

RULES AND REGULATIONS ADMIRAL'S POINT CONDOMINIUM ASSOCIATION~ INC. Filed and Recorded by
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To provide for congenial occupancy of the Condominium Property and for the protection of the values of the Units, the use of the Condominium Property shall be restricted to and shall be in accordance with the following provisions:

1. The sidewalk, entrances and all the limited common elements and common elements must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises, except as stated in Section 3.3 of the Declaration.
2. No fences shall be constructed by a Unit owner within or surrounding said Unit or the limited common elements adjoining or appurtenant to said Unit, except as covered in the Declaration Section 16.3 and invisible pet fences with prior Board approval.
3. Leash Requirements: For the safety of our residents, guests and pets, all animals outside the Unit owner/home, are required to be on a leash under control of the handler. Please clean-up after your pets. Bags are provided across from the Admiral's Point Sign, as you enter the area.
4. The limited common elements and common elements shall be kept free and clear of rubbish, debris, and other unsightly material. Refuse and garbage shall be deposited on Condominium property only for the purpose of collection on designated days.
5. Agents or employees of the Association shall not be sent off the Condominium property by any Unit owner, at any time or for any purpose. No Unit owner or resident shall direct, supervise, or in any manner attempt to assert any control over the agents or employees of the Association.
- 5.1 Motor vehicles (including golf carts) owned, leased, or principally operated by the owners or tenants of a Unit shall be garaged. In the event the number of vehicles described above exceeds the number of parking spaces in the Unit's garage, then not more than one such "excess" vehicle may be parked in the Unit's driveway provided that
 - a) The Unit owner or tenant is in residence.
 - b) The vehicle is not covered, can operate under its own power and is of good appearance cosmetically (i.e., not a wreck).
 - c) The vehicle is not used as living/sleeping quarters by the unit owner or visitors.
- 5.2 No Unit owner or visitors shall store boats, motor homes, trailers, or park same for more than 72 hours on the Condominium property. Passenger vehicles owned by visitors may be parked in the Unit's driveway for the period of the visit.
6. No Unit owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the rights; comforts or convenience of the Unit owners. 4
7. No changes to the exterior of the dwelling shall be made without the written consent of the Board of Directors of the Association and applicable Section 22 approval. Patios, lanais, or porches may not be enclosed, which includes the screening of same, except with the prior written consent of the Board of Directors of the Association, and applicable Section 22 approval.

8. Landscaping on Common Elements and Limited Common Elements.

Any changes or additions to the landscaping in the Common Elements or Limited Common Elements require the owner to submit an Application For Architectural Review form to the Admirals Point Board for approval.

This application must state clearly what will be planted, where it will be planted and by whom it will be planted. A drawn plan may be required depending on the extent of the change. Any approved plantings (except flowers) will be maintained by the association. In the event the plantings become damaged or die it will be the responsibility of the owner/heirs or future owners to remove it and replace it or return the area to its original condition prior to its planting.

If the proposed planting requires changes to, disruption of or relocation of any part the existing irrigation system the board will at owners expense have the Associations irrigation company review the change and advise the association of any added cost or problems that might arise due to the change. Any needed repairs or alterations to the irrigation system will be done by the Associations irrigation contractor and the cost will be paid by the unit owner.

9. Responsibility for damage to Association owned property

Any damage to Association owned property resulting from an owner, their guests or contractor will be repaired or replaced by an approved Association contractor and all costs associated with the repairs will be paid by the unit owner.

10. The Board of Directors may, through a board meeting, from time to time, adopt or amend rules and regulations governing the details of the operation, use, maintenance, management, and control of the Units, common elements, the limited common elements, or other property of the Condominium or services made available to the Unit owners. A copy of any additional rules and regulations adopted from time to time, as herein provided, shall from time to time be posted in a conspicuous place and/ or copies of same shall be furnished to each Unit owner.

Admiral's Point Governance

Admiral's Point is managed by a Board of Directors, consisting of 5 members, elected by the association members each year at the annual meeting held in March. Each term is for two years and they expire in alternating years. We encourage you to become active in the association and to consider running for a seat on the Board of Directors. The primary responsibility of the Board is to establish a budget and supervise the common services provided by vendors or contractors, the most important and expensive being landscaping and irrigation.

In addition, the Board needs to approve any changes to the exterior of your home or common area. (See Attachment 1) Your homeowners fee, which is paid to Star Management, covers the cost of landscaping, irrigation, infrastructure, liability insurance, a management fee, electricity, etc.

We have contracted with Star Hospitality Management to provide a Certified Association Manager (CAM) to work with us on administrative and statutory issues. You have received several documents at your closing which we encourage you to read and some of which you need to return to Star Management. We hope that this packet will provide explanation and further information which will help you understand our community.

State regulations require that the Association hire a management company. Star Hospitality has met those requirements and proven to be our preferred and professional service provider.