardless of whether the unit owner or lessee is present at the time of such emergency, the Board of Directors of the Association, or any other person authorized by it 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 and to facilitate entry in the event of any such emergency, the Association shall retain a master key to each unit. Where such consent is given, the unit owner shall provide the Association with an additional key for use by the Association pursuant to its right of access to each unit.

13. BICYCLES: Bicycles must be placed or stored in the designated exterior areas, if any.

14. PLUMBING: Common water closets and other common plumbing shall not be used for any purposes other than those for which they are constructed, and no sweepings, rubbish, rags, sanitary napkins or other foreign substances shall be thrown therein. Grease and other foreign substances shall not be poured down drains. The cost of any

damage resulting from misuse of same shall be borne by the unit owner causing the damage.

15. TRASH: All refuse, waste, bottles, cans and garbage, etc., shall be securely wrapped in plastic garbage bags and placed in the appropriate collection containers. Trash collection containers may be used only between 7:00 A.M. and 11:00 P.M.

16. ROOFS: Unit owners, their lessees, their families and guests are not permitted on the roofs for any purpose whatsoever.

17. SOLICITATION: There shall be no solicitation by any person anywhere upon the Condominium Property for any cause, charity, or for any other purpose whatsoever, unless specifically authorized by the Board of Directors.

18. EMPLOYEES: Except as may otherwise be permitted by the Association, employees of the Association shall not be sent out of the buildings by any unit owner, except in the unit owner's capacity as an officer or director of the Association, at any time, for any purpose. No unit owner shall direct, supervise or in any manner attempt to assert any control over the employees of the Association.

19. MOTOR VEHICLES: No vehicle belonging to a unit owner, lessee, or to a member of the family or guest, tenant or employee of a unit owner or lessee shall be parked in such a manner as to impede or prevent access to another parking space. Unit owners, lessees and families shall obey the parking regulations posted at the parking areas and drives, and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the unit owners. No motor vehicle which cannot operate on its own power shall remain within the Condominium Property for more than twelve (12) hours, and no repair of vehicles, except for emergency repairs, shall be made within the Condominium Property. Washing and waxing of motor vehicles shall be limited to such areas, if any, designated by the Association for the cleaning of motor vehicles.

Each parking space which is assigned as an appurtenance to a particular unit may be used only by the unit owner or the lessee of such unit, except when the unit owner has given written permission for use (copy to Association) by another unit owner, lessee or guest. No unit owner or lessee or their respective family members, employees, servants, agents, visitors and licensees may park his vehicle in any assigned space other than the space assigned to the unit owner of the particular unit. All vehicles shall be parked within the painted lines and pulled up close to the bumper. As a security measure, all automobile doors should be locked.

In the event decals are required to be affixed to each vehicle owned by or leased by a unit owner or lessee, while parked within the Condominium Property, then each vehicle owned by or leased by a unit owner or lessee shall bear the required decal while within the Condominium Property.

Trucks, campers, recreational vehicles, boats and trailers may not be parked on the Condominium Property without the prior approval of the Association.

20. SWIMMING POOL: Unit owners, their lessees and their guests using the swimming pool do so at their own risk. Unit owners, their lessees and their guests shall obey the posted swimming pool rules. The following are basic rules for all persons using the swimming pool:

(1) Unit owners and lessees are prohibited from bringing children under twelve (12) years of age to the pool and leaving them as they are expected to personally supervise their children.

(2) Swimming in the pool is permitted between the hours posted.

(3) A child who cannot safely swim may not be brought to the pool unless accompanied, at all times, by an adult. Such a child

cannot enter the swimming pool unless accompanied by an adult who is at the swimming pool in appropriate attire.

(4) All persons using the swimming pool must be appropriately attired.

(5) Bathing caps are to worn by all persons having shoulder length hair.

(6) All persons using the swimming pool must shower thoroughly before entering the swimming pool.

(7) Pool safety equipment and cables should be kept in place and shall not be used, except for their intended purposes.

(8) Pneumatic floats or other items of a similar nature, other than swimming aids, are not permitted in the swimming pool.

(9) Animals are not permitted in the general swimming pool area.

(10) Running, jumping, skating or any other activity which creates a danger of annoyance in the general swimming pool area is prohibited.

(11) Beverage or food is not to be consumed poolside, except with the permission of the Board of Directors.

(12) If suntan oil is used, a beach towel must be used to cover pool and patio furniture.

(13) Children who are not toilet trained, whether wearing diapers or not, are prohibited from entering the swimming pool.

21. HURRICANE PREPARATIONS: Each unit owner or lessee who plans to be absent from the Condominium during the hurricane season must prepare the unit prior to departure by designating a responsible firm or individual to care for the unit during the unit owner's or lessee's absence in the event that the unit should suffer hurricane damage. The designated firm or individual shall be registered with the Board of Directors and such designated firm or individual shall contact the Board of Directors for permission to install or to remove hurricane shutters. If permission is given by the Board of Directors for the installation of storm shutters, then the approval shall be conditioned upon the Board of Directors also approving the quality of the storm shutters and the aesthetic appearance of the storm shutters. Storm shutters shall only be installed during hurricane "watch" and hurricane "warning" situations.

22. GUESTS: Unit owners and lessees shall notify the Board of Directors, upon at least ten (10) days prior written notice, of the arrival and departure dates of guests who have permission to occupy the unit in the absence of the unit owner and the lessee. All guests must check in at the Association office, upon arrival, in order that service may be extended to them in the way of telephone calls coming into the Association office, incoming mail or any emergency which might arise. The Association may, in its reasonable discretion, limit the number of guests who may reside in a unit at any one time.

23. PEST CONTROL: All unit owners and lessees shall permit employees of pest control companies employed by the Association, if any, to enter into the units, at regularly scheduled times, to perform pest control services.

The foregoing Rules and Regulations are designed to make living for all unit owners pleasant and comfortable. The restrictions imposed are for the mutual benefit of all.

BLOSSOMS AT THE HAMMOCKS CONDOMINIUM ASSOCIATION, INC.

By: _____