

Manors of Inverrary XII Condominium Association, Inc.

All unit owners are obliged by law to comply with the provisions of the Condominium Documents and the Rules and Regulations adopted by the Board of Directors as amended from time to time.

The unit owner is responsible for compliance by his family members, guests and lessees.

RESIDENT IDENTIFICATION:

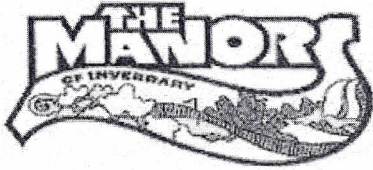
1. Membership in this association is limited to unit owners. In the event of resale, a copy of the new deed must be submitted to the Association as evidence of ownership.
2. Photo identification cards will be issued only to bona fide residents. If a unit owner designates another to be the bona fide resident (i.e., parent, child, lessee), the unit owner waives his right to a photo identification card and to the use of the recreational facilities except as a guest, in which case he would have to pay recreational fees as adopted by the Manors Club.
3. Photo identification cards, automobile decals, or temporary passes must be presented at the security gate to gain entry. The guard is instructed not to allow entry upon recognition of a resident or guest.
4. In order to use the recreational facilities, this photo identification must be presented.

OCCUPANCY:

- 5a. Article XIII of the Declaration of Condominium provides that apartments shall be used for single-family residences only. The Board of Directors defines "single-family" as one or more persons related by blood, marriage or adoption or no more than two (2) unrelated persons living and cooking together as a single housekeeping unit.
- 5b. Definition of Occupant: An occupant is anyone in residence, whether an owner, guest, lessee, designated corporate resident or otherwise, whether in possession in accordance with or in violation of these rules.
6. No approval will be given to occupancy in excess of three persons in a one-bedroom apartment or four persons in a two-bedroom apartment.

SALES AND RENTALS

7. When an owner desires to sell or rent his unit, he must submit the following for approval on forms provided by the Association, allowing 30 days for processing.



Manors of Inverrary XII Condominium Association, Inc.

For Sales

- a. Notice to Association to be completed by seller.
- b. Application to be completed by proposed purchaser.
- c. Copy of bona fide contract.
- d. All photo I.D. cards, Entra-Card and auto decals previously issued to seller must be returned to the Management Office before approval will be given.

For Rentals

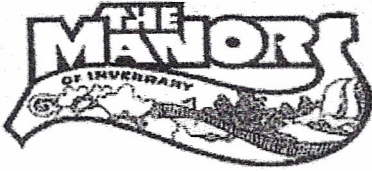
- a. Notice to Association to be completed by unit owner.
- b. Application to be completed by proposed lessee.
- c. Copy of bona fide lease.
- d. All photo I.D. cards, Entra-Card previously issued to unit owner must be returned to the Management office before approval will be given.

Upon receipt of all of the above, the Board of Directors will process the application, and approve or disapprove the transaction within thirty (30) days. Applicants must be personally interviewed by the Sales and Rentals Committee. Applicants must meet the requirements of the Condominium Documents and the Association's Rules and Regulations, and the unit owner's account must be in good standing in order to receive approval.

8. There will be a \$1.00 non-refundable charge for each photo I.D. card on new leases approved for uninterrupted residency.
9. Lessees will pay a deposit of \$25.00 for each I.D. card, \$20 for each decal and \$5.00 for each Entra-Card, to be refunded when it is returned to the maintenance Office at the expiration of the Lease.
- 11 A temporary pass will be issued to the unit owner, upon relinquishing is I.D.'s to cover the period until the effective date of the lease or date of closing.
12. The exterminator must be allowed into your apartment when he services the building. The schedule is available at the Management Office and is posted on the building bulletin board.

Seasonal Rentals

13.
 - A. May be made during the Florida Winter Season, for any length during and within the period between December 1 and March 31.
 - B. Only one such rental is permitted during this period.



Manors of Inverrary XII Condominium Association, Inc.

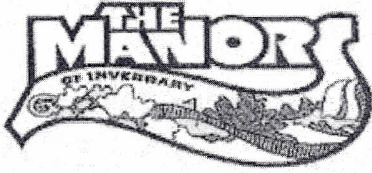
- C. It shall constitute the only rental permitted until the following Florida Winter Season.
14. All Other Rentals
There shall be no leasing of a unit more than once during a 12-month period. This period begins with the starting date of the rental term of the previous lease.
15. Rentals of All Kinds Are Subject To The Following:
- A. Unit owners who have contracted after June 1, 1982 to purchase an apartment, may not, during the first year of ownership, rent or lease the apartment to another party.
 - B. No lease will be accepted containing automatic renewal or option clause – and it may not exceed one year in length. Month-to-month rentals, sub-leasing, or assignment or lease are not acceptable.
 - C. Continuation of occupancy shall be permitted only under a new lease which is subject to review and approval of the Board of Directors.
 - D. Management must be notified 30 days in advance, if a new lease is under consideration.
16. At the end of each leasing period, the Board of Directors will determine if there has been any damage to the common areas or expense incurred by the Association. Charges for such damage will be deducted from the \$200.00 security deposit.
17. The Sales and Rental Committee, together with the Board of Directors, reserves the right to adjudicate any special situation not expressly covered in the foregoing provisions.

GUESTS

18. Overnight guests may be permitted to occupy the unit in the absence of the owner for a time not to exceed 21 days in total in any twelve-month period. The unit owner must notify the Management Office in writing at least five days before guests arrive, except for parents, adult children or adult grandchildren, guests may not have guests.
19. In order to be admitted to the Recreational Facilities, guests must present passes which can be purchased by the owner or lessees from the Manors Club.

USE RESTRICTIONS AND RESPONSIBILITIES

20. Owners shall be held responsible for the actions of their family members, guests, and lessees.



Manors of Inverrary XII Condominium Association, Inc.

21. Any damage to the buildings, recreational facilities or other common areas or equipment caused by a resident or his guests shall be repaired at the expense of the owner. If a security deposit is involved, the repair will be made and the cost of each repair will be deducted from the deposit.
22. No resident or invitee shall make or permit any noises that will disturb other residents or do or permit anything to be done which will interfere with the right, comfort or convenience of other residents.
23. Residents shall not use or permit to be brought into the apartment any inflammable Oils or fluids such as gasoline, kerosene, naphtha or benzene or other explosives or articles deemed extra hazardous to life, limb, or property.
24. No awnings, window guards, light reflective materials, hurricane or storm shutters, or other devices shall be installed, except as shall have been approved by the Association. Window coverings shall be lined in white.
25. The exterior of apartments, including the patios, shall not be painted, decorated, or modified in any manner without prior consent of the Association.
26. Permission for installation of ceiling fans on the patios will only be granted if the unit owner will sign a letter accepting full responsibility for property and/or personal damage.
27. No trade, business, profession, or other type of commercial activity may be conducted on the condominium property.
28. No cooking or barbecuing is permitted on the terraces or common area.
29. No sign, notice or advertisement shall be visible from the window of an apartment or automobile, nor shall it be painted on or affixed to a vehicle.
30. Except for patio furniture, no personal articles such as towels, bicycles, etc., may be stored on the terraces.
31. Waterbeds are not permitted in the apartments, nor are fish tanks above a ten gallon capacity permitted.

COMMON AREAS (ALL AREAS NOT WITHIN YOUR APARTMENT)

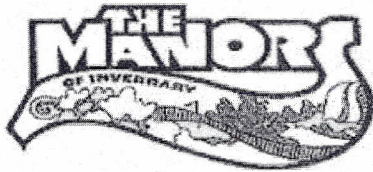


Manors of Inverrary XII Condominium Association, Inc.

32. The owners shall not be allowed to put their names on any entry of the apartment or mail receptacle except in the proper place and in the manner prescribed by the Association.
33. All garbage must be tied securely in plastic bags before placing in trash chutes. Newspapers, bottles, and large articles must be hand carried to the first floor trash room. Private arrangements must be made for the disposal of mattresses, furniture, box springs, etc. When furniture is removed from the premises for any reason, the elevator pads must be installed and the \$5.00 fee must be paid. All cartons must be collapsed before being put in the garbage room downstairs on the main floor.
34. No radio or television aerial or antenna shall be attached to or hung from the exterior of the apartments or the roof thereon.
35. Food and beverages may not be prepared or consumed on the common areas, except as approved by the Association.
36. No wet or bare feet, or spiked shoes, are permitted in the lobbies or elevators, nor is topless attire permitted in the lobbies or elevators.
37. Children shall not be permitted to loiter or play in the lobbies, hallways, stairways, or elevators.
38. Each unit is entitled to only one storage locker.
39. Corridors shall be kept free of articles, including door mats.
40. There shall be no sunbathing, playing of games, or leaving of chairs or other articles on the common areas.
41. The grassy areas shall not be used as pathways nor shall they be used for access to the first floor apartments.

VEHICLE AND PARKING AREAS

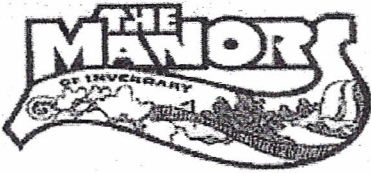
- 42A. Trucks, campers vans, Bronco-Blazer types, commercial or recreational, over-sized tires and/or raised chassis vehicles, or other vehicles of a similar nature, may not be parked in the Manors of Inverrary complex between the hours of 6:00 p.m. and 8:00 a.m., except for moving vans which will not be permitted on the grounds after 5:00 p.m.



Manors of Inverrary XII Condominium Association, Inc.

- The foregoing restrictions shall not apply to specially constructed vehicles for the transportation of handicapped owners, requiring the use of wheel chairs. Such vehicles must bear "Handicapped" license plates from the State of Florida.
- 42B. Motorcycles, motor homes, mopeds, boats, trailers and the like are not permitted entry at any time.
 43. No vehicle shall be parked in such manner as to impede or prevent ready access to another owner's parking space. Vehicles shall not be parked unattended under the marquee of a building. Free access is required for fire and emergency vehicles.
 44. No vehicles which cannot operate on its own power shall not remain within the Condominium property for more than 24 hours. No repair of vehicles shall be made within the Condominium property.
 45. Automobiles are to be parked head in only, and within the parking lines of a single space.
 46. Automobiles with protective covers must be parked only in a guest spot on the south side of the building. Covers must be properly tied down.
 47. Improperly parked or unauthorized vehicles are subject to being towed away at owner's expense.
 48. The owner shall not cause or permit the blowing of a horn from any vehicle approaching or upon the Condominium property.
 49. Car washing and waxing is prohibited except at the designated car wash area. Repairs to automobiles or other vehicles shall not be made on the premises. Oil changing and radiator draining is prohibited, since it causes pollution.
 50. Residents are to use only their assigned parking spaces.
 51. Guests must park in guest spaces.
 52. Bicycles are to be parked at bicycle stands or in bicycle rooms where provided.
 53. The speed limit within The Manors of Inverrary complex is 15 miles per hour.

MAINTENANCE



Manors of Inverrary XII Condominium Association, Inc.

54. Each unit owner who will be absent from his apartment for an extended period, or who uses his apartment as a part time residence, must remove all objects from his terrace.
55. A responsible firm or individual must be designated to assure extermination services and to be contacted, should the apartment suffer any damage.
56. The Management Office must have a key to each apartment. No owner shall alter any lock or install a new lock on any door leading to his apartment without providing the Association with a duplicate key. Use of such keys is limited to emergency entry or to gain access for repairs to common area. When a situation arises requiring access to an apartment and a key is not on file, forcible entry will be used and the unit owner will be assessed for any resultant damage.
57. Unit owners shall not contact the maintenance department to perform any work within their apartments except in an emergency, which may cause damage to other units and/or common areas.

PETS

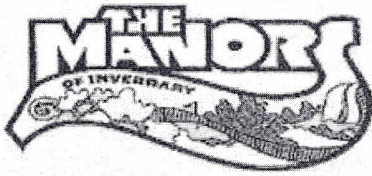
58. No pets of any kind will be allowed on the premises. Pets previously approved may not be replaced upon their demise. Approved pets must be kept on a leash at all times (City of Lauderdale ordinance), and must be carried in and out of the buildings. The owner must clean the contaminated area at once.

Existing permission to keep a pet may be withdrawn at the sole discretion of the Board of Directors.

59. Guests may not bring pets on the premises.

VENDORS AND MOVING VANS

60. Outside contractors who are performing a service for a unit owner may not use the Association's electricity. Common areas that may be affected by service people are to be cleaned up immediately. The unit owner will be held responsible and will be assessed for the costs incurred by the Association for clean-up or repairs.
61. The Management Office must be notified at least two days in advance of the arrival of moving vans. Elevator pads are mandatory and will be installed by Management at a \$5.00 fee. Furniture moving or delivering is permitted only between 8:00 a.m. and 5:00 p.m. Monday thru Saturday. The unit owner is responsible for any damage done by the mover.



Manors of Inverrary XII Condominium Association, Inc.

PAYMENT FOR MAINTENANCE ASSESSMENTS

62. Payments for maintenance assessments and/or special assessments are to be emailed to the location designated by the Association on or before the due date. Assessments and installments thereon not paid when due shall bear interest from the date when due until paid at the rate of ten percent per annum. Legal fees and costs incurred in the collection of delinquent assessments will be borne by the unit owner.
63. Fees payable by all new residents before move-in:
- | | |
|-------------------------------|--------|
| Padding Elevator..... | \$5.00 |
| Electricity Turn-on..... | \$5.00 |
| Entraguard phone hook-up..... | \$5.00 |

In addition to fees in Rules 9 and 10.

64. Soliciting is not allowed for any purpose, whether by resident or non-resident.
65. Complaints regarding the operation of the common areas or regarding actions of other residents must be made in writing and submitted to the Management Office.
66. Violators of any of the above Rules and Regulations will receive notice from Management stating the offense. Thereafter, if the violation is not corrected, the Association will retain the services of an attorney to effect compliance and all legal fees and costs will be assessed to the owner.
67. These Rules and Regulations may be modified, added to, repealed at any time by the Board of Directors of the Association, in accordance with the provisions set forth in the By-Laws, Section 4.5.
68. It is the responsibility of the unit owner to become familiar with, and to familiarize his tenant with, the Rules and Regulations.

These Rules and Regulations were approved by the Existing Board of Directors of record in January 1986, and filed with Broward County, January 1986.