

RULES AND REGULATIONS
OF
MEADOW POINTE CONDOMINIUM

These Rules and Regulations apply to and are binding upon all persons owning, occupying, or otherwise using a Unit or the Common Elements within Meadow Pointe Condominium "Meadow Pointe"). These Rules and Regulations apply in addition to the restrictions on use of the Units and Common Elements set forth in the Declaration of Condominium for Meadow Pointe Condominium ("Condominium Declaration").

Owners are responsible for and shall be held accountable for the conduct of their families, guests, invitees, employees, lessees, and other persons occupying their Unit or over whom they exercise control and supervision while such persons are using the Units and Common Elements, including the recreational amenities, within Meadow Pointe. All such persons are required to abide by these Rules and Regulations. Permitted users of the Meadow Pointe facilities, other than Owners, are referred to in these Rules and Regulations as "Occupants."

The Board of Directors of the Meadow Pointe Condominium Association of Brevard County, Inc. (the "Association"), without the consent of the Owners, reserves the right to modify, amend, or supplement the Rules and Regulations as deemed necessary or appropriate in the exercise of its reasonable discretion. Any such modification, amendment, or supplement to the Rules and Regulations shall be binding upon all Owners and other occupants or users of Meadow Pointe.

1. Association Personnel. Association employees, including the Association's manager, act at the direction of and under the supervision of the Association's Board of Directors. Owners and Occupants shall not direct, supervise, interfere with, or in any manner attempt to assert any control over, Association employees.

Complaints regarding any services or the condition of any portion of Meadow Pointe shall be made in writing to the Board.

2. Use of Common Elements. Common Element sidewalks, walkways, and entrance areas may not be obstructed or encumbered or used for any purpose other than ingress and egress. Use of other portions of the Common Elements is subject to further regulation by the Board. No portion of the Common Elements (other than Limited Common Elements) may be used for the storage of personal property. Personal property must be stored within the Units or within Limited Common Elements assigned to the Units.

No planting or gardening shall be done or maintained upon the Common Elements, except in areas designated as gardening or planting areas or rooms, and subject to reasonable Board regulation.

Any courtyard, deck, patio, porch, or balcony serving a Unit shall be used only for the purposes intended and shall not be used for hanging garments, towels, or other objects, or for cleaning rugs or other household items. A reasonable number of potted plants may be kept on exterior courtyards, decks, patios, porches, or balconies serving a particular Unit.

Dated: February 9, 2007

3. Animals and Pets. As set forth in the Condominium Declaration, no animals, livestock, or poultry of any kind other than usual and common household pets shall be raised, bred, or kept on any part of Meadow Pointe, except that a reasonable number of usual and common household pets, as determined in the Board's discretion, may be kept in any Unit. The number of dogs and cats that shall be considered reasonable, unless the Board determines otherwise, shall be: (a) two dogs, (b) two cats, or (c) one dog and one cat. Animals may not be kept, bred, or maintained for any commercial purpose. Any animal which endangers the health or safety of, or unreasonably disturbs Owners or Occupants or otherwise creates a nuisance is prohibited.

No pet shall be kept or left on any courtyard, porch, patio, or balcony or tied to any structure outside a Unit when the pet owner or other responsible person is not present. At all times when pets are outside a Unit, they shall be kept on a leash and under the complete physical control of a responsible person.

Pet owners are responsible for cleaning up after their pets on all portions of Meadow Pointe. Pet owners shall be held strictly responsible for immediately collecting and properly disposing of waste and litter of their pets. Any pet owner failing to clean up after their pet is subject to fine by the Association as permitted under the Condominium Declaration. In addition, if a pet owner fails to clean up after his or her pet, the Association may perform such service and charge the pet owner, or the Owner of the Unit within which the pet owner resides, accordingly.

The Association reserves the right to designate specific portions of the Common Elements where pets may be walked on leashes by their owners. In addition, one or more "pet parks" may be established within Meadow Pointe, and the Association reserves the right to regulate use of such areas.

If an Owner or Occupant fails to abide by any restrictions or rules applicable to pets, the Board may bar such Owner or Occupant's pet from use or travel upon the Common Elements. The Board may charge pet fees for those pets which use the Common Elements, which may be a general fee for all similar types of pets or a specific fee imposed on an Owner or occupant for the failure to abide by pet restrictions or rules.

In addition, the Board may, upon seven days prior written notice, require the removal from Meadow Pointe of any pet which endangers the health or safety of any person or which creates a nuisance or an unreasonable disturbance, as the Board may determine in its sole discretion. The Association, acting through the Board, reserves the right to establish additional rules and regulations concerning the keeping of pets within Meadow Pointe.

4. Damage to Property. Owners shall reimburse the Association or third parties for any damage to Association property (including Common Elements and Limited Common Elements) or to the property of any third party caused by such Owner or the Occupant of the Owner's Unit.

5. Electrical Devices. No electrical device creating electrical overloading of standard circuits shall be used within any Unit or the Common Elements. Any abuse of appliances or fixtures within a Unit or use thereof in a manner which adversely affects other Units or the Common Elements as determined by the Board is prohibited. Total electrical usage in any Unit shall not exceed the capacity of the circuits as labeled on the circuit breaker boxes.

6. Flammable and Toxic Substances. Carrying, storing, keeping, or using flammable, combustible, explosive, or other harmful fluids, chemicals, or substances, or any toxic or hazardous waste or substance is prohibited within Meadow Pointe, except as necessary and appropriate for permitted uses of a Unit; provided, the Association may use such substances in connection with the maintenance and operation of any of Meadow Pointe or adjacent properties.

7. Garbage and Trash. Each Unit shall be kept in a good state of preservation and cleanliness. No storage of trash will be permitted in or outside any Unit in such manner as to permit the spread of fire, odors, seepage, or encouragement of vermin. Garbage or trash shall be disposed of properly and promptly and placed in containers or dumpsters provided by and located in areas designated by the Association. The Association shall have the right to subscribe to a trash service for the use and benefit of the Association and all Owners and to adopt and promulgate Rules and Regulations regarding garbage, trash, recycling, trash and recycling containers, and collection.

8. Controlled Substances. Controlled substances (as defined by state and federal laws), other than those prescribed by a physician for medical reasons, are not permitted on or within any portion of Meadow Pointe.

9. Governmental Requirements. Each Owner and all Occupants shall at all times comply with all statutes, ordinances, rules, regulations, and requirements of all applicable governmental authorities having jurisdiction over Meadow Pointe.

10. Keys. Upon request, each Owner shall provide the Board a key to their Unit. No Owner shall alter any lock or install a new lock on any door leading into a Unit without the Board's prior consent. If such consent is given, the Owner shall provide the Board or the Association's manager with a key for the Association's use. In the event the Board is not provided with a key to the Unit, the Owner shall pay the cost incurred by the Association to gain entry into the Unit. Except in the event of an emergency, the Association shall not enter a Unit without the Owner's prior consent.

11. Noise and Nuisance. No noxious, offensive, unsightly, dangerous, or unsafe activity or condition may be carried on in any Unit, nor shall anything be done which may be or become an annoyance or nuisance to the other Owners or Occupants. All radio, television or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements, and recommendations of the local fire department authorities and public authorities having jurisdiction over Meadow Pointe. No Owner, Occupant, or guest shall make or permit any disturbing noises or activity in Meadow Pointe or do or permit anything to be done therein which will interfere with the rights, comforts or conveniences of other Owners. No Owner, Occupant, or guest shall play upon or cause to be played upon any musical instrument or otherwise operate or permit to be operated any radio, stereo, phonograph, television, loudspeaker, or other sound amplification device in such Owners' Unit or within any portion of Meadow Pointe if the same shall disturb or annoy any other Owners or Occupants of Meadow Pointe.

Between the hours of 11:00 p.m. and 9:00 a.m., no music or other sounds produced by musical instruments, radios, stereos, phonographs, televisions, loudspeakers and other sound amplification devices shall be allowed on or within any of the Common Elements or Limited Common Elements or be allowed to be generated or produced from any Units, to the extent such sounds can be heard outside of such Unit during such hours. No construction repair work or other installation work involving noise shall be conducted in or upon any Unit except on weekdays and Saturdays (but not including legal holidays) and

only between the hours of 8:00 a.m. and 5:00 p.m., unless such construction or repair work is necessitated by an emergency; provided, the foregoing shall not be applicable to actions undertaken by the Declarant or the Association.

12. Vehicle Maintenance. The repair and/or maintenance of any car, truck, boat, or similar vehicle on any portion of Meadow Pointe East is strictly prohibited except in emergency situations.

13. Parking. Automobiles, motorcycles, bicycles, and other vehicles may be parked only within areas designated for vehicle parking, and areas may be designated for parking particular types of vehicles. Parking spaces may not be used for storing other things.

All "No Parking" and handicap restrictions shall be observed. Subject to such restrictions, parking within designated parking areas within Meadow Pointe which are not assigned as Limited Common Element shall be on a "first come, first served" basis. Parking in any driveway which has been assigned as a Limited Common Element is reserved to the Owner and Occupants of the Unit to which such space has been assigned. Posted speed limits throughout Meadow Pointe shall be observed. Vehicles left unattended on any portion of the Common Elements other than designated parking areas for more than 24 hours are subject to being towed at the expense of the owner thereof; provided, vehicles parked in fire lanes, emergency zones, crosswalks, or otherwise impeding access to Meadow Pointe by emergency vehicles and emergency service personnel may be towed immediately without notice and without waiting 24 hours.

In addition to the above, the restrictions on vehicles and parking set forth in Section 7.11 of the Condominium Declaration shall apply.

14. Private Parties. Certain portions of the Common Elements may be available for short term, exclusive rental for Owners. An Owner desiring to give or host a private party on the Common Elements shall file a written request to do so with the Board and, if required, shall pay such fees and post a security deposit in such amounts as may be required by the Board.

15. Signs, Notices, and Flags. No signs, notices, or flags of any character shall be erected, posted, or displayed upon, in, or from any Unit or the Common Elements without the Board's prior written approval. Notwithstanding the foregoing, for so long as Declarant owns and is actively marketing any Unit for sale or lease, no "for sale" or "for lease" signs shall be erected, placed, or permitted to remain on the Condominium Property by any Person other than Declarant or its designees.

However, pursuant to Section 718.113(4), Florida Statutes, any Unit Owner may display within his or her Unit one portable, removable United States flag in a respectful way; provided, the Board shall have the authority to adopt regulations regarding the maximum size of such flags. No flagpole, flag holder, or other device for hanging flags may be mounted on or attached to any portion of the Common Elements. In addition, on Armed Forces Day, Memorial Day, Independence Day, and Veterans Day, a Unit Owner may display within his or her Unit in a respectful way portable, removable official flags, no larger than 4-1/2 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

16. Holiday Decorations. Holiday decorations which are visible from outside of a Unit and which are of the kinds normally displayed in residential condominium communities, as determined by the Board, are permitted from November 1 to January 31 and otherwise one week before to one week after

nationally recognized holidays. In any event, however, lighting and other decorations may not be hung or otherwise attached to balcony railings or windows.

17. Smoking Policy. The Board shall have the right, at any time and from time to time, to adopt, amend, modify, and alter a smoking policy, which may limit, restrict, or prohibit smoking in or upon any portion of the Common Elements.

18. Unightly Material. The Common Elements should be kept free and clear of refuse, debris, garbage, trash, and other unsightly materials. Nothing shall be altered in, constructed in, or removed from the Common Elements by an Owner or Occupant, or any guest of an Owner or Occupant. No offensive or unsightly appearance shall be maintained or permitted to exist on any portion of a Unit or the Limited Common Elements visible from the exterior of the Unit.

Units shall be kept in a good state of condition, repair, and cleanliness. No dirt or any other substance may be swept or thrown from a Unit. Each Unit's stove screen and dryer filter shall be used and kept clean and in good order and repair. Water closets and other water apparatus within a Unit or otherwise located within the Unit shall not be used for any purpose other than those for which they were constructed.

No drapes, bars, blinds, shades, screens, or other items affecting the exterior appearance of a Unit or any restricted Common Elements reserved for the use of such Unit shall be constructed or installed in any Unit or restricted Common Elements without the Board's prior written consent as required under Chapter 8 of the Condominium Declaration or as installed by Declarant as part of the initial construction of the Unit.

19. No Solicitation. Soliciting of any kind within Meadow Pointe is prohibited without the Board's prior written consent. The term "solicit" shall include any door-to-door (i) selling, demonstrating, or otherwise marketing of consumer products or services; (ii) requesting of monetary donations; (iii) dissemination of informational materials; or (iv) the posting of informational materials of any type.

20. Use of Pool. **USE OF THE POOL FACILITIES AND SWIMMING IS AT THE SOLE RISK OF EACH OWNER AND ALL OCCUPANTS AND GUESTS.** Each Owner and all Occupants, as well as any other Persons utilizing any of the recreational facilities which are a part of the Common Elements (including all guests), shall abide by the following rules:

a. Children. Children under 12 years of age are permitted to use the pool facilities only if accompanied and supervised by a person who is at least 19 years of age.

b. Cleanliness. All persons using the pool area are urged to cooperate in keeping the area clean by properly disposing of towels, cans, trash, etc.

c. Diving. No diving shall be allowed in the pool.

d. Flotation Devices. Flotation devices are permitted for non-swimming children up to the age of eight years. Any non-swimming children must be accompanied in the water by a responsible adult. Pool toys such as balls, water guns, rings, air mattresses, etc. are permitted at the discretion of the Board. Tire inner tubes are not permitted.

e. Food and Beverages. Glass objects, drinking glasses, sharp objects, food, and tobacco products are not permitted in the pool area.

f. Health Precautions. Persons with apparent or known infectious conditions, whether the same be a skin disease, sore or inflamed eyes, cough, cold, nasal or ear discharge, or any other type of communicable disease, shall not utilize any of the pool facilities.

g. Music. Radios and other sound emitting devices may only be used at low volume or with earphones. The Board reserves the right to prohibit radios and other music devices on or within the pool facilities.

h. Pool Hours. Swimming is permitted only during open hours of the pool. Pool hours and days shall be established by the Board and are subject to change from time to time.

i. Running and Dangerous Games. Running, ball playing, noisy or hazardous activity will not be permitted in the pool area. Pushing, dunking and dangerous games are not permitted. The throwing of balls, Frisbees, wet clothes, etc., is not permitted at any time in the pool area.

j. Swimming Attire. All swimmers must wear bona fide swimming attire. Cutoffs, dungarees, thongs and Bermuda shorts are not considered appropriate swimwear.

k. Young Children. Children who are not potty trained are required to wear plastic pants under their swimsuits (or similar wear) when entering the pool. All children must be properly dressed in swimming attire at all times. Children wearing diapers other than those specifically designed for swim use are not permitted in the pool.

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