MARINER'S LIGHT

Condominium Rules and Regulations

Below is an excerpt from the Mariner's Light Condominium Bylaws and Board Approved Amendments. Reasonable, Rules and Regulations concerning the use of the Condominium Property may be made and amended from time to time by the Board of Directors and/or members of the Association, in the manner provided by the Articles of Incorporation, and/or the Bylaws. Copies of such rules and regulations and amendments shall be furnished to all Unit Owners and residents of the Condominium upon request. Each Unit Owner shall conform to and abide by the Bylaws and uniform rules and regulations of the Association which have been or are adopted concerning the Condominium Property, and each unit Owner shall see that all persons using the Owner's property, by, through or under him, does likewise.

Initial

_____ 1) No smoking is allowed on Balconies or in any other Common areas such as; Hallways, Elevators, Pool Area, Covered Parking or within 10 feet of the building exterior walls. Smoking is permitted in designated smoking areas only.

_____ 2) If Unit Owner allows household pets; household pets may be dogs, cats and birds. There is a maximum of two (2) pets, neither of which may weigh more than twenty-five (25) pounds. Pets may not be kept to bred or maintained for any commercial purposes. Pets may not become a nuisance to the other Unit Owners or Lessees. Dogs must remain on a lease when outside the Condominium Unit and are not allowed in the pool area or in the grassy area adjoining the beach. All pets must use the designated sanitary areas, which are the grassy (gravel) areas on either side of the condominium building. In the event the Unit Owner or Lessee of said pet(s) receives written notice from the Association that his/her pet constitutes a nuisance, for any reason whatsoever, the Owner or Lessee of said pet(s) shall immediately remove them from the Condominium Property.

_____ 3) A *Unit Owners and Lessees may park one car in their designated assigned unit parking spot and one other car in a non-designated "Owner" spot in the covered garage, both vehicles must display a parking permit visible on the

dashboard. Vehicles without parking permits will be towed at the vehicle owner's expense. Fines may be imposed to those who violate the parking rules.

_____ 3) B **During construction parking is limited to any of the 8 spots on the North/West side of the covered garage, there are no designated assigned unit spots during this time. Parking is restricted to only one vehicle per unit parked in the covered garage and the parking permit must be visible on the dashboard.

_____ 4) A unit may be leased not more than one (1) time in any consecutive thirty (30) day period. If a Unit Owner violates this section, the Association shall be permitted to take whatever legal remedy available to prevent such violation and the Unit Owner, in violation of this section shall pay all costs and attorney's fees that the Association may incur as a result of this litigation, including services rendered in any appellate action.

_____ 5) No rugs or mops shall be shaken or hung from or on any of the windows, doors, deck railings or balconies, No clothes, sheets, blankets, towels, bathing suits, laundry or any other kind of articles shall be hung out of a Unit or exposed on the Common Elements.

_____ 6) No nuisances shall be allowed upon the Condominium Property nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents.

_____ 7) No Unit Owner shall annoy others with unreasonable noises or odors.

_____ 8) All parts of the Condominium shall be kept in a sanitary and clean condition, and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist.

_____ 9) No electrical device creating unusual electrical overloading or interference with radio or TV sets of others may be used in the Units or Common Elements without the permission of the other Unit Owners.

_____ 10) No immoral, improper, offensive or unlawful use shall be made of the Condominium Property or any part of it; and all valid laws, zoning ordinances and regulations of all governmental bodies for maintenance, modification or repair of the Condominium Property shall be the same as the responsibility for the maintenance and repair of the property concerned.

_____ 11) No use of the Condominium Property shall be made which violates any of the terms and conditions contained herein (Bylaws) or that violates any laws, ordinances and regulations of any governmental body having jurisdiction thereof.

_____ 12) The Unit Owner or Lessee shall be liable for the expense of any maintenance, repair or replacement rendered necessary by his negligence or by that of any member of his family or his/her or their guests, but only to the extent that such expense is not met by the proceeds of insurance carried by the Unit Owner of the Association

_____ 13) All garbage must be placed in plastic bags and sealed before depositing garbage directly into the dumpster or chutes. Boxes or bulky containers must be broken and compacted before depositing into dumpster. The Unit Owner and Lessees shall deposit all garbage in the dumpster or other trash collection facilities provided by the Association and shall be prohibited from placing private garbage cans of the Common Elements.

_____ 14) In no event shall overnight occupancy exceed eight (8) persons for units that are leased.

_____ 15) Propane grills, Charcoal grills or Smokers are not allowed on the condominium balconies.

_____16) All children shall be under the control of a responsible adult when occupying or using the Common Elements of the Condominium.

_____17) Electric Grills are allowed on the patios. No Charcoal, Gas or open flames are allowed on balconies.

_____18) Each Unit Owner or Lessee shall permit the Board of Directors of the Association, or any of them, or the agents and employees of the Association, to enter the Unit for the purpose of maintenance, inspection, repair and replacement of improvements made in accordance with the requirements of this Declaration.

_____ _____

Name Printed Date

_____

Signature