WP-RP CU,912

RULES AND REGULATIONS

Each Owner, lessee, invitee, relative, guest or otherwise, hereinafter referred to as Occupant, of the Unit, shall be governed by the following Rules and Regulations. All capitalized terms shall have the meaning as defined in the Declaration of Condominium of Wyndham Palms, a Condominium.

1. All automobiles shall be parked only in the parking spaces so designated for that purpose by the Developer. No vehicle other than passenger automobiles, motorcycles, vans, mini-vans, pick-up trucks and all other non-commercial vehicles and any other two axle vehicle may be parked in Wyndham Palms, a Condominium. However, boats, boat trailers and small campers may be parked only upon application and approval by the Developer, and in areas designated in such approval. Once the Developer passes control of the Association to the Unit Owners, the Association shall have the power to review the above-referenced applications.

2. No vehicles in a state of disrepair may be stored or repaired on Condominium property.

3. Speed of vehicles within the complex is limited to twelve (12) M.P.H. Skidding of wheels on starts, stops or turns is prohibited.

4. No bicycle riding is permitted on the green areas or sidewalks within Wyndham Palms, a Condominium, but is permitted on the driving and parking areas. Caution should be used near the main entrance, as bike riding is hazardous to traffic.

   Common Elements shall not be obstructed, littered, defaced or misused. Patios and balconies shall not be used for storage space but must be kept neat at all times.

5. Complaints or requests regarding maintenance shall be made to the Management Company.

6. Entering or attempting to enter upon roofs, equipment rooms, or power rooms is prohibited, except by authorized personnel.

7. Tampering with irrigation pumps or lines is prohibited except authorized personnel.

8. No Occupant shall make any adjustment to any of the equipment located on the Common Elements or Limited Common Elements without first obtaining permission.

9. No Occupant may direct, supervise or attempt to assert control over any employees of the Developer, the Association and/or management company, nor attempt to enlist their assistance on any private business.

10. All restrictions, limitations and obligations of Occupants provided in the Declaration of Condominium and By-Laws are incorporated into these Rules and Regulations by reference.

11. In addition to these Rules and Regulations, the Board reminds all Owners and Occupants of ordinances adopted by Osceola County governing pets, nuisances, destruction of property, operation of boats, discharge of air guns and fire arms, and destruction of wildlife. Violations of the City and County ordinances shall be regarded as violations of these Rules and Regulations as well.

12. Dogs, cats and other pets are allowed to be kept in, on and about the Condominium Property only in compliance with these rules. Animals are to be kept within the living area of the Unit of their Owner, or on a leash when outside of the Unit. Any Owner or Occupant harboring any pet shall indemnify and hold harmless the Developer, Management Company and the Association against any loss or liability of any kind arising out of having any animal on the Condominium Property. If a pet becomes obnoxious because of barking, mischief or otherwise, such obnoxious activity may be reported by Occupants or by the Management Company. The owner of such animal will be notified to correct the problem; failure to do so may be cause for the Developer, Management Company or the Association to require removal of the animal.

13. No alterations of any kind shall be made to the Common Element or Limited Common Element portion of the exterior or interior of any structure without prior written approval of the Board of Directors of the Condominium Association. The Board will give due regard to effects upon aesthetics, insurance, building codes and other regulations.

14. No laundry, clothing or other material shall be displayed on the balcony or porch of any Unit or hung within the Unit in a manner to be visible from the outside.

15. No industry, business, trade, occupation or profession of any kind, whether commercial, religious, educational or otherwise shall be permitted on any part of the Condominium Property or in any Unit, whether designed for profit, altruism, exploration or otherwise.

16. No signs, window displays or advertising will be permitted on any part of the Condominium Property except as provided in the Declaration; this prohibition includes "For Sale" or "For Rent" signs. This prohibition does not include the Developer.

17. No screen doors or balcony or patio screening is to be added to Units without approval as indicated in Paragraph 13 above.

18. No inflammable, explosive or dangerous chemicals or fluid materials, except those intended for normal household use, may be kept in any Unit.

19. Each Unit shall be used only for the purpose of a single family residence and for no other purpose whatsoever except such uses as the Developer may make of a Unit or Units as provided by the Declaration of Condominium. Each Unit Occupant shall maintain his Unit in a clean and sanitary manner and shall not sweep or throw any dirt or substance from the doors, windows or balconies.

20. No Owner or Occupant shall make or permit any noise that will disturb or annoy any Occupants of a Unit, or do or permit anything to be done which will interfere with the rights, comfort or convenience of such Occupants.

21. All garbage and refuse from the Units shall be deposited with care in containers provided for that purpose, and none shall be allowed to litter the Common Elements.

22. Owners and Occupants shall not use the Units, or permit their use, in such manner as would be disturbing to other Owners or Occupants, or in any way as to be injurious to the reputation of the Condominium.

23. Sound and noise from radios, phonographs or other audio devices, television sets or from musical instruments or social gatherings shall be deemed a nuisance between the hours of 11:00 P.M. and the following 8:00 A.M., when audible beyond the confines of the Unit involved.

24. There shall be no storage or parking of baby carriages or playpens, bicycles, wagons or toys on any part of the Common Elements. Such personal property must be stored in storage closets, or other areas designated for that purpose.

25. Nothing shall be hung or displayed on the outside of windows or placed on the outside walls of a building and no sign, awning, canopy, gutter, radio or television antenna shall be affixed to or placed upon the exterior walls or roof, except with approval of the Board of Directors of the Condominium Association. This rule does not apply to hanging live plants.

26. Each Owner has the right to sell or lease his Unit, provided that the Owner complies with the terms of the Declaration of Condominium. Each new Owner shall be bound by the provisions of the Declaration of Condominium and all condominium documents, and these Rules and Regulations.

27. Each Unit shall be occupied only as a single family residential private dwelling by no more than six (6) persons in a two bedroom Unit and eight (8) persons in a three bedroom Unit at any one time. No Unit may be divided or subdivided into a smaller Unit.

28. All official notices of the Condominium shall be noted as such. No member shall make or permit to be made any written, typed or printed notices of any kind or type whatsoever or post the same on the bulletin boards, mail, or otherwise circulate to other members, which purports or represents to be an official act or notice of the Association. Notices of a social nature or purpose by a member to other members are permitted, provided that all such notices shall bear the signature of the member or members originating such notices, and such member or members shall be fully responsible for the contents thereof.