

CEDAR CAY

RULES AND REGULATIONS

The Rules and Regulations hereinafter enumerated shall apply to and be binding upon all Owners. The Owners shall at all times obey said 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. Violation of these Rules and Regulations may subject the violator to any and all remedies available to the Association and other Owners pursuant to the terms of the Declaration of Restrictions and Protective Covenants for Cedar Cay, the Articles of Incorporation of the Association and the Bylaws of the Association. Violations may be remedied by the Association as provided in Article IX of the Declaration of Restrictions and Protective Covenants for Cedar Cay, by injunction or other legal means and the Association shall be entitled to recover in said actions any and all court costs incurred by it, together with reasonable attorney's fees against any person violating the Rules and Regulations, or the Declaration. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revokable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless notified in writing by the Board of Directors. THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. RULES AND REGULATIONS:

A. Violations should be reported to the Board of Directors or to the Officers of the Association or to any designees thereof.

B. Violations will be called to the attention of the violating owner by the Board of Directors and the Board of Directors will also notify the appropriate committee of the Board of Directors, if any.

C. Disagreements concerning violations will be presented to and be judged by the Board of Directors who will take appropriate action.

D. Owners are responsible for compliance by their guests or lessees with these Rules and Regulations.

2. FACILITIES: The recreation facilities are for the exclusive use of Owners, their approved lessees, or guests. Any damage to the buildings or other areas or equipment caused by any Owner or his guest shall be repaired at the expense of the Owner.

3. OBSTRUCTION: Common areas shall be kept open and shall not be obstructed in any manner. No sign, notice or advertisement shall be inscribed or exposed on or at any window or any part of the

properties, except such as shall have been approved in writing by the Association, nor shall anything be projected out of any window without similar approval. No radio or television aerial or antenna or other apparatus for the transmission of television, radio or other signals of any kind shall be attached to or hung from the exterior of any building or the roof thereon.

4. DESTRUCTION OF PROPERTY: Neither Owners, their lessees, nor guests shall mark, mar, damage, destroy, deface or engrave any part of the common areas. Owners shall be financially responsible for any such damage.

5. EXTERIOR APPEARANCE: The exterior of residential buildings and any common area shall not be painted, decorated or modified by any 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 material, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in residential buildings 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.

6. CLEANLINESS: All garbage and refuse shall be deposited with care in garbage containers intended for such purpose. Any debris remaining after garbage collection shall be promptly disposed of by the lot Owner.

7. COMMERCIAL PROHIBITION: No residence may be occupied or used for any commercial or business purpose.

8. PARKING AND GARAGES: Owners shall park only in their garages or in the driveways serving their residences or appropriate spaces or designated areas in which parking may or may not be assigned and then subject to such reasonable rules and regulations as the Board of Directors may adopt. All commercial vehicles, trucks, motorcycles, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers must be parked entirely within a garage, unless otherwise permitted by the Board. No garage may be altered in such a manner that the number of automobiles which may reasonably be parked therein after the alteration is less than the number of automobiles that could have reasonably been parked in the garage as originally constructed. Parking in the street is prohibited from midnight to 6:00 A.M.

9. LIGHTING: Except for seasonal Christmas decorative lights, all exterior lights must be approved by the Association.

10. SPEED LIMIT: Vehicular speed is limited to 23 miles per hour at all times.

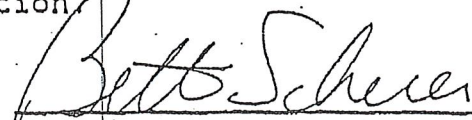
11. RECREATION AREAS AND POOL. The pool shall be open as posted and the use of the pool and recreation areas shall be

limited solely to Owners, their families, guests and lessees. No person under ten (10) years of age shall be permitted in the pool area without the supervision of an adult. Children are not permitted in the pool unless they are toilet trained. Baby carriages shall not be permitted in the pool area. Animals and pets are not permitted in the pool area. Proper swimming attire must be worn by all those using the pool. All those using the pool must shower before doing so and those using the pool do so at their own risk. There shall be no tanks, running, diving, roughhousing, ball playing or similar activity in the pool area. Radios, cassettes, record players or televisions shall not be played loudly. No food, glass containers or eating utensils shall be brought to the pool area and all litter must be deposited in trash containers. No beverages shall be consumed by a person while located either in the pool or at the pool's edge. Pool deck equipment must remain at poolside and all chairs and lounges should be covered with full-length towels before use. No one is permitted to use water rescue equipment except in the case of an actual emergency.

12. PARTIES AT RECREATION AREA. Reservations for use of the recreation area for parties or other private functions are required to be made with the management company at least three (3) days in advance of the function. Such reservations must be accompanied by a \$100.00 clean up deposit, which is refundable upon a satisfactory inspection of the area by the management company after the function.

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I HEREBY CERTIFY that the foregoing Rules and Regulations of Cedar Cay Homeowners' Association, Inc. were duly adopted by the Board of Directors of said Association.


Secretary

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