

**RULES AND REGULATIONS
OF
COUNTRY CLUB TOWNHOMES**

These Rules and Regulations are promulgated by COUNTRY CLUB TOWNHOMES OWNERS ASSOCIATION, INC., (the "Association"), pursuant to the provisions of the Declaration of Covenants, Conditions and Restrictions of Country Club Townhomes (the "Declaration"). Wherever a term defined in the Declaration is used herein, such term shall have the same meaning as defined in the Declaration. The Declaration provides that the affairs and operation of the Land shall be conducted by the Association, and provides that the Association may make and promulgate Rules and Regulations governing the use of Units and Common Area which shall be binding upon each Owner of a Unit and each occupant of such Unit, including the Owners, his relatives, guests, tenants, invitees or other occupants (all herein generally referred to as "Occupants").

1. (a) All motor vehicles shall be parked only in the parking area so designated for that purpose by the Declaration and the Association. Each Owner shall notify all Occupants of the regulations regarding parking, and all Occupants shall abide by such parking regulations.

(b) No vehicle shall be parked on any part of the Land, except on paved parking spaces, paved streets or in garages. No vehicles may be parked on paved streets over night. No commercial vehicles, except those present on business, and no trailers, boats, trucks, (except sport utility vehicles), recreational vehicles, mobile homes or motorcycles may be parked in the Development unless parked inside garages and concealed from public view or are approved by the Association. All vehicles parked within the Development must be in good condition and repair, and no vehicle, which does not contain a current license plate or which cannot operate under its own power shall be parked within the Development for more than twenty-four (24) hours, and no major repair of any vehicle shall be made within the Development, except if done inside the garage of the Unit. Any such boat, trailer, recreation vehicle, mobile home, truck, motorcycle or vehicle may be removed by the Association at the expense of its owner for storage or public or private sale at the election of the Association, and the owner thereof shall have no right or recourse against the Association for any action so taken.

2. Household pets may be kept or harbored in or about a Unit with the understanding that the keeping of a pet at the Development is not a right of a unit owner, but is a conditional license. This conditional license is subject to termination at any time by the Board of Directors upon a finding that the pet is vicious, is annoying to other owners or occupants, or has in any way become a nuisance. The owner of a pet assumes liability for all damage to persons or property caused by the pet or resulting from its presence at the Development.

This Conditional License is subject to the following conditions:

(a) A pet must be on a leash at all times when outside of a Unit.

(b) Because of the limited size of the Property, a pet may not be curbed at any place on the Development, and each owner must clean up and remove from the Development any waste of their pet.

3. Disposition of garbage and trash shall be made only in garbage disposal containers, or in receptacles supplied by the governmental entity or contractor who provides garbage removal services. All wet garbage and loose trash placed in rubbish receptacles must be placed in suitable bags and such bags shall be securely tied.

4. Each Owner may identify his Unit ownership by name plate of a type and size approved by the Association and mounted in a place and manner so approved.

5. Except for one "For Sale" sign not to exceed 2 by 3 feet in size and installed in the ground and not attached to a building, no signs, advertising or notices of any kind or type whatsoever shall be permitted or displayed on the exterior of any Unit or on the exterior of any Unit or within the Development, without the express approval of the Association.

6. Soliciting is strictly forbidden. It is requested that Owners or Occupants notify the Associations if a solicitor appears and the Associations shall have the right to take appropriate action.

7. Individual Owners may give notice to the Associations of any violators of these Rules and Regulations. All such notices must be made in writing, giving dates, times and rule being violated. Each such notice shall be mailed to the home office of current management company, if any, and a copy thereof shall be sent to the President of the Associations. The Associations shall not be required to receive or act upon notices of violation not given in accordance with these provisions.

8. In the event an Owner or Occupant is in violation of these Rules and Regulations, and such violation continues or is repeated after notice to cease is given to the Owner or Occupant, the Associations may take such lawful action as may be necessary to correct or abate such violation, and the Owner of such Unit involved shall pay all such costs, including reasonable attorney's fees through appeal.

9. The failure or delay of the Association to act or to take any particular action in the case of a violation of these Rules and Regulations shall not be deemed a waiver of the rights of the Association to take further action of a like or different nature in connection with the same, like or different violations by the same or another Owner or Occupant.

10. In the use of individual units, the following shall apply:

(a) No occupant shall decorate any part of a Unit or the Development so as to change the appearance of the Unit or the Building from the exterior. This precludes the painting of any balconies or entry courts or illumination of the exterior of a Building, or the placement of plants, or other objects upon railings, or exterior window sills, or ledges unless approved by the Association in writing.

(b) No solar film shall be placed on the windows of a Unit, which is visible from the exterior unless approved in writing by the Association Board of Directors.

11. The Declaration requires that the Association maintain a roster of Owners. These rosters will be maintained by the management for the convenience of Owners and for security purposes and the rosters will include certain additional information. All Occupants and Owners are to furnish the following information to the management to be included in the rosters:

(a) A true copy of the recorded Deed or other instrument evidencing title of the Owner to a Unit.

(b) The telephone number of a Unit, if any.

(c) The business address and telephone number where the Owner may be reached during normal business hours.

(d) The forwarding address and residence telephone number whenever the Owner or resident is out of town.

(e) The make, model, serial number and license number of all automobiles to be parked at the Development.

12. Recreational Facilities:

The use of the recreational facilities is limited to occupants, their guests and other permissible users. All individuals using these facilities are required to observe the following regulations in addition to any other rules and regulations that might be posted by the Association from time to time, in order to comply with the requirements of public health authorities and to ensure the comfort and safety of all concerned:

(a) Pool:

(1) Anyone using the pool facilities will comply with all local health regulations which specifically include taking a shower before entering the pool.

(2) Bathers must remove suntan lotion, creams, hair pins, lotions, powders, etc., before entering the pool.

(3) No breakable containers are permitted around the pool area and no food or drink may be consumed within the pool area.

(4) There shall be no running or shouting or boisterous games played within the pool or spa area.

(5) Children under 12 years of age are not permitted within the pool area unless accompanied by an adult who is and shall remain responsible for the children.

(6) No pets shall be allowed in the recreational areas of the condominium, including, but not limited, to the pool area.

(7) Persons using the pool area are not guarded and all persons using these facilities do so at their own risk.

(8) Pool deck furniture, if any, shall be covered with a towel when using suntan lotion or oil.

(9) Deck furniture is not to be removed from the pool area.

(10) No substance such as soap or shampoo may be used in the pool.

(11) Incontinent persons or children not toilet trained must wear protective garments to contain waste before entering the pool.

(12) No radios or other sound producing equipment may be utilized in a manner that is an annoyance or nuisance to other owners or their guests.

(13) No diving shall be permitted in the pool area at any time.

13. UNTIL THE DEVELOPER OF THE DEVELOPMENT HAS COMPLETED ALL THE CONTEMPLATED IMPROVEMENTS AND CLOSED THE SALES OF ALL OF THE UNITS, NEITHER THE OWNERS NOR THE ASSOCIATIONS, NOR THE USE OF ANY UNIT, OR COMMON AREA SHALL INTERFERE WITH THE COMPLETION OF THE CONTEMPLATED IMPROVEMENTS AND THE SALE OF THE REMAINING UNITS. THE DEVELOPER MAY MAKE SUCH USE OF UNSOLD, ACCESS WAYS AND THE REST OF THE DEVELOPMENT AS MAY FACILITATE THE COMPLETION AND SALE, INCLUDING, BUT NOT LIMITED TO, THE MAINTENANCE OF A SALES OFFICE AND MODEL, THE SHOWING OF UNITS AND THE DISPLAY OF SIGNS.