

**MAKARIOS CARRIAGE HOMES
RULES & REGULATION**

The following Rules and Regulations are designed for one basic purpose only, the protection of the rights, privileges, privacy, safety, comfort, convenience, well being and property of our individual owners. They are simply a codification of what is believed necessary to promote decent, courteous and considerate relations among all residents of Makarios Carriage Homes, whether they are owners, renters or guests.

For the purposes of these Rules and Regulations, several words are defined for clarification:

Owner – one who has purchased a unit. This includes members of the purchaser's immediate family who reside in the unit.

Resident – one who is residing in the unit, whether or not he is an owner.

Guest – one who is visiting a resident on an overnight or longer base.

Renter – one who rents or leases a unit from an owner.

Visitor – one who is invited or drops in for a brief social visit.

Makarios Carriage Homes Rules and Regulations

1. General. The Board of Directors of the Association, or the Manager at the direction of the Board of Directors, will be responsible for implementing and enforcing these Rules and Regulations, and it is expected that all owners, residents, guests and visitors will cooperate fully. The Board of Directors shall have the authority to interpret these Rules and their determination shall be controlling. The Board of Directors may from time to time establish fines or penalties for violations of the Rules provided that all such fines or penalties are uniformly enforced against all owners and residents in accordance with the Declaration of Condominium and the Articles of Incorporation and By-Laws of the Association (collectively the "Governing Documents"). If any assessed fine or penalty that has not been paid within two (2) weeks after written notification to the resident and the owner of the unit (if the owner is not in residence) the Board of Directors shall have the authority to take enforcement actions against the Owner, in accordance with the Governing Documents.

- (A) Any and all concerns about non-compliance with the Rules and Regulations should be reported first to the Community Association Manager. The Community Association Manager will follow procedures established in the Documents or by the Board of Directors for notifying the accused offending party of the concern or complaint. The Community Association Manager will notify the chair of the Compliance Committee of the concern or complaint and of the action taken.
- (B) If it appears that there has been inadequate response to the concern or complaint by the Community Association Manager or the accused offending party, the concern or complaint may then be taken to the Compliance Committee. The follow-up of a concern or complaint may be submitted directly to the Compliance Committee at a regularly scheduled meeting of the Committee. Follow-up of a concern or complaint may also be submitted to an individual member of the Committee who will then present the matter to the Committee at a regularly scheduled meeting for consideration and action.

2. Use of Facilities. The comforts and facilities of the Condominium are primarily for the use of residents and guests. Owners will be responsible for the actions of their renters, guests and visitors and must be mindful of the rights of other residents. The Association, acting through its managing agent, has the sole authority to operate and maintain the Common Elements of the Condominium and to regulate the use of the Common Elements. Individual owners and

other residents of the condominium do not have the authority to waive or modify any requirements of the Governing Documents or these Rules and Regulations, nor permit the use of the common facilities in violation of the Governing Documents or these Rules.

3. Maintenance. An owner or resident shall maintain his Unit in a good state of preservation and cleanliness at all times so that neither his Unit nor any other Unit will be damaged by his neglect. Each Unit must be sprayed regularly by a professional pest controller and each resident shall permit entry to the Unit for this purpose. Everything within the Unit is the Responsibility of the Owner.

4. Balconies, Lanais and Unit Exteriors. It is prohibited to hang towels, laundry, rugs, etc. from the windows, balconies, lanais, trees, or from any of the facades of the condominium structures. No awning guards shall be used without the prior written approval of the Board of Directors.

- (A) Window treatments, blinds or interior shutters exposed to exterior view shall exhibit no colors except those in a range from white and off-white to beige, and shall be of commercial style and quality. Gauze, lace or other fabrics, conforming to or in keeping with color and commercial style and quality standards are permitted. The association strongly recommends against the use of "window tinting" materials because research has shown that their use may present a safety hazard and possibly void the window warranty.¹ Window treatments, blinds or shutters visible from the exterior shall extend from the window sill upward to the top of the lower sash, a higher window mullion, or the bottom or top of the arch. Patio "sun-blinds" shall be of a neutral color and a commercial style and quality. Window treatments, blinds or shutters should be in place within 30 days of occupancy.
 - (i) Hurricane shutters may be installed after an owner submits the documents as described in Attachment "A", a request form (Attachment "D") and receives association approval.²
- (B) Balconies, lanai, and entry porches may not be used for storage. Except for porch furniture, potted plants, approved bar-b-que grills and other similar items typically kept permanently on balconies and lanais, no other objects shall be left on a lanai or balcony when not in actual use, including without limitation children's toys and dead and dying potted plants. All furniture and other objects shall be removed from balconies and lanais during hurricane warnings and other periods of high winds. Only ~~liquefied petroleum gas~~⁵ electric bar-b-que grills are permitted on balconies and lanais.
- (C) The exterior of the Units and all other areas appurtenant to a Unit, including the porches, lanais and entry porches shall not be painted, decorated, enclosed or modified in any manner without prior written approval of the Board of Directors in accordance with the provisions of the Declaration and the By Laws. No wiring will be installed for electrical or telephone equipment nor will there be any installation of any type of television antennae, satellite dish, air conditioning units or other similar or dissimilar equipment, on the exterior of the buildings or that protrude through the walls or roof of the building except as authorized by the Board of Directors.
 - (i) However, unit owners shall be permitted to affix or hang to their front door traditional holiday and seasonal decorations for the period of two weeks before and two weeks after the event.³
 - (ii) A satellite dish, as described above and in Attachment "B," may be installed after an owner submits a modification request form (Attachment "D") and receives association approval.⁴
 - (iii) Intercoms may be installed, but not replace existing doorbell and must be similar in size, shape and color of builder installed intercoms after an owner submits a modification request form (Attachment "D") and receives association approval.⁶
 - (iv) "Invisible screen doors" (as described in Attachment "E") may be installed after an owner submits a modification request form (Attachment "D") and receives association approval.⁶
 - (v) Owners may have outdoor "Holiday Decorations" as described in Attachment "F".⁷
- (D) Guidelines for painting the exterior walls located within a screened balcony or lanai shall be as follows:
 - (i) Written authorization of the Association is required prior to any work that affects the exterior of the building. A written request along with a paint sample must be submitted to the Association for review.
 - (ii) Neutral colors ranging from white to beige are acceptable, although the least amount of contrast with the exterior color of the building is preferred.
 - (iii) The paint must have elastomeric qualities to provide waterproofing.
 - (iv) Color change will be at the expense of the Owner and subsequent maintenance of that area shall be the responsibility of the Owner. Exterior walls that differ in color from the rest of the building will no longer be included in the waterproofing/painting program of the Association. However, the Owner may be required by the Association to paint the area at the same time as any Association project to ensure uniform maintenance of the building.

5. Disturbances. All persons shall avoid the excessively loud playing of musical instruments, radios, television, or other sound producing instrument or equipment, and shall avoid making any noises that shall disturb or annoy their neighbors. This applies to each Unit and the Common Elements.
6. Signs. No one shall post any advertisements or posters of any kind in or on the windows, entry porches, balconies, lanais, or other areas of a Unit, or on any vehicle, visible from the exterior or any part of the Common Elements, including "For Sale" and "For Rent" signs except as authorized by the Declaration of Condominium or the Board of Directors. No flags, pennants, bunting, decorative or declarative symbols or devices visible from the Common Elements. No security signs or political signs are permitted. An owner may affix a security decal, not to exceed 36 square inches, on the glass adjacent to his or her entry door or other window locations. The use of temporary signage for an "Open House" is permitted when placed and removed by the real estate person, agent, or owner during weekends and holidays only. When an open house is in use, no permanent access codes are permitted to be posted at the gate and only temporary access codes should be used in any ads or postings.¹
7. Common Elements. Driveways, parking lots, sidewalks, shall not be, in any manner, obstructed or encumbered or used for any purpose other than ingress and egress, to and from the premises. Any damage to the Common Elements or any equipment located thereon caused by an Owner, his/her children, guests, visitors or renters shall be repaired at the expense of the Owner if not covered by insurance.
 - (A) No more than two plants may be placed outside a Unit's entrance doorway. Plant containers may be no larger than 4 gallons in size. The height of any plant, any container, or any plant in a container, cannot be higher than the unit's address as seen from the street. Placement and overall size of the plant and/or container cannot appear to hamper access. Artificial plants and/or plant stands of any type, may not be used in entranceways.³ Hanging plants are not permitted on the exterior of any building.
 - (B) Owners may place a bench, chair(s) or "ensemble" near a front door entranceway assuming the owner adheres to all principles and guidelines detailed on Attachment "C" of these rules.²
8. Unit Access. The agents of the Association or any contractor or workman authorized by the Association may enter any Unit at any reasonable hour of the day for any purpose permitted under the Declaration of Condominium or the By Laws of the Association. However, except in an emergency or for regular pest control, such entry will be made only by prearrangement with the resident. Units with security systems must make individual arrangements for entry by service personnel, including pest control. All residents shall provide to the Association's managing agent a copy of the key or keys necessary to gain access to the Unit. Any contractor or workman entering any Unit in the absence of the resident must leave notification of said entry and the purpose thereof in a readily visible location.
9. Storage. No part of the Common Elements shall be used for storage of any materials, boats, vehicles, or any other items. No inflammable oils or fluids, explosives or other articles deemed hazardous shall be stored on the premises.
10. Refuse. All trash, garbage and other refuse shall be placed in refuse disposal containers located in areas designated by the Board of Directors. Individual trash containers must be kept within the Condominium Unit and may not be placed on lanais, balconies or entry porches. One ordinary waste basket, not to exceed 32-quart size nor used as food waste receptacle, may be kept on the screened lanai or balcony.
11. Children. Residents shall be responsible for the actions of their children and for any damage to the Common Elements of Common Facilities caused by their children or the children of their guests or visitors. The Board of Directors may establish additional regulations regarding the use of common facilities by children, including by way of example, requiring that adults accompany children using common facilities and prohibiting children from using common facilities during certain time periods.
12. Association Approval. Any consent or approval given under these Rules and Regulations by the Association shall be revocable at any time by the Boards of Directors.
13. Rental and Guests. Leasing of the Unit by the owner shall be permitted under the following terms and conditions:
 - (A) All leases shall be on forms approved by the Association and shall provide that the Association shall have the right to terminate the lease and dispossess the renter for material violations by the renter of any of the provisions of the Governing Documents or these Rules or any law, regulation, agreement, document or instrument affecting the Condominium. A copy of the fully executed lease shall be

provided to the Association. The minimum lease term shall be six (6) months. Subleasing is not permitted.

- (B) The maximum number of occupants that will be permitted to stay in any rented Unit is six. No tenant shall be less than twenty-two (22) years old, except dependent children of tenants residing with their parent or parents.
- (C) Each owner is fully responsible for any damage to the Common Elements caused by a tenant or guest, and to pay fines for violation of the Governing Documents or these Rules by the tenant, guest or other occupant of the Unit. The Owner shall maintain liability insurance covering tenants and guests.
- ~~(D) Tenants are not permitted to keep any pets.¹~~

14. Pets. No pets or animals shall be kept or maintained in or about the Condominium Property except dogs, cats, small birds, and fish, hereinafter referred to as "Pets". A conditional license to maintain two pets, as defined above, in the owner's Unit, is granted to Owners ~~only (tenants are not permitted to keep pets),¹~~ subject to the following conditions and reservations:

- (A) Dogs and cats must be kept on a leash at all times while on the Common Elements.
- (B) Pets must not be curbed near the walkways, shrubbery, gardens or other public spaces. Owners of Pets are required to pick up after Pets.
- (C) An owner is fully responsible for any damage to person or property caused by his Pet. In the event of any damage to the Condominium Property caused by any Pet, the decision of the Board of Directors as to the amount of the damage shall be determinative and the Unit owner shall be subject to assessment by the Association for the amount of damage.
- (D) In the event a Pet dog or cat gives birth, the offspring may be kept on the premises for no longer than eight (8) weeks. Immediate notice of this event must be given to the Associations' agent.

This conditional license is subject to revocation and termination at any time by the Board of Directors upon their reasonable determination that such Pet is vicious or is annoying other residents or is otherwise a nuisance.

15. Parking. Parking areas adjacent to Condominium buildings are for operable passenger automobiles and vans, motorcycles, pick-up trucks of ~~three quarter~~ one² ton capacity or less, mopeds and bicycles only (collectively, "Permitted Vehicles"). Trucks in commercial use are prohibited anywhere in the Condominium property and are identified as having lettering, numbering and/or other advertisement information on their exterior.³

- (A) No boats, trucks greater than ~~three quarter~~ one² ton capacity, trailers, motor homes, campers or other vehicles or objects shall be parked on the Condominium Property. The foregoing does not prohibit the temporary and occasional parking of service trucks, moving vans and additional vehicles of visitors or guests in other areas.
- (B) No owner or any other person may wash, service (such as oil change or tune-up), repair, store, or place on blocks any motor vehicle (including Permitted Vehicles) on the Common elements of the condominium property. Provided, however, the foregoing shall not prohibit emergency repairs necessary to move a Permitted Vehicle completed within 72 hours.
- (C) Each Unit has two designated parking spaces, one in the garage of the individual unit the other in the driveway directly in front of the Unit. The Association may require Owners, tenants, and other residents to park additional cars in other areas.

16. Recreational Pavilion/Pool Area. The recreational facilities are for the use of Makarios Carriage Homes and Anastasia Dunes Owners and their guests. Guests must be accompanied by the Owner while using the facilities. Please observe common sense and courtesy toward others while in these areas.

- (A) The Pavilion is a non-smoking facility.

- (B) The Pavilion is available only from 8:00a.m to 10:00p.m. except for Board approved Association events.
 - (C) Children under the age of sixteen must be supervised at all times while in the pool area.
 - (D) Pets are not allowed in the pavilion or pool area.
 - (E) The use of amplified music/speakers is prohibited in the pool area except for approved social events. Excessive noise will not be permitted.
 - (F) Pool hours are limited to those posted in the pool area.
 - (G) All posted safety regulations are to be observed.
 - (H) No food or drinks are allowed within four feet of the pool.
 - (I) No glass containers are allowed on the pool deck.
 - (J) Diving is not allowed.
 - (K) In case of emergency call 911.
17. Speed Limits. The speed limit throughout the property is 15 miles per hour.
18. Skateboards, roller blades and bicycles. The use of skateboards is prohibited. Bicycles and roller blades are to be used on asphalt surfaces only.
19. Amendment. These Rules and Regulations may be amended from time to time by a majority of the Board of Directors in accordance with the requirements of the By Laws, or may be amended by a majority vote of the owners at a meeting duly called for such purpose; provided however, for so long as Declarant holds any Units for sale in the ordinary course of business, rules and regulations which are, or have the effect of being detrimental to the sale of Units by the Declarant, shall require the written approval of Declarant before becoming effective without their written approval. All provisions of the Rules and Regulations must be uniformly enforced against all owners, renters and residents of the Condominiums.