

### Summary of Use Restrictions

In addition to other obligations and duties heretofore set out in the Declaration, every Unit Owner or occupant of a Condominium Unit shall abide by the following use restrictions and any rules and regulations adopted by the Association which are not inconsistent with the provisions set forth in the Declaration or the Exhibits to the Declaration.

a. Occupancy.

(i) Each Unit shall be used as a single-family residence only, and no more than two (2) persons per bedroom shall be allowed to permanently reside in any one Unit. No business, profession or trade of any type shall be conducted on any Unit. This prohibition shall not be applicable to those home office uses provided that they are in full compliance with all applicable laws, ordinances and codes. Nothing herein shall be construed to prohibit ownership of a Unit by a corporation, domestic or foreign. A Unit owned or leased by an individual(s), corporation, partnership, trust or other fiduciary may only be occupied by the following persons, and such persons' families: (i) the individual Unit Owner(s), (ii) an officer, director, stockholder, employee or designee of such corporation, (iii) a partner, employee or designee of such partnership, (iv) the fiduciary or beneficiary of such fiduciary, or (v) the permitted occupants under a lease permitted by the Declaration and any rules and regulations of the Association. The Board shall have the power to authorize occupancy of a Unit by persons in addition to those set forth above.

As used herein, single "family" or words of similar import shall be deemed to include a spouse, children, parents, brothers, sisters, grandchildren and other persons permanently cohabiting the Unit as or together with the Owner or permitted occupant thereof. As used herein, "guest" or words of similar import shall include only those persons who have a principal residence other than the Unit. Unless otherwise determined by the Board of Directors, a person(s) occupying a Unit for more than two (2) weeks without the Unit Owner or a member of his family being present shall not be deemed a guest but, rather, shall be deemed a lessee for purposes of the Declaration (regardless of whether or not a lease exists or rent is paid) and shall be subject to the provisions of the Declaration which apply to lessees.

b. Alterations.

No structural additions or alterations (except the erection or removal of non-support carrying interior partitions located wholly within Units) to any Unit, the Common Elements, the Limited Common Elements or to the Association Property may be made without the prior written approval of the Board of Directors. Without limiting the generality of Paragraph (u) hereof, no Unit Owner shall cause or allow improvements or changes to his Unit, or to any Limited

Common Elements, Common Elements, Association Property or the Building, which could in any way affect the structural, electrical, plumbing or mechanical systems of the Building, without first obtaining the prior written consent of the Association. No spas, hot tubs, whirlpools, screens or enclosures (other than those initially constructed by Developer) of any type or similar improvements shall be permitted on any patio, terrace or balcony.

c. Nuisances.

No portion of the Units, Limited Common Elements or Common Elements shall be used, in whole or in part, for the storage of any property or thing that will cause it to appear to be in an unclean or untidy condition or that will be obnoxious or unsightly to the eye; nor shall any substance, thing, or material be kept on any portion of the Units or the Limited Common Elements appurtenant thereto that will emit foul or obnoxious odors or cause any noise or other condition that will or might disturb the peace, quiet, safety, comfort, or serenity of the Unit Owners or occupants of surrounding properties. No noxious or offensive activity shall be carried on in any Units, Limited Common Elements, Common Elements or other portions of the Condominium Property, nor shall anything be done therein which may be or become an unreasonable annoyance or nuisance to any Owner. The Board shall have the right to determine if any equipment, fixture, improvement, materials or activity producing such noise or odor constitutes a nuisance. In particular, during the hours from 10:00 p.m. through 8:00 a.m. no Unit Owner shall play (or permit to be played in its Unit, or in the Limited Common Elements or Common Elements or elsewhere in the Building) any musical instrument, phonograph, television, radio or the like in a way that unreasonably disturbs or annoys other Unit Owners or occupants. Additionally, there shall not be maintained therein any plants, animals, devices or things of any sort whose activities or existence is in any way noxious, dangerous, unsightly, unpleasant, or of a nature that may diminish or destroy the enjoyment of the Units, or any other portions of the Condominium Property. No outside burning of wood, leaves, trash, garbage, or household refuse shall be permitted within the Condominium Property. No activity specifically permitted by the Declaration shall be deemed a nuisance.

d. Exterior Improvements.

Except with the prior written consent of the Board of Directors, no Owner shall perform or permit any of the following: (i) paint or otherwise change or alter the appearance of any exterior wall, door, window, patio, balcony, terrace or any exterior surface of the Building; (ii) place any sunscreen, blind, shutter or awning on any balcony, patio, terrace or exterior opening of the Building; (iii) place any draperies or curtains at the windows of any Unit facing the exterior of the Unit without a solid, light color liner acceptable in color to the Board of Directors; (iv) tint, color or otherwise treat or apply anything to any window which will adversely affect the uniform exterior appearance of the Building in the sole and exclusive opinion of the Board of Directors; (v) plant any planting outside of a

Unit, provided however, Owners may place moveable plants on their terraces, but if such planted or potted plants become unsightly in the opinion of the Board, such plants shall be removed; (vi) erect any exterior lights or signs; or (vii) place any signs or symbols in windows.

e. Garbage.

No rubbish, refuse, garbage or trash shall be allowed to accumulate in places other than the receptacles (garbage containers or compactor) provided therefore, and each Unit, the Common Elements, the Limited Common Elements and property of the Association shall at all times be kept in a clean and sanitary condition.

f. Vehicles.

All automobiles shall be parked only in the parking spaces so designated for that purpose by the Association. Each Unit Owner agrees to notify all guests of the regulations regarding parking, and to require guests to abide by such parking regulations. No parking of commercial trucks of any nature or similar commercial vehicles shall be permitted for a period of more than four hours except temporarily during periods for purposes of actual construction or repair of a structure, or moving in or out and for moving or transferring furniture or for grounds maintenance. No commercial truck, commercial van, or other commercial vehicle, and no recreation vehicle shall be permitted to be parked overnight. Notwithstanding the foregoing, vans equipped for personal passenger use shall be permitted, even if such vans are not kept fully enclosed inside a structure. No boat, boat trailer or other trailer of any kind, camper, mobile home, motor home or disabled vehicle shall be permitted to be parked or stored on the Land. Any such vehicle or any of the properties mentioned in this subparagraph may be removed by the Association at the expense of the Unit Owner owning and/or responsible for the same, for storage or public or private sale, at the election of the Association; and the Unit Owner owning and/or responsible for the same shall have no right of recourse against the Association therefore. No repairing of automobiles, trailers, boats, campers, golf carts, or any other property of a Unit Owner will be permitted on the Land.

g. Leases.

No lease of a Unit shall be for less than the entire Unit. No lease for a Unit shall be for a period of less than one (1) year. Renters do not have the right to maintain pets. During the time a Unit is leased or occupied by others, the Owner thereof shall not have the right to use the Common Elements, the Limited Common Elements, the Association Property, and facilities except as a guest of another Owner or lessee, or to enforce its rights as landlord pursuant to Chapter 83, F.S. All Limited Common Elements appurtenant to a Unit may be leased only in connection with the lease of such Unit. Any lessee of a Unit must adhere to all provisions of the Declaration, the Articles of Incorporation, the Bylaws, the rules

and regulations of the Association, and any other applicable provisions of any other agreement, document or instrument governing the Condominium or administered by the Association or any other applicable governmental law, rule or regulation. The Board of Directors of the Association may prescribe a required form of lease to be used in all lease transactions. Owners wishing to lease their Units shall be jointly and severally liable to the Association with the lessees of their Unit for any amount which is required by the Association to effect such repairs or to pay any claim for injury or damage to property or any person caused by or which is the responsibility of such lessee. All leases shall be in writing and shall provide that the Association shall have the right (i) to terminate the lease upon default by the tenant in observing any of the provisions of the Declaration of Condominium, the Articles of Incorporation, or Bylaws, the rules and regulations of the Association, or any other applicable provisions of any agreement, document or instrument governing the Condominium or administered by the Association.

h. Animals.

Unit Owners are granted a license to maintain not more than a total of two (2) pets, which must be either dogs or cats. In addition to cats and dogs, birds may be maintained wholly within a Unit. Renters do not have the right to maintain pets. This license may be revoked by the Board and no pet will be permitted on the Condominium Property which creates a nuisance. In no event shall any animal other than cats, dogs or birds be kept in any Unit or Limited Common Element without the prior written consent of the Board, provided that if any such pets become a nuisance, the Board shall have the right to require their removal. The Board of Directors is authorized from time to time to make such rules restricting or permitting pets on the Condominium Property, including, without limitation, the size or weight of such pets and requirements that all animals be leashed. Neither the Board nor the Association shall be liable for any personal injury, death or property damage resulting from a violation of the foregoing in rules and regulations governing pets and any Unit Owner maintaining a pet on the Condominium Property shall indemnify and hold the Association, each Unit Owner, and the Board harmless from any loss, claim or damage arising from or in connection with the maintenance of a pet on the Condominium Property. Commercial activities involving pets shall not be allowed. Owners shall promptly remove and properly dispose of all waste of the permitted pets.

i. Flooring.

No hard surfaced flooring including, without limitation, hard wood floors without adequate padding or sound proofing materials shall be installed in a Unit. In addition to the foregoing, the Association may promulgate through rules, additional requirements with respect to the specifications of the flooring that may be installed in Units and the methodology for installation of the same. No alteration or change shall be made to the floor of any Limited Common Element without obtaining the prior written approval of the Association.

j. Antennas, Satellite Dishes.

No Owner may install any antenna, satellite dish or other transmitting, receiving or telecommunications apparatus in or upon his or her Unit (and/or the Limited Common Elements appurtenant thereto), unless such Owner shall have obtained the prior written approval of the Association with respect to the location, appearance, manner of installation, operation, maintenance and proper screening (which may include screening by use of an artificial plant) of the same.

k. Children.

Children shall be permitted to be occupants of Units.

l. Firearms.

The discharge of firearms anywhere on the Land or inside any Condominium Unit is prohibited. The term "firearms" includes, but is not limited to, air guns, "B-B" guns, pellet guns, and other firearms of all types, regardless of size.

m. Signs.

No sign, poster, display, billboard or other advertising device of any kind including, without limitation, "FOR SALE", "FOR RENT", security service or construction signs shall be displayed on any portion of the Units, Limited Common Elements or Common Elements, Association Property or elsewhere in the Building without the prior written consent of the Association, except (a) signs installed as part of the initial construction of the Units or other Improvements and replacements of such signs (similar or otherwise), and (b) bulletin boards, entrance, directional, informational and similar signs used by the Association.

n. Exterior Sculpture and Similar Items.

Exterior sculpture, flags, and similar items must be approved in writing by the Association; provided, however, that nothing herein shall prohibit the appropriate display of the American flag.

o. Air Conditioning Units.

No window or wall mounted air conditioning units which are visible from outside of the Unit may be installed in any Unit or on any part of a Limited Common Element appurtenant to a Unit.

p. Hurricane Protection.

No type of hurricane protection may be installed in or around the Units and the Limited Common Elements appurtenant thereto except in accordance with the Declaration. Any such hurricane shutters and similar equipment shall be kept in an open position, except during periods of hurricane or tropical storm watches or

warnings. Each Owner who is not a permanent resident shall appoint an agent to be available during the hurricane season if needed and shall notify the Association of the name, address and telephone number of such person. Owners who will be absent from the Unit, shall do likewise for and during the periods of their absences.

q. Hazardous Substances.

No flammable, combustible or explosive fluids, chemicals or other substances may be kept in any Unit, Limited Common Elements or Common Elements or elsewhere on the Condominium Property, except such as are generally used for normal household purposes. No gas, charcoal or other fueled cooking devices for outside cooking is permitted on any patio, terrace or balcony. Only UL listed electric ranges, grills, or similar electric apparatus as approved and permitted by the Jacksonville Fire Department shall be permitted. NFPA1 10.11.7 (courtesy of the Jacksonville Fire Prevention Division)

r. Play Equipment, Strollers, Etc.

Bicycles, tricycles, scooters, skateboards, and other play equipment, baby strollers and similar items shall not at any time be left on the Common Elements or in the Limited Common Elements (including balconies, terraces and patios), except for those areas specifically designated by the Association as a storage area for such items.

s. Documents.

Each Owner shall be obligated to deliver the documents received from the Developer, or from any prior Owner, containing the Declaration and any other declarations and documents, and any modifications and amendments thereto, to any purchaser or grantee of his Unit.

t. Additions, Alterations or Improvements by Owners.

(i) Consent of the Board Directors. No Owner shall make any addition, alteration or improvement in or to the Common Elements, the Association Property, any portion of the Building outside that Owner's Unit, any Limited Common Element or to any Unit without the prior written consent of the Board of Directors of the Association. The Board shall have the obligation to answer, in writing, any written request by a Owner for approval of such an addition, alteration or improvement within thirty (30) days after such request and all additional information requested is received, and the failure to do so within the stipulated time shall constitute the Board's consent. The Board may condition the approval in any manner, including, without limitation, retaining approval rights of any contractor or subcontractor to perform the work and requiring the Owner to obtain insurance (from an insurance company acceptable to the Board) naming

the Association as additional insured, and containing such limits, deductible, terms and conditions as are determined by the Board in its sole and absolute discretion. The proposed additions, alterations and improvements by the Owners shall be made in compliance with all laws, rules, ordinances, permits and regulations of all governmental authorities having jurisdiction, and with any conditions imposed by the Association with respect to design, structural integrity, aesthetic appeal, construction details, lien protection or otherwise. The Association shall have the right, but not the obligation, to enter into a Unit at reasonable times and reasonable advance notice in order to prevent damage to that Unit and to other Units within the Condominium and/or to the Common Elements. Once approved by the Board of Directors in good faith, such approval may not be revoked, unless the work done by the Unit Owner is not consistent with the plans previously approved by the Board of Directors. An Owner making or causing to be made any such additions, alterations or improvements agrees, and shall be deemed to have agreed, for such Owner, and his heirs, personal representatives, successors and assigns, as appropriate, to hold the Association, and all other Owners harmless from and to indemnify them for any liability or damage to the Condominium and/or Association Property and expenses arising therefrom, and shall be solely responsible for the maintenance, repair and insurance thereof from and after the date of installation or construction thereof as may be required by the Association. The Association's right of review and approval of plans and other submissions under the Declaration are intended solely for the benefit of the Association. Neither the Association nor any of its officers, directors, employees, agents, contractors, consultants or attorneys shall be liable to any Owner or any other person by reason of mistake in judgment, failure to point out or correct deficiencies in any plans or other submissions, negligence, or any other misfeasance, malfeasance or non-feasance arising out of or in connection with the approval or disapproval of any plans or submissions. Anyone submitting plans hereunder, by the submission of same, and any Owner, by acquiring title to same, agrees not to seek damages or any other remedy from the Association arising out of the Association's review of any plans hereunder. Without limiting the generality of the foregoing, the Association shall not be responsible for reviewing, and its review of any plans shall not be deemed approval of, any plans from the standpoint structural safety, soundness, workmanship, materials, usefulness, conformity with building or other codes or industry standards, or compliance with governmental requirements. Further, each Owner (including his successors, heirs and assigns) agrees to indemnify and hold the Association harmless from and against any and all costs, claims (whether rightfully or wrongfully asserted), damages, expenses or liabilities whatsoever (including, without limitation, reasonable attorney's fees and court costs at all trial and appellate levels), arising out of any review of plans by the Association hereunder.

u. Miscellaneous Restrictions.

- (i) No use of a Unit may violate any laws, ordinances or regulations of any governmental body.

(ii) All Owners, their tenants, guests and invitees shall conform to and abide by the Declaration, the Articles, the Bylaws, and the Rules and Regulations in regard to the ownership, occupancy and use of the Units, the Common Elements, the Limited Common Elements or the Association Property, which rules and regulations may be adopted from time to time by the Board of Directors. Owners shall be responsible and liable to the Association for any costs, fees or expenses which are required by the Association to effect such repairs or to pay any claim for injury or damage to property caused by its tenants, guests and invitees.

(iii) No Owner shall permit or suffer anything to be done or kept in his Unit, the Common Elements, the Limited Common Elements or the Association Property which will increase insurance rates on the other Units, the Common Elements, Limited Common Elements or Association Property of the Building.

(iv) No laundry, garments or other unsightly objects shall be placed where visible from outside of the Unit.

(v) No obstruction of the common way of ingress or egress to the other Units, the Common Elements, the Limited Common Elements assigned to more than one (1) Unit, or the Association Property shall be permitted.

(vi) No Owner shall allow anything to remain in or on the Common Elements, Limited Common Elements, Association Property or the Building which would be unsightly or hazardous.

(vii) The enclosure of terraces, balconies or patios (or any portion thereof) of any Unit shall not be permitted except with the written consent of the Board of Directors.

(viii) No Owner may use or permit the use of the Common Elements, the Limited Common Elements or the Association Property in such a manner as to abridge the rights of the other Owners entitled to their use and enjoyment.

The Association has the right to establish additional rules and regulations governing the conduct of all residents and also the use of the Condominium Units, Limited Common Elements and Common Elements, so long as such additional rules and regulations are not inconsistent with the terms and conditions of the Declaration.

**THE VILLAS AT TIMBERLIN PARC**  
**CONDOMINIUM ASSOCIATION, INC.**

**RULES AND REGULATIONS**

The Board of Directors publishes the rules and regulations set forth below for information and guidance of all residents.

Your cooperation in observing the rules listed below will ensure that our condominium community continues to be a pleasant and attractive place in which to live.

ALL UNIT OWNERS MUST INSTRUCT THEIR GUESTS AND TENANTS TO OBEY ALL RULES AND REGULATIONS OF VILLAS OF TIMBERLIN PARC CONDOMINIUM ASSOCIATION, INC. Unit owners who rent or lease their unit are responsible for the conduct of their tenants. Any infraction of the rules shall be directed to the owner of the unit.

**TENANTS MUST BE FURNISHED A COPY OF THE RULES AND REGULATIONS.**

No unit owner shall make any alteration, decoration, repair, replacement, change of paint, glass panes, or other enclosures on balconies or any other part of the units, common elements or any condominium building without prior written approval from the Board of Directors. Thus, the Board of Directors of the Association must approve installation of storm doors, floor covering on balconies and hurricane enclosures. The board will consider written requests specifying the color and materials specifications.

**Rule Changes** – The Board of Directors reserves the right to change, revoke, revise, or add to the existing Rules and Regulations.

**GENERAL**

1. Payments of monthly assessments shall be made at the address provided by the Board of Directors of the Association. Payments made in the form of checks shall be made to the order of such party as the Association shall designate. Payments of regular assessments are due on the first (1<sup>st</sup>) day of each month, and if such payments are not received by the 10<sup>th</sup> day of a given month, they are subject to charges as provided in the Declaration of Condominium, the Collection Policy and VTP Resolution 001.
2. All owners/residents must complete and return to the Association an OWNER/RESIDENT DATA SHEET.
3. No articles shall be placed upon the common elements of the condominium property.
4. The common elements of the condominium property shall not be obstructed in any manner and shall be kept free and clear of rubbish, debris, and other unsightly or unsanitary material.

5. The sidewalk, entrances, passages, if applicable, vestibules, stairways, corridors, halls and all of the 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, bicycles, shopping carts, chairs, benches, tables or any other object of a similar type and nature be stored therein. Small vehicles/scooters, used for the purpose of handicap transport, which needs to be utilized by a resident, shall be placed under the first floor stairwell as to not obstruct safe passage. Children shall not play or loiter in halls, stairwells, or other public access areas.
6. No articles shall be hung or shaken from any unit onto the common elements of the condominium property. A portable and removal United States flag may be displayed in a respectful way.
7. No unit owner shall throw, sweep, or allow to fall any article or water from his unit onto the common elements of the condominium property.
8. No article shall be attached to, erected upon, installed, or affixed to the roof of a unit or upon the other common elements of the condominium property.
9. No bicycles, scooters, baby carriages, similar vehicles, toys or other personal articles shall be allowed to stand in any driveways, sidewalks, Common Elements or Limited Common Elements.
10. Rugs, mats, other than "welcome" mats at the front door only, size not to exceed 3X3 square, may not be placed outside the Condominium Unit at any time.
11. Spills, outside of a Unit, caused by food and beverages or other matter/material, shall be cleaned up and the soiled area hand washed by themselves, their family, guests, invitees, lessees and persons who caused the spill.
12. Employees of the Association shall not be sent off the condominium property by any unit owner at any time for any purpose, nor shall any unit owner direct, supervise, or in any manner attempt to assert any control over the employees of the Association.
13. Unit owners' complaints regarding the maintenance and operation of the condominium shall be made in writing to the Board of Directors of the Association.
14. Children under the age of 16 shall at all times be supervised by their parents or guardian.
15. Those unit owners who violate these rules shall be responsible for all costs incurred by the Association, including court costs and a reasonable attorney's fee, in the process of rectifying the non-compliance. These costs shall also include the removal of all articles, vehicles, and substances from the condominium property, which were placed thereon in violation of these rules.
16. Excessive noise and/or nuisance by owners, children, residents, their guests and workers are prohibited.

17. Everyone is requested to control loudness of group gatherings, TV, radios, and/or stereos, especially during evening and night hours when windows are open, as sound is carried on the airways. Wind chimes are not permitted outside the units.
18. NO FOR SALE, FOR RENT, OR FOR LEASE signs or any other sign shall be posted on the premises of any unit unless such signs are the standardized signs approved by the Board of Directors for such purpose.
19. Any request for condominium records must be in writing, with the agreement that the requestor will pay \$.25 per page, plus postage.
20. Eligibility for service on the Board of Directors is restricted to members of the Association only.

#### **POSTING OF MEETING DATES**

1. All meeting notices will be posted in a conspicuous place at the clubhouse bulletin board, the mailbox bulletin board, or other place designated by the Board of Directors for these notices.

#### **BALCONIES AND WALKWAYS**

1. No trash bags, garbage cans, supplies, milk bottles or other articles shall be placed in the halls, on the balconies, or on the staircase landings, 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 or balconies, or exposed on any part of the Common Elements. Fire exits shall not be obstructed in any manner, and the Common Elements shall be kept free and clear of rubbish, debris and other unsightly material.
2. No floor coverings shall be applied to any balcony deck unless approved by the Association. The Association reserves the right to require that the Unit Owner of Units with such additional floor coverings on the attached balcony maintain, repair and replace such coverings.
3. Furnishings placed on the balcony or patio of any Unit shall be aesthetically pleasing from the exterior. The balcony or patio shall not be used as storage of such items, but not limited to, boxes, storage containers, grills, work boxes, sheds, or other such items.
4. Laundry, rugs, towels, bathing suits, mops or other similar articles shall not be hung or spread on the common elements of the condominium property where it would be visible from outside the Unit. Articles of any sort shall not be beaten, cleaned or dusted by handling or extending same from any window, door, or over railings. Items shall not be placed on the grass area for cleaning or painting.
5. You must dispose of cigarettes butts appropriately, do not throw over balconies.

6. No chairs or other similar items are permitted on the walkways at any time.

**PARKING**

1. Residents should advise their guests of the visitor parking locations.
2. Each Condominium Unit has one assigned parking space. Guests and vendors are permitted to park only in parking spaces that are designated for Guest/Vendor parking.
3. NO OVERNIGHT PARKING OF THE FOLLOWING; Trailers, commercial vehicles, motor homes or any vehicles which bear any markings visible from outside or any vehicle which carries commercial equipment, tools, ladders, paint cans, or supplies within the bed, with fifth wheel set-up, dual rear wheels, with camper provisions for external hook-up and/or other living accommodations, any pick-up that extends beyond the boundaries of a parking space or overhangs the curb. Pick up trucks that are used as personal transportation shall be permitted. Under no circumstances may a van or other vehicle be lived in overnight.
4. No vehicle, which cannot operate on its own power, shall remain on the condominium property for more than forty-eight (48) hours.
5. No vehicle shall be repaired on the condominium property.
6. Also prohibited are: Boats, water equipment, bicycles, sails, canoes or rafts stored on or attached to parked cars unless parked in garage. Also, vehicles with raised or lowered suspension that emit excessive noise, fluids or smoke, no non-operational, unlicensed vehicles or those with expired license may be parked for repair or restoration.
7. Vehicles in violation of these rules will be towed at the owner's expense.
8. Cars should be washed only in the designated car washing area.
9. All garage doors must be closed when not in use.

**POOL RULES AND REGULATIONS**

1. Every unit owner must know the pool rules and instruct their guests or renters accordingly. Safety is the first consideration.
2. The pool will close at 10:00PM every day.
3. Any music producing devices around poolside may only be played at levels that do not create a nuisance to other pool users and Unit Owners.
4. Everyone must shower before entering pool. Suntan lotions and oils must be removed before entering the pool.
5. Children not toilet trained must wear a swim diaper. No disposable diapers please.

6. Conventional swimsuits must be worn in the pool. (NO CUT-OFF JEANS)
7. No food, drink, or glass is permitted in pool or on pool deck.
8. If chairs or lounges are moved, they must be put back before leaving the pool area.
9. No pets on pool deck.
10. No running or horse play.
11. No smoking in pool.
12. Children under 16 years of age must be supervised by an adult at all times.

#### **FITNESS CENTER**

1. No children under the age of 12 shall be permitted in the fitness center and children under the age of 16 must be supervised by an adult at all times.

#### **SECURITY**

1. Keep building entrance doors closed at all times except to depart and enter.

#### **TRASH ROOMS**

1. All garbage and refuse should be contained in tightly tied plastic bags before placing in the compactor designated for garbage disposal located on the condominium property.

#### **PETS**

1. Pets shall be limited to two pets per unit, with strict behavioral criteria. All pets shall be registered with the Association. Pets are limited to owners only.

#### **Pet Behavior Criteria**

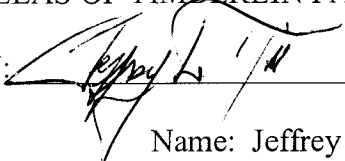
1. The pet shall not make disturbing noises such as barking or crying that interfere with other residents' quiet enjoyment of the property.
2. The pet shall not be permitted to damage any common or limited common area of the property.
3. Owners will clean up after their pets every time without exception.
4. The owner will obey any and all use and health regulations concerning pets on the Property.
5. Their owners whenever outside the residence will securely leash pets. No pet shall be allowed to run free for any amount of time.

6. No pet shall behave in any fashion, which reasonably disturbs the enjoyment of the property by other owners and their guests.
7. Aggressiveness, viciousness, biting or any behavior causing injury to any person shall be grounds for immediate removal of the pet from the property without the notice requirements below.
8. If an owner's pet behaves in a fashion, which violates the behavioral criteria, the Board is permitted to exercise the following remedies:
  - a. On the first offense: the property manager/Association will send written notice to the homeowner via certified mail asking that the behavior be changed.
  - b. If a second behavioral problem occurs during any twelve-month period, the Board of Directors may vote to order the pet removed at any regularly scheduled meeting via a simple majority of the Board.
9. Owners are to have no more than two pets. Renters are not allowed pets.

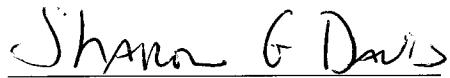
The foregoing were adopted as the Summary of Use Restrictions and the Rules and Regulations of Villas of Timberlin Parc Condominium Association, Inc. at the Board of Directors meeting held on May 10, 2007.

IN WITNESS WHEREOF, the Board of Directors has caused these presents to be signed in its name and on its behalf by the appropriate individual on this 10<sup>th</sup> day of May, 2007.

VILLAS OF TIMBERLIN PARC CONDOMINIUM ASSOCIATION, INC.


BY:   
Name: Jeffrey L. Hill  
Title: President

Signed, Sealed and Delivered  
in the Presence of:



Print Name:

The foregoing instrument was acknowledged before me this 1 day of June, 2007 by Jeffrey L. Hill, as President of Villas of Timberlin Parc Condominium Association, Inc. a Florida Corporation Not for Profit, on behalf of the corporation. He is personally known to me or has produced FL DL as a type of identification. DL 4-08-02 Exp 4-08-08

  
Sharon G Davis

Print Name:  
Notary Public, State of:  
Serial Number, if any:

My commission expires:

