

INITIAL RULES AND REGULATIONS

COUNTRY CLUB VILLAS II PROPERTY OWNERS ASSOCIATION, INC.

The Rules and Regulations hereinafter enumerated shall be deemed in effect until amended by the Management Firm, as long as the Management Agreement remains in effect, and thereafter, by the Board of Directors of the Association, 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 sidewalks, if any, walkways and entrances must not be obstructed or encumbered or used for any purpose (excluding patios, decks and balconies) other than ingress and egress to and from the premises; nor shall any carriages, bicycles, wagons, shopping carts, chairs, benches, tables, or any other object of a similar type and nature be left therein or thereon.

2. The personal property of all unit owners shall be stored within their units.

3. No unit owner shall allow anything whatsoever to fall from the windows, patios, decks, balconies, entryways or doors of the premises, nor shall he sweep or throw from his unit any dirt or other substances outside of his unit.

4. Refuse and bagged garbage shall be deposited only in the area provided therefor.

5. No unit owner shall store or leave boats, trailers, mobile homes, recreation vehicles and the like on the limited common property, except in areas designated for same.

6. Employees of the Association or Management Firm shall not be sent off the Subdivision 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 Subdivision premises for more than twenty-four (24) hours, and no repair of vehicles shall be made on the Subdivision 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 his unit, in such a manner as to disturb or annoy other occupants of the Subdivision. 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. No radio or television installation, or other wiring, shall be made without the written consent of the Management Firm, as long as the Management Agreement remains in effect, and thereafter by the Board of Directors. Any antenna or aerial erected or installed on the exterior walls of a unit or on the limited common properties, without the consent of the Management Firm, and thereafter, the Board of Directors, in writing, is liable to removal 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 unit or limited common properties by any unit owner or occupant without written permission of the Management Firm, and thereafter, the Association.

11. No awning, canopy, shutter or other projection, shall be attached to or placed upon the outside walls or doors or roof of a unit or building without the written consent of the Management Firm, as long as the Management Agreement remains in effect, and thereafter, of the Board of Directors of the Association. All window coverings must be such color as the Management Firm determines in its sole discretion, and thereafter, the Association. Patios, decks or balconies may not be enclosed nor anything affixed, where applicable, to the walls or railings within such patios, decks and balconies 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.

12. Complaints regarding the service of the Association shall be made in writing to the Management Firm, as long as the Management Agreement remains in effect, and thereafter, to the Board of Directors.

13. No inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any unit or limited common properties except such as are required for normal household use.

14. No clothes line or similar device shall be permitted on any portion of the Subdivision property, nor shall clothes be hung anywhere except in such areas as are designated by the Management Firm, and thereafter, the Board of Directors of the Association.

Any consent or approval given under these Initial Rules and Regulations by the Management Firm or the Board of Directors shall be revocable at any time.