

RULES AND REGULATIONS FOR LAGUNA OF VERO BEACH, A CONDOMINIUM

The Rules and Regulations hereinafter enumerated as to the Condominium Property, the common elements, the limited common elements, the units and the commonly used facilities available for use by the unit owners within the Condominium (the "Condominium") shall apply to and be binding upon all unit owners. The unit owners shall at all times obey these Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless waiver, consent or approval is specifically set forth, in writing, by the Board of Directors.

RULES AND REGULATIONS: Violations should be reported, in writing, to the Board of Directors of the Association, c/o the Property Management Company. Violation will be called to the attention of the violating unit owner or lessee by the Board of Directors.

Disagreements concerning violations will be presented to the Covenants Committee and be reviewed by the Board of Directors who will consider appropriate action. Unit owners are responsible for compliance by their guests or lessees with these Rules and Regulations. Fines of \$100.00 per day per violation may be imposed for violation of Rules.

FACILITIES: The commonly used facilities available for use by the unit owners within the Condominium are for the use of unit owners, their lessees and their respective family members and guests. No guest of any unit owner shall be permitted to use such commonly used facilities unless accompanied by a unit owner or lessee or unless the guest has been registered with the Board of Directors through the Management Company. Any damage to the buildings or to the common elements or equipment caused by any unit owner, lessee or their respective guests, contractors or invitees, shall be repaired at the expense of the responsible unit owner.

NOISE: Radios, televisions and other instruments, which may create noise, should be turned down to a minimum volume between the hours of 10:00 p.m. and 8:00 a.m. All other unnecessary noises, such as bidding good night to departing guests and slamming doors, between these hours should be avoided.

Unless expressly permitted in writing by the Association, no floor covering shall be installed in the units, other than any carpeting or other floor covering installed by the Developer. In any event, each unit owner shall have the duty of causing generally accepted and approved materials for diminution of noise and sound to be placed underneath such floor covering, so as to be between any such floor covering, and the concrete slab. All floor coverings must be approved by the Architectural Review Board.

OBSTRUCTIONS: The parking areas, sidewalks, entrances, driveways, passages, patios, balconies, courts, vestibules, stairways, corridors and halls must be

kept open and shall not be obstructed in any manner. Rugs or mats must not be placed in corridors or on walkways. No sign, notice or advertisement shall be inscribed or exposed on or at any window or any part of the Condominium, nor shall anything be projected out of any window or door in the Condominium or the roofs thereof.

CHILDREN: Children are not to play in the parking areas, on the public walkways or on the stairways. Reasonable supervision must be exercised when children are playing on the grounds.

DESTRUCTION OF PROPERTY: Neither unit owners, nor their family members lessees, contractors, invitees, nor guests shall mark, mar, damage, destroy, deface or engrave any part of the Condominium. Unit owners shall be financially responsible for any such damage. This shall include damage to the interior of the unit or other units caused by turning air conditioner off whether units are occupied or unoccupied or by leaving windows or doors opened during rainstorms.

EXTERIOR APPEARANCE: The exterior of the Condominium and all areas appurtenant to the Condominium shall not be painted, decorated or modified by any unit owner in any manner without the prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the Condominium, except as shall have been approved by the Association, which approval may be withheld purely aesthetic grounds within the sole discretion of the Association. No windows may be tinted without prior consent of the Association and installation of drapes or curtains visible from the exterior of the Condominium shall have white or off-white, black out type liners used, which liners must be approved by the Association. No television or other outdoor antenna, system of facility shall be erected or maintained within the boundaries of the Condominium.

SIGNS: There shall be no "For Sale", "For Rent/Lease" or "For Hire" signs exhibited, displayed or visible from the interior or the exterior of the Condominium, except at the designated space, which is on the bulletin boards at the Mailbox and Pool area.

CLEANLINESS: All garbage and refuse from the Condominium shall be deposited with care in garbage containers intended for such purpose at such times and in such manner as the Association shall direct. All disposals shall be used in accordance with instructions given by the Association.

WINDOWS AND BALCONIES: Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on ledges of windows, terraces or balconies. No objects shall be hung from balconies, terraces or window sill.

Unit owners may display one (1) portable, removable United States flag in a respectful way, not larger than 4 ½ feet by 6 feet, that represents the United States Army, Navy Air Force, Marine Corps, or Coast Guard, regardless of any provisions of the Declaration of Condominium of the Rules and Regulations dealing with flags.

Unit owners shall not throw cigars, cigarettes or any other object from balconies, doors, windows or terraces. Per Fire Code, Propane gas grills are permitted with restrictions. 1st floor, regular 20 lb. propane tank and 2nd and 3rd floor units, a 1 lb. maximum propane tank.

Unit owners shall not allow anything to be thrown or to fall from balconies, doors, windows or terraces. No sweeping or other substances shall be permitted to escape to the exterior of the Condominium from the balconies, doors, windows or terraces.

No balconies or terraces may be enclosed, but screening is permitted in accordance with the architectural guidelines. All requests must be through the ARB.

Patios may not be used for storage. They are meant for patio furniture and décor. Nothing may be hung from the walls, ceilings, or railings of the patios unless approved by the Board of directors through the ARB.

INGRESS AND EGRESS: Garbage cans, laundry, dry cleaning, supplies or other articles shall not be placed in the halls, on walkways, or on staircase landings. No unit owner or lessee shall allow entrance doors to remain open for any purpose other than immediate ingress and egress unless an approved screen door has been installed.

STORAGE AREAS: Nothing shall be placed in the meter rooms. Nothing shall be placed in the garages, which would create a fire hazard.

BICYCLES: Bicycles must be placed or stored in the designated bike racks or in a unit, but not on the balcony or terrace.

ATTIRE: Unit owners, their lessees, their family members and guests shall not appear at or use the recreational facilities, except in appropriate attire. No bare feet are allowed in the parking areas or on the stairways. Bare feet and wet bathing suits are not permitted in the Clubhouse/Billiard Room. Men should wear a shirt at all times and women a cover-up when walking in the common areas.

Rules for Pool, Tennis Courts, and Clubhouse are posted in each location.

PLUMBING: Common water closets and other plumbing shall not be used for any purposes other than those for which they are constructed. No sweepings, rubbish, rags, sanitary napkins or other foreign substances shall be thrown therein. Grease and other foreign substances shall not be poured down drains. The cost of any damage resulting from misuse of same shall be borne by the unit owner causing the damage.

TRASH: All refuse, waste, bottles, cans and garbage, etc., shall be securely wrapped in plastic garbage bags and placed in the appropriate collection containers. Trash collection containers may be used only between 8:00 a.m. and 10:00 p.m. Garbage may not be stored on the patio, or left outside your door. Only household garbage may be placed in the compactor. Do not hit the button – it is an emergency button to stop the machine. All boxes must be broken down and placed in the designated bin. Recycle bins should be used whenever possible, and only recyclable items shall be placed in the recycle bins.

ROOFS: Unit owners, their lessees, their family members and guests are not permitted on the roofs for any purpose whatsoever.

SOLICITATION: There shall be no solicitation by any person anywhere upon the Condominium Property for any cause, charity, or for any other purpose whatsoever, unless specifically authorized by the Board of Directors.

EMPLOYEES: Owners and tenants may not direct employees of the Management Company or service providers of Laguna Vero Beach.

FIRE DOORS: Unit owners, lessees, and their respective family members and guests shall not use the fire doors for ingress and egress, except in emergency situations.

MOTOR VEHICLES: No vehicle belonging to a unit owner, lessee, or to a member of the family or guest, tenant or employee of a unit owner or lessee shall be parked in such a manner as to impede or prevent access to another parking space. Unit owners, lessees, and their employees, servants, agents, visitors, licensees and families shall obey the parking regulations, and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the unit owners. No motor vehicle, which cannot operate on its own power, shall remain within the Condominium Property for more than twenty-four (24) hours, and no repair of vehicles except for emergency repairs, shall be made within the Condominium Property. Loud mufflers, loud radios, backfiring, vehicles leaking oil or smoking are not permitted to be on Condominium Property. Vehicles that are improperly maintained causing damage to Laguna property will be assessed a damage fee. Washing and waxing of motor vehicles shall be limited to such areas, if any, designated by the Association for the cleaning of motor vehicles. Motorized or electric children's vehicles are not permitted.

PARKING: All vehicles shall be parked within the painted lines and pulled up close to the bumper. Vehicles may not be backed into parking spaces in the interior parking area near the buildings. All vehicles must properly fit in one space and all large vans, pick-up trucks and SUVs must be parked on the exterior parking area. No Boats, Trailers, Oversized, Disabled, Commercial vehicles, or RVs, may be parked at Laguna. Vehicles without plates or with expired tags will be towed immediately. All vehicles owned by or leased by a unit owner or tenant, while parked within the Condominium Property shall bear the required decal in the lower windshield driver's side. All overnight guests must have a visitor's pass. Any vehicle that will be parked on site for longer than 96 ours shall be registered with the Association. Guests must park on the exterior parking area. The Association, at the owner's expense, may tow any vehicle that is not registered. As a security measure, all automobile doors should be locked.

HURRICANE PREPARATIONS: Each unit owner or lessee who plans to be absent from the Condominium

during the hurricane season must prepare the unit, including removal of the patio furniture or loose objects prior to departure by designating a responsible firm or individual to care for the unit during the unit owner's or lessee's absence. The designated firm or individual shall be registered with the Board of Directors and such designated firm or individual shall contact the Board of Directors for permission to install or to remove hurricane shutters. If permission is given by the board of Directors for the installation of storm shutters, then the approval shall be conditioned upon the Board of Directors also approving the quality of the storm shutters and aesthetic appearance of the storm shutters. Storm shutters, which may be approved by the Board of Directors, shall be beige in color, and shall be an accordion type storm shutter. Storm shutters shall only be installed during hurricane "watch" and hurricane "warning" situations.

PEST CONTROL: All unit owners and lessees shall permit employees of pest control companies employed by the Association, if any, to enter into the units, at regularly scheduled times, to perform pest control services.

COOPERATION WITH BOARD OF DIRECTORS: All unit owners and lessees shall cooperate fully with the Board of Directors in effecting a coordinated move-in and move-out schedule for the moving of furniture and furnishings.

PETS: Unit owners are permitted to have pets, so long as the aggregate weight of the pets does not exceed 50 lbs. Lessees are permitted to have pets only when prior written permission is given by the unit owner, Owners/lessees are not permitted to pet-sit or have visiting pets. Pets must be carried at all times when outside the unit except in pet walking areas located on the exterior perimeter of the property. Pets must be walked on a leash in designated pet areas and never in the interior lake area. Owners must pick up after their pets.

LEASING OF UNITS: See Attachment

RECREATIONAL FACILITIES RULES: See Attachment

RULES & REGULATIONS FOR LEASING A UNIT AT LAGUNA

Note: Laguna Cooperates with all taxing authorities as to tax on leases of less than six (6) months.
No rentals of homesteaded property.

1. Leasing of units is permitted for a minimum of 1 month.
2. Only two rentals per calendar year are permitted. (Example: 2 one-month leases, 1 two-month lease and 1 six-month lease or any combination so long as no more than 2 move-ins per calendar year).
3. 15 days prior to move-in date, a complete owner/tenant application and \$100.00 application fee from the unit owner or real estate agent, must be delivered to the Management Company.
4. The complete application shall include the following:
 - Background check of tenant or statement that the Owner has completed one and there were no adversities found
 - Copy of Owner's Insurance Policy covering tenant occupancy.
5. Following submission of the application and prior to final approval and move-in by the tenant, the new tenant(s) will attend an orientation meeting. Property Manager or Laguna Rental Committee Member will advise date and time.
6. At the Orientation, the Rental Committee will issue vehicle decals, gate access, and review the Rules. Owners who permit move-ins prior to final approval and tenant attendance at orientation are subject to fines, as well as tenants' unregistered vehicles being towed.
7. Occupant Restrictions:
 - 1 Bedroom unit, no more than 2 unrelated adults
 - 2 bedroom unit, no more than 2 unrelated adults
 - 3 bedroom unit, no more than 3 unrelated adults
8. Tenants may not pet sit, or have visiting pets.
9. Sublets are not permitted unless approved by the Board of Directors with a new owner/tenant application and fee. Leases may not be approved for renewal if there are recorded violations.
10. The Unit Owner must provide any change in the occupants listed on the original approved application in writing to the Association. All application approval procedures must be followed.
11. Applications in the name of a corporation are permitted, however, a corporation is limited to two move-ins per year, and background checks and tenant information must be done on each occupant, if unrelated and with each move in.
12. Applications for leasing of units will not be approved if there are any outstanding monies owed to the Association, and owner agrees to allow rent to be paid direct to the Association, should owner fall in arrears by more than 30 days.
13. Unit owner is responsible for notifying Property Manager of any early lease terminations and move-outs, as well as any leases that are extended. Without such notification, all swipe cards and 3 digit codes will be de-activated on the following day.

Owner's Signature: _____

Building/Unit # _____

RECREATIONAL FACILITIES GENERAL RULES – 2012

The Clubhouse and Gazebo/Pool are not available for private parties.

Swimming Pool

1. Unit owners, their lessees and their guests using the swimming pool shall do so at their own risk. Unit owners, their lessees and their guests shall obey the posted swimming pool rules. Any more than six (6) non-residents constitutes a party and is not allowed. The following are basic rules for all persons using the pool.
2. Children under fourteen (14) years of age are not permitted in the pool or in the pool deck area unless they are accompanied by an adult.
3. Swimming in the pool is permitted only between the hours posted (from dawn to dusk).
4. A child who cannot safely swim may not enter the swimming pool unless accompanied by an adult who is at the pool in proper bathing attire. Children who are not toilet trained must wear swim diapers.
5. All persons using the swimming pool must be appropriately attired.
6. All persons must shower thoroughly before entering the swimming pool.
7. Pool safety equipment should be kept in place and shall not be used, except for its intended purposes.
8. Pneumatic floats or other items of a similar nature, other than swimming aids, are not permitted in the swimming pool.
9. Animals are not permitted in the general swimming pool area.
10. Running, jumping, skating, or any other activity which creates a danger or annoyance in the general swimming pool area is prohibited.
11. Diving from pool deck or pool furniture is prohibited.
12. Beverage or food is not be consumed pool side, except with the permission of the Board of Directors. Glass containers for beverages and food are prohibited.
13. If suntan oil is used, a beach towel must be used to cover the pool and patio furniture.

Clubhouse Rules

1. Bare feet and wet bathing suits are not permitted in the Clubhouse. Men should wear a shirt (excluding tank tops) at all times and women a cover-up.
2. No children under the age of sixteen (16) shall be allowed in the Clubhouse unless accompanied by an adult.

Work Out Room and Racquetball Court

1. Hours of operation are from 5:30 a.m. to 10:00 p.m. daily.
2. No children under the age of 18 may use the work out room or racquetball court unless they are under the direct supervision of a parent or guardian.
3. Proper work out attire must be worn.
4. Play must be limited to one hour if there are others waiting to use the facilities.
5. Work out equipment should be wiped down before and after use.
6. Problems with the equipment should be immediately reported to Management.
7. Use of equipment is at your own risk; unsafe practices should be reported to Management.
8. Racquetball facility should be used only for playing racquetball, handball or volleyball.

Tennis Court Rules

1. Hours of operation are from dawn to dusk daily.
2. Children under the age of fourteen (14) must be accompanied by a parent or guardian at all times.
3. Courts are for use by Residents and their accompanied guests only.
4. No bicycles or skates allowed on the court. All food and glass containers are prohibited on the courts.
5. Limit play to 1 hour if others are waiting.
6. Proper tennis shoes and attire must be worn.
7. Observe proper court etiquette.
8. Play at your own risk.