SECTION I
RULES AND REGULATIONS
SPANISH MAIN YACHT CLUB, INC.

GENERAL

1.1 Each unit owner is financially responsible for any loss of or damage to Club property caused or incurred by said owner, or their guests, or by any persons or guests thereof occupying the owner's villa, whether by reason of a lease, payment of rent or by permission of the owner. Further, in this and all subsequent Rules and Regulations, the descriptive words "non-owner" shall mean and include in scope and intent all persons occupying the villa in the owner's absence.

1.2 All unit owners who lease, rent, or otherwise make their villas available to other than immediate family members, shall furnish such persons with a copy of these Rules and Regulations, it being the owner's responsibility to see that such people adhere to and fully comply with said rules. Except for immediate family, at least one of the occupying persons must be 55 years of age or older.

1.3 To maintain a 55 year old or older community the association is required to have at least 80% of occupied units in which at least one person in each unit is of the age of 55 years or older. It will be necessary to prove that this requirement has been satisfied throughout the duration of the exemption.

1.4 The 80% requirement was established to provide flexibility when an occupant 55 years of age or older dies or is divorced leaving another occupant below the age of 55.

1.5 Similarly a child under 55 years of age may inherit a unit from a deceased parent. In these situations the Board will have the authority to permit some units to be occupied by persons who are younger than 55 years of age.

1.6 In no event may the occupancy of units by persons under 55 years of age exceed 20% of the occupied units.

1.7 10% of units may be sold to, and occupied by at least one person who is 50 to 54 years of age.

1.8 Credible picture I.D. with a birth date or age of each member or other person intending to occupy a unit in SMYC must be furnished to the Association. The information must also be updated once every two years.

1.9 An owner may not lease or loan any unit more than two times in any one calendar year. When leasing or renting, the tenant, other than immediate family members must contract for a period of thirty days or more.

a. Immediate family members consist of grandparents, parents, children, grandchildren, great grandchildren, sisters and brothers. An owner's immediate family stay does not constitute a loan but they are subject to children under 18 rule. (**12.2 DECLARATION OF CONDOMINIUM**)

b. Other family members (aunts, uncles, nieces, nephews, cousins and in-laws), may occupy a unit for less than 30 days, but it will be construed as a loan. At least one occupant must be 55 years of age or older.

1.10 For security reasons all owners must notify the SMYC office when they will not be in residence and/or permitting anyone to occupy their unit. Note: the owner is responsible to pay the required Manatee County Rental Tax in addition to paying the SMYC Fee. Owners must also furnish a copy of the Lease Agreement to SMYC and prospective Lessees must make themselves available for a personal interview prior to approval of such Lease. Interviews may be conducted by telephone when it is inconvenient to appear in person.

1.11 Occupants of villas shall not cause or permit loud objectionable noises, or obnoxious odors to emanate from same. The question of what constitutes "objectionable" rests solely and exclusively in the discretion of the Board of Directors.

1.12 No solicitations shall be made by any person, owner or renters included, on Club property, unless application in writing is first made to the Board of Directors, and consent of the Board is obtained in writing for such solicitation. Real Estate Open Houses and/or walk throughs may only be held if they comply with guidelines established by the Board of Directors. The Board reserves the right to regulate all aspects of Real Estate Open Houses and/or walk throughs. Carport sales are prohibited.

1.13 No wire, clothes lines or other equipment or structures shall be erected, constructed, installed or maintained on the exterior of any villa, carport, or in or upon any of the common elements of Club property. Such items are subject to Board approval.

1.14 The drying or placement of clothes, beach towels and other items of beachwear on common grounds or carports is prohibited.

1.15 Feeding wildlife by members, guests, or renters is strictly prohibited within the confines of Spanish Main Yacht Club, Inc. Longboat Key is a designated Bird Sanctuary.

1.16 Laws enacted by the Town of Longboat Key prohibit dogs on the beach.

1.17 The only items permitted to be stored overnight in a carport are a motorized and functional automobile, bicycles, beach chairs, recycle bins, fishing poles and a portable barbecue. No items, except beach chairs, are permitted to be hung on the carport walls or ceiling. Fishing poles must be hung from or behind support beams (not from the ceiling). All items, except an automobile, barbecue or fishing poles must be removed when the villa is vacant for more than one month in preparation for possible storms. Items not specifically stated previously are considered temporary storage and cannot remain longer than two weeks without written approval by the Board of Directors.

1.18 Fishing Regulations: All rules and regulations are strictly enforced by the Marine Patrols and Police in Florida. It is your responsibility to be informed of all current fishing regulations. Renters should be notified by owners to adhere to the Florida rules of fishing.