Loch Lomond Estates, Inc.
Rules & Regulations

The following Rules & Regulations are taken from the Declaration of Condominium of Loch Lomond Estates, Inc. Article XVII and includes revised and restated amendments.

1. No unit shall be used for any purpose other than for residential purpose.

2. The common elements and limited common elements shall be used only for the purposes for which they are intended in the furnishing of services and facilities for the enjoyment of the units.

3. No nuisance shall be allowed upon the condominium property or within a unit, nor any use or practice that is the source of annoyance to residents of which interferes with the peaceful possession and proper use of the property of its residents. All parts of the condominium shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate, nor any fire hazard allowed to exist. No unit owner shall permit any use of his unit or make any use of the common elements that will increase the cost of insurance upon the condominium property.

4. No immoral, improper, offensive or unlawful use shall be made of the condominium property or a unit, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed.

5. All unit owners shall keep and maintain their respective units in good condition and repair and shall promptly pay for all utilities which are separately metered to the unit.

6. Except for name plates of uniform size and design approved by the Board of Directors, no unit owner shall cause any sign to be posted or affixed to any of the common elements or in any unit in which such sign may be seen from the common elements.

7. Unit owners, their families, guests, invitees or lessees shall in no way deface, mar, alter, repair or replace any part of the common elements or any balcony or terrace which are not part of the unit, and in which event they shall be liable for damages thereto.

8. All common elements like lanais, walkways and passages shall be kept free for their intended use by the unit owners in common, and in shall in no event be used as storage areas by the individual unit owners, either on a temporary or permanent basis.

9. No clothing, bedding, or other similar items shall be dried or aired in any outdoor area, nor shall any such items be hung, dried or aired on any patio, sun porches, balcony or terrace.

10. All garbage or trash shall be placed in the disposal installations provided for such purposes by the Association.

11. All occupants of units shall exercise extreme care about making noises, or the use of musical instruments, radios, televisions and amplifiers that may tend to disturb other occupants.

12. No occupant shall play upon, or suffer to be played upon, any musical instrument, or permit to be operated a phonograph or radio loud speaker in such occupant's unit 24 hours a day, if the same disturb or annoy other occupants of the building per City of Dunedin Code of Ordinances 107-41.1.

13. No unit in this condominium shall be permanently occupied by more than two individuals per bedroom. For purposes of this subsection, individuals shall be defined as members or members' approved lessees.

14. No "For Sale" or "For Rent" signs or other displays or advertising shall be maintained on any part of the common elements, limited common elements or units.

15. No trucks (except vans used as a primary family vehicle) or other commercial vehicle shall be parked in any parking space except with the written consent of the Board of Directors of the Association, except such temporary parking spaces provided for the purpose as may be necessary to effectuate deliveries to the condominium, the Association or unit owners or residents. Campers, recreational vehicles and boat trailers may be parked temporarily, not to exceed three (3) days. Thereafter, Association approval from the Board of Directors must be obtained.

16. Unit owners shall be permitted to maintain as pets a maximum of two (2) indoor cats, each weighing less than 15 pounds. No lessees shall be allowed to maintain any animals within their unit or on Condominium Property. Unit owners are responsible for ensuring that any animal waste is picked up and disposed of promptly. Unit owners shall keep their pets properly vaccinated, including, but not limited to, regularly scheduled rabies vaccinations. In the event any animal is deemed to be a nuisance in the sole discretion of the Board of Directors, and the nuisance has not been abated after notice to the owner, the Board of Directors may demand removal of the animal. If the animal demonstrates dangerous or aggressive behavior and this is the nuisance, the Board of Directors may demand removal without any advance notice to the owner. All animals being maintained in the Condominium at the time of recording of this amendment must be registered with the Association, same shall be grandfathered until such time as the current animal passes, at which time the unit owner is obligated to abide by this amendment for any additional pets later obtained.

17. Unit owners and representative rental agents are to advise their guests, families, invitees and lessees of these restrictions and of the rules and regulations of the Association.

18. Double-parking or parking in an unauthorized or restricted area (e.g., another unit's assigned parking area, driveways or in front of dumpsters or mailboxes) is strictly prohibited. Any vehicle found to be parked in an unauthorized or restricted area shall be towed away at the owner's expense.

<u>Declaration of Condominium, Article XVIII Sale and Leasing of Condominium Parcels, Section 1 Sales</u>