

# GRANDE ORCHID ESTATES

RULES

AND

REGULATIONS

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1. The Common Area and facilities, if any, shall not be obstructed nor used for any purpose other than the purposes intended therefor. No carts, bicycles, carriages, chairs, tables or any other similar objects shall be stored thereon.

2. The personal property of Owners must be stored in their respective Homes or in outside storage areas (if any are provided by Developer or Declarant or approved by the ACB).

3. No garbage cans, supplies, milk bottles or other articles shall be placed on the exterior portions of any Lot and no linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be hung from or on the Home, the Lot or any of the windows, doors, fences, balconies, patios or other portions of the Home or Lot, except as provided in the Declaration with respect to refuse containers.

4. Employees of the Association are not to be sent out by Owners for personal errands. The Board shall be solely responsible for directing and supervising employees of the Association.

5. No motor vehicle which cannot operate on its own power shall remain on the Property for more than twenty-four (24) hours, and no repair of such vehicles shall be made thereon. No portion of the Common Area may be used for parking purposes, except those portions specifically designed and intended therefor. There shall be no parking on sidewalk or common area green space. Vehicles which are in violation of these rules and regulations shall be subject to being towed by the Association as provided for in the Declaration, subject to applicable laws and ordinances.

6. An Owner shall not make or permit any disturbing noises in the Home or on the Lot by themselves, their family, servants, employees, agents, visitors or licensees, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other Owners. No Owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier or any other sound equipment in the Home or on the Lot in such a manner as to disturb or annoy other residents (applying reasonable standards). No Owner shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.

7. No electronic equipment may be permitted in or on any Home or Lot which interferes with the television or radio reception of another Home.
8. No awning, canopy, shutter, mailbox, exterior lighting, enclosure or other projection shall be attached to or placed upon the outside walls or roof of the Home or on the Lot, except as approved by the ACB.
9. No Owner may alter in any way any portion of the Common Areas, including, but not limited to, landscaping, without obtaining the prior written consent of the ACB.
10. No vegetable gardens shall be permitted, except in fully enclosed patio areas.
11. No flammable, combustible or explosive fluids, chemicals or substances shall be kept on any Lots or on the Common Area, except as to gas cylinders permitted under the Declaration or by the Association.
12. Owners who plan to be absent during the hurricane season must prepare their Homes and Lots prior to departure by designating a responsible firm or individual to care for their Homes and Lots should the Home suffer hurricane damage, and by furnishing the Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Association.
13. Owners shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of the Home without the prior written approval of the ACB.
14. All persons using any pool or other recreational amenity on the Common Area shall do so at their own risk. All children under fifteen (15) years of age must be accompanied by a responsible adult. Bathers are required to wear footwear and cover over their bathing suits in any enclosed recreation facilities. Bathers with shoulder-length hair must wear bathing caps while in the pool, and glasses and other breakable objects may not be utilized in the pool or on the pool deck, if any. Pets are not permitted in the pool or pool area under any circumstances.
15. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated. All children under fifteen (15) years of age must be accompanied by a responsible adult when entering and/or utilizing recreation facilities.

16. No unaccompanied children under the age of fifteen (15) shall be allowed in certain designated areas of the clubhouse, which may be designated, from time to time, by the Board.

17. As to the swimming pool and all other recreational amenities, each Owner shall use and enjoy such areas strictly at their own risk. Neither the Declarant, the Developer nor the Association shall provide a lifeguard or an attendant to supervise the use of any such amenities.

18. Each Owner and the guest are cautioned to consult a medical doctor before starting or becoming involved in an exercise program. As to any exercise equipment placed in the clubhouse (or in regard to the outdoor exercise areas) each Owner is advised to obtain training by a Certified Professional before the Owner begins to use the equipment or begins an exercise program. The Declarant, the Developer and the Association shall not be liable or responsible for any injury or illness, of any kind, incurred by an Owner, or their guests, while using the recreational amenities of the Community.

19. Pets and other animals shall neither be kept nor maintained in or about the Property except in accordance with the Declaration and with the following:

No pet shall be permitted outside of its Owner's Home unless attended by an adult or child of more than ten (10) years of age and on a leash of reasonable length. Said pets shall only be walked or taken upon those portions of the Common Area designated by the Association from time to time for such purposes. Each Owner shall immediately be responsible to pick up and discard any waste product from their pet. In no event shall said pets ever be allowed to be walked or taken on or about any recreational facilities contained within the Common Area.

20. No hunting or use of firearms shall be permitted anywhere on the Property.

21. Every Owner, guest, occupant and visitor shall comply with these rules and regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner, occupant, guest or visitor to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend voting rights and use of recreation facilities, in the event of failure to so comply. In addition to all other remedies, in the sole discretion of the Board, a fine or fines may be imposed upon an Owner for failure of an Owner, tenants, family, guests, visitors, invitees or employees to comply with any covenant, restriction, rule or regulation herein

or in the Declaration, or Articles of Incorporation or By-Laws, as provided in the Declaration.

22. These rules and regulations shall neither apply to the Developer, the Declarant, nor their affiliates, agents or employees and contractors (except in such contractors' capacity as Owners), nor property while owned by either the Developer, Declarant or their affiliates. All of these rules and regulations shall apply, however, to all other Owners and occupants even if not specifically so stated in portions hereof. The Board shall be permitted (but not required) to grant relief to one or more Owners from specific rules and regulations upon written request therefor and good cause shown in the sole option of, and conditions on time limitations imposed by, the Board.

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