

INITIAL RULES AND REGULATIONS

VICTORIA SQUARE CONDOMINIUM ASSOCIATION, INC.

The Rules and Regulations hereinafter enumerated as to the Condominium property, the common elements, the limited common elements and the Condominium units shall be deemed in effect until amended by the Management Firm and thereafter, by the Board of Directors, and shall apply to and be binding upon all unit owners. The unit owners shall, at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees and persons over whom they exercise control and supervision. Said initial Rules and Regulations are as follows:

1. The sidewalk, entrances and passages, where applicable, and all of the limited common elements and common elements must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises; nor shall any carriages, toys, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar type and nature be stored therein. Children shall not play or loiter in public areas.
2. The personal property of all unit owners shall be stored within their Condominium units or, where applicable, in assigned storage space.
3. No garbage cans, supplies, milk bottles, or other articles shall be placed in the patio(s), porch(s) or entryway(s), nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind, or other articles, be shaken or hung from any of the windows, doors, patio(s), porch(s), entryway(s), or exposed on any part of the limited common elements or common elements. The limited common elements and common elements shall be kept free and clear of rubbish, debris, and other unsightly material. Refuse and garbage shall be deposited only in the area provided therefor.
4. No unit owner shall sweep or throw from the premises any dirt or other substance into any patio(s), porch(s), entryway(s) or elsewhere in the building(s) or upon the grounds.
5. No unit owner shall store or leave boats, vans, recreational vehicles or trailers on the Condominium property and no commercial vehicles shall be left or stored on the Condominium property.
6. Employees of the Association or Management Firm shall not be sent off the Condominium premises by any unit owner at any time for any purpose. No unit owner or resident shall direct, supervise, or in any manner attempt to assert any control over the employees of the Management Firm or the Association.
7. The parking facilities shall be used in accordance with the regulations adopted by the Management Firm as previously provided, and thereafter, by the Board of Directors. No vehicle which cannot operate on its own power shall remain on the Condominium premises for more than twenty-four (24) hours, and no repair of vehicles shall be made on the Condominium premises.

8. No unit owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of the unit owners. No unit owner shall play upon or suffer to be played upon any musical instrument, or operate or suffer to be operated, a phonograph, television, radio or sound amplifier in such manner as to disturb or annoy other occupants of the Condominium. All party(s) shall lower the volume as to the foregoing as of 11:00 P.M. of each day. No unit owner shall conduct or permit to be conducted, vocal or instrumental instruction at any time.

9. Any antenna or aerial erected or installed shall be installed in the attic of a unit and no antenna or aerial shall be installed on the roof or exterior walls of the building(s). If an antenna or aerial is installed in or on a prohibited area it shall be removed without notice and at the cost of the unit owner for whose benefit the installation was made.

10. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed, in, on or upon any part of the Condominium unit, limited common elements or Condominium property by any unit owner or occupant without the prior written permission of the Management Firm and thereafter, the Association. The foregoing includes signs within a unit which are visible from outside the unit and the foregoing includes posters, advertisements or circulars upon the Condominium property, including common elements, limited common elements, units or vehicles parked upon the Condominium property and distributing advertisements or circulars to units within the Condominium.

11. Subject to Articles XIII, XIV and XV of the Declaration of Condominium, no awning, canopy, shutter, or other projection shall be attached to or placed upon the outside walls or doors or roof of the building(s) without the prior written consent of the Management Firm and thereafter, of the Association. Subject to Articles XIII, XIV and XV of the Declaration of Condominium, porches or patios may not be enclosed, which includes the screening of same, nor may anything be affixed to the walls within such porches or patios except with the prior written consent of the Management Firm and thereafter, the Association, and said consent may be given as to certain units and not given as to others. Where certain porches or patios are screened in or enclosed by the Developer, same are intended to be so screened in or enclosed and same shall be deemed permitted; however, certain porches or patios may not be screened in or enclosed by the Developer and, in such case, they are intended to remain open unless enclosure is authorized by the Management Firm, and thereafter, by the Board of Directors, as herein provided. Subject to the paramount provisions of Article XV of the Declaration of Condominium, a unit owner shall not grow outside of his unit or on the common elements and limited common elements any type of plant, shrubbery, flower, vine or grass without the written consent of the Management Firm and thereafter, the Association.

12. No cooking shall be permitted on any common elements of the Condominium except limited common elements.

13. Complaints regarding the service of the Condominium shall be made in writing to the Management Firm and thereafter, to the Board of Directors.

14. No inflammable, combustible or explosive fluid, chemical or substance shall be kept in any unit or limited common element assigned thereto or storage areas, except such as are required for normal household use.
15. No clothes line or similar device shall be permitted on any portion of the Condominium property, nor shall clothes be hung anywhere except in such area(s) as are designated by the Management Firm and thereafter, the Board of Directors.
16. Payments of monthly assessments shall be made as designated by the Management Firm, as designated in the Management Agreement. Payments made in the form of checks shall be made to the order of such party as the Management Firm shall designate. Payments of regular assessments are due on the 1st day of the applicable month, and if such payments are ten (10) or more days late, are subject to charges, as provided in the Declaration of Condominium.
17. Each unit owner who plans to be absent from his unit during the hurricane season must prepare his unit prior to his departure by removing all furniture, plants and other objects from his terrace, balcony, porch, patio and entryway.
18. Provisions in the nature of Rules and Regulations are specified in Article XIII and Article XIV of the Condominium's Declaration of Condominium.
19. The Management Firm and thereafter, the Association, reserves the right to make additional Rules and Regulations as may be required from time to time without consent of the Condominium Association and its members. These additional Rules and Regulations shall be as binding as all other Rules and Regulations previously adopted.
20. Where pets are permitted as provided in the Declaration of Condominium, said pets shall be kept on a leash at all times when outside of the Condominium unit and said pet shall be carried, where possible, when said pet is outside of the unit but within the Condominium buildings. The pet shall only relieve itself in the area specified by the Management Firm and thereafter, the Association.