

EXHIBIT "C"  
SOUTH PATRICK CONDOMINIUM APARTMENTS RULES  
AND REGULATIONS

These rules and regulations are established for the mutual benefit, enjoyment, and comfort of the South Patrick dwelling owners and to further the successful operation of the Condominiums. The common facilities are for the use of the unit owners, their lessees, and guests, as defined in the Declaration.

Exhibit C Rules and Regulations: After notice of a violation, the same violation shall be counted as a new violation, including monetary fines and damages, after Notice of said violation by the Office; until such violation is cured to the satisfaction of the Board of Directors. A violation is defined as a new violation per day, until cured. Any Rule not referenced in Exhibit B-2 shall be fined in "an amount in proportion to the gravity of the violation as determined by the Board of Directors but not to exceed Forty Dollars (\$40.00) for any one violation.

***Unit owners are responsible for the observance of these Rules and Regulations by the members of their households, their lessees and their guests.***

- 1) OCCUPANCY. A unit shall not be permanently occupied by more than one family nor more than four persons in a two bedroom nor two persons in a one bedroom or efficiency.
- 2) EXTERIOR INSTALLATIONS. Unit owners shall not install antennae or other external equipment or fixtures that affect the uniformity of the building.
- 3) NEGLIGENCE. Unit owners shall be liable for the expense of any maintenance, repair or replacement made necessary by his negligent act or by that of any member of his family or his or their guests, employees, agents, or lessees, but only to the extent such expense is not met by the proceeds of insurance carried by the Association. Such liability shall include any increase in fire insurance rates caused by misuse or abandonment of a unit or its appurtenances.
- 4) ATTORNEY'S FEES. Any proceeding by the Association arising because of an alleged failure of a unit owner to comply with the terms of the Declaration, By-laws, Regulatory Agreement, or these Regulations, and as such documents are amended, shall entitle the Association to receive reasonable attorney's fees and court costs as may be awarded by the court.
- 5) TERRACES. Terraces should be kept in compliance with Florida Fire Prevention codes, to include no grills of any kind. Doors must remain clear of obstacles. Terraces must remain clear of garbage and clutter and maintained in such a way as to reflect a neat and tidy property. Trees, plants and shrubs that are under bedroom windows and border terraces are the responsibility of the owners to maintain and should be trimmed to below the roofline.
- 6) [RESERVED]
- 7) USE OF FACILITIES. In order to allow for maximum enjoyment of your facilities, the following has been established: a) Pool Regulations:
  - i) Children twelve (12) years of age or under must have adult supervision. ii) Guests using the swimming facilities must be registered with the manager.

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- iii) All guests must abide by the Rules and Regulations of South Patrick and the responsibility falls directly on the invitee.
  - iv) Showers must always be taken before entering the pool.
  - v) Bicycles will not be permitted around the pool at any time.
  - vi) No wrestling or horse-play will be tolerated.
  - vii) No resident will be allowed to offer any outside group the use of the pool. Note: All guests must be in attendance of immediate family of a unit owner, or they will be challenged and asked to leave the premises.
  - viii) Absolutely no tampering with the lights or grills in the pool is permitted.
  - ix) No pets are permitted around the pool area.
  - x) No glass containers are permitted around pool.
  - xi) Please notify the office immediately if you are certain that there are intruders in the pool and not guests...this is solely for your benefit.
  - b) Recreation Room – The Recreation Room is available for the enjoyment and use of all residents. Reservations must be made in advance with the Managing Agent if you desire to have a large party or group gathering. The person reserving the room is responsible for the conduct of guests and must leave it clean afterwards. Anyone violating any rules regarding the Recreation Room will be prohibited from using it in the future.
- 8) NOISE. In respect for your neighbor's quiet enjoyment of his premises noise shall be kept to a moderate level at all times, particularly between 11:00 p.m. and 8:00 a.m.
- 9) MAIL. Mailboxes are located in the lobby.
- 10) STORAGE. All objects kept in the storage areas must be in plastic bins kept in a neat, orderly manner and identified with the owner's name and unit number. Anything not labeled will be discarded by the Association. No food, furniture, mattresses or flammable materials shall be kept in any storage area. Neither the Management Agent nor the Association shall be responsible for damage or loss of any items placed in the storage areas.
- 11) KEYS. A passkey must be furnished by the unit owner to the Manager. If the lock is changed, a new passkey must be furnished. Violators will be fined \$25.00 day. For your safety and security, be sure your unit is locked each time you leave. Residents going on vacation or leaving the city should notify the Managing Agent.
- 12) PEST CONTROL. Maintenance provided by the Association includes the control and prevention of pests. A schedule is posted throughout the property well in advance and will serve as notice that pest control will be entering all condominiums, accompanied by management or a representative appointed by management. Pest control services that are required over and above maintenance will be the financial responsibility of the unit owner.
- 13) WINDOWS. All windows and doors must be closed before leaving a unit to prevent damage from sudden storms.

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- 14) FIRE HAZARD. By order of the City Fire Marshall, no items that may create a fire hazard or obstruct fire exits shall be kept or used in any unit or the buildings or in particular in any air conditioning room.
- 15) EXTERIOR APPEARANCE OF COMMON AREAS. No laundry, clothing, toys, or other articles shall be placed so as to be visible from the exterior of the building.
- 16) LITTER. All litter in the common areas shall be placed in trash receivers and ashes and butts in urns. All users of the common areas will clean up whatever common area they use.
- 17) PARKING. Parking along the curb or in front of the main lobby is prohibited except to discharge passengers or to unload parcels. Parking spaces are assigned by the Association so that each unit will be assigned one parking space. Your unit number will appear on the space assigned to you. Please advise guests not to park in any space bearing a unit number.

Guest Parking: Guest parking spaces are marked "guest" and are for guests of owners and tenants only. They are not permanent parking and vehicles should not be parked long term.

Overflow Parking: Overflow parking spaces are the undesignated spaces. You MUST have management approval to park your vehicle in the overflow parking lot. You must make your request through the office and requests will be approved/denied as space permits. There are not enough overflow spaces for every unit to have a second space and no request for a third space will be considered. Only standard passenger vehicles will be considered for parking in the overflow lot. No trailers, buses, boats, recreation vehicle, anything towed behind a standard vehicle or anything that exceeds the length/width of one parking space will be considered for approval. Parking assignments in the overflow lot will be reviewed annually and SPC management reserves the right to rescind overflow parking approval at their sole discretion.

The Management retains the right to tow vehicles that are parked in violation of the Rules and Regulations.

All vehicles parked on SPC property must have up to date registration, current insurance, be operational, have working parking brakes, and not be leaking fluids that are hazardous to people or property.

- 18) LAUNDRY. Laundry doors will be unlocked at all times for exclusive use by the residents. The laundry door shall be kept closed at all times and the laundry room shall be kept clean by each resident by removing lint, spills and rubbish when caused. Condominium owners/renters are prohibited from installing washers and/or dryers in individual units.
- 19) PROPERTY MANAGER. All equipment failures or damage shall be reported to the property manager in order to assure that the failure will be remedied as soon as possible. Owners

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will be financially responsible for any work done to their unit that causes damage to common areas or other units.

a) The Association is granted, by right of statute, the irrevocable right of access to each individual condominium unit for the purpose of maintenance or repair. The Association shall have access for emergency repairs which are necessary to prevent damage to common elements or another unit.

- 20) CHILDREN AND GUESTS. Children are not allowed to run or play in the lobby or hallways. Residents shall be strictly responsible for the instruction of their children and guests as to the provisions of these Rules and Regulations. Children under 14 years old shall not be in the common areas after 9:00 p.m. unless accompanied by an adult. Unit owners shall notify the office of guests over 3 days, new tenants or new owners, to include names and vehicle information.
- 21) GARBAGE. To provide for a sanitary and clean environment all garbage is to be in plastic or paper bags and placed in the dumpster provided. Trash too large to fit into the provided dumpster is to be placed next to the large dumpsters located in the parking lot behind building three (3).
- 22) OBSTRUCTIONS. Bicycles, surfboards or obstructions of any kind will not be allowed in hallways, walkways or lawn area.
- 23) MAINTENANCE. Requests for repairs shall be given to the office. Residents shall check with the office before installing major or unusual fixtures in their apartment unit as some fixtures may require approval by the association. Maintenance of a personal nature is, according to the Declaration, the responsibility of the resident.
- 24) EMERGENCIES. In the event of an emergency call 911.
- 25) GARBAGE DISPOSALS. Garbage disposals inside of units is strictly prohibited. Any existing garbage disposals must be removed at the owner's expense by January 1, 2022.
- 26) SALE/RENTAL/NON-PAYING GUESTS
- A) SALE OF UNITS. The owner, or his agent, will notify the manager at the time the Contract for Sale is written and will set up an appointment with himself, the buyer and the Manager prior to closing. At that meeting:
- a) The owner, or his agent, will present Condominium Documents to buyer and pertinent rules and regulations will be discussed with manager so that buyer will be fully aware of his responsibilities and privileges.
- b) The buyer will fill out a Roster Form which provides pertinent information as defined in Section 7, para 7.3(d) of the Declaration.
- c) The owner will provide a forwarding address to office.
- B) RENTAL OF UNITS. A condominium unit shall not be rented for a period of less than 90 days. If there are extenuating circumstances and a tenant must vacate sooner, the owner will notify the office prior to tenant leaving.

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The owner, or his agent, will notify the office of the date tenant will be moving from the unit.

The tenant is responsible for complying with all Condominium Rules and Regulations. The owner will be held responsible by the Association for violation of the rules by the tenant.

When a unit is to be rented, the owner, or his agent, will make an appointment with the manager and the renter. At that meeting:

- a) The owner, or his agent will provide a copy of the lease to the property manager.
- b) A Renters Form will be filled out by tenant which will include pertinent information for office use such as mailing and email addresses, automobile, license, next of kin etc.
- c) The owner will give Manager his forwarding address if different from that on file.
- d) A copy of Rules and Regulations will be given to the renter by the owner.

C) NON-PAYING GUESTS. Non-paying friends or relatives occupying unit in the absence of the owner must register with the office. All such will comply with all Rules and Regulations and the owner will be held responsible for the acts of such persons.

27) LIVING QUALITY. The complete rights, privileges, duties and liabilities of apartment unit owners are explicitly stated in the Condominium Documents. Residents should be familiar with the Declaration, By-laws, and FHA Regulatory Agreement to receive full benefits of Condominium ownership. This is your Condominium and is designed to be a residence of dignity and a source of pride and enjoyment to you. Your cooperation with the management and with your neighbors is of the essence in assuring you of an unexcelled quality of life.

28) PETS. No pets other than small birds in cages or fish in aquariums will be permitted in the apartments. Reasonable accommodations for exceptions to this rule will be reviewed annually only after residents submit the required paperwork for verification of a qualifying disability. If the Assistance Animal becomes a nuisance and 2 or more written complaints are received in the office the unit owner will be given 30 days to remove the animal.

Violations of the 30-day notice will result in a fine of 10.00 per day.