

KELLY GREENS VERANDAS CONDOMINIUM IV

RULES AND REGULATIONS

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1. Units shall be limited to single family residential usage and no commercial, professional, or business use shall be permitted. Units may not be rented for periods of less than thirty (30) days. (See Paragraph 11 of the Prospectus and Paragraph 24 of the Declaration of Condominium).

2. There are no restrictions on children.

3. No travel trailers, mobile homes, campers or recreational vehicles shall be parked in or on the Common Properties overnight.

4. Dogs, cats or other pets shall be permitted in the units and on the common or limited common elements including birds, such as canaries and parakeets, and fish such as goldfish or tropical varieties, which may be kept by a unit owner in the owner's respective unit; provided, however, that no such pet shall be raised for commercial purposes, no unit owner may keep more than one (1) such dog and/or cat in his unit and no such pet shall weigh more than forty (40) pounds when fully mature. All pets shall be kept on leashes when not confined to the owner's unit and will be walked only in areas designated from time to time by the Directors for such purpose. If, in the sole judgment of the Board, it is determined that a pet is causing excessive disturbance and annoyance to other occupants, the owner will be asked to dispose of the pet.

5. No signs of any description or nature shall be displayed by any unit owner, except with the written consent of the Association's Board of Directors, except that the Developer may display signs for the purpose of construction, sale and closing of the property until such time as all units shall have been sold by the Developer.

6. The occupants of the condominium units shall not permit loud and objectionable noises or noxious odors to emanate from the premises.

7. The occupants and owners of each unit shall keep and obey all laws, ordinances and regulations of all governmental

EXHIBIT "C"

bodies, and all regulations that may be passed from time to time by the Association's Board of Directors.

8. No wire, antennas, clotheslines, garbage or refuse receptacles, or other equipment or structures shall be erected, constructed or maintained on the exterior of the buildings or on or in any of the common elements, except upon the written consent of the Association's Board of Directors.

9. No unit owner shall permit or suffer anything to be done or kept in his condominium unit which will increase insurance rates on any unit or on the common elements.

10. No unit owner shall commit or permit any nuisance, immoral, or illegal act in his unit or in or on the common elements.

11. All unit owners shall conform to and abide by the By-Laws and the uniform rules and regulations in regard to the use of the units and the common elements which may be adopted from time to time by the Association through its Board of Directors.

12. The Board of Directors, or its agents, shall have the right to enter any condominium unit at any reasonable time for the purpose of maintenance, inspection, repair, or replacement of the improvements within the unit or the common elements therein or accessible therefrom.

13. No unit owner shall dispose of trash and garbage other than in receptacles provided therefore pursuant to the By-Laws of the Association. No saline or other regenerating solution from water softening equipment shall be discharged into any street, easement or in or on the common elements so as to harmfully affect any lawn or planting.

14. Each Unit Owner shall have a perpetual easement for ingress and egress to and from his unit over steps, terraces, lawns, walkways, driveways and other common elements from and to the public or private roadways bounding the condominium property, except as otherwise provided herein.

15. No Unit Owner or occupant shall in any way obstruct the common way of ingress and egress to the other units or the common elements.

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