

SCHEDULE A TO BY-LAWS  
RULES AND REGULATIONS  
FOR  
RIVER CLUB AT CARLTON COMMUNITY ASSOCIATION, INC.

It is the purpose of the River Club at Carlton Community Association, Inc. (the "Corporation") to maintain luxurious and economically well-managed Corporation Property and it is believed that these rules and regulations ("Rules") will aid in this purpose. Your Board will welcome the assistance of all Owners in the enforcement of the Rules. For purposes of interpretation, all terms within the Rules having initial capital letters shall have the meaning stated in the Declaration of Protective Covenants and Restrictions for the River Club at Carlton Community.

Violations of the Rules should be reported in writing to the Resident Manager, if any, to the extent such violations relate to residential areas in River Club at Carlton Community, or to the Marina Manager, if any, to the extent such violations relates to the marina area, and, if a Resident Manager does not exist or a Marina Manager does not exist, then to the Board. Violations will then be called to the attention of the violating Owner or Recreation Member and any appropriate committee. All disagreements will be presented to the Board, which will take appropriate action. Owners and Recreation Members are responsible for compliance of their Guests, invitees, and Occupants.

A. GENERAL

1. The sidewalks, entrances, roadways, passages, patios, stairways, corridors, vestibules, elevators, lobbies, halls and like portions of the Corporation Property shall not be obstructed nor used for any purpose other than for ingress and egress to and from Dwelling Units within River Club at Carlton Community and to and from Corporation Property.

2. The Board shall be solely responsible for directing and supervising employees of the Corporation.

3. No disturbing noises shall be permitted on the Corporation Property, nor shall any person's conduct interfere with the rights, comforts or conveniences of Owners, guests, invitees and Occupants.

4. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Dwelling Unit or on Corporation Property, except as the Board may designate for such use by appropriate rules and regulations, such as in the marina area or other designated areas.

5. No exterior antennae, other than satellite dishes of no more than two (2) square feet of surface area that are screened from view, shall be permitted on buildings or improvements, provided that Developer shall have the right (but not the obligation) to install and maintain community antennae and radio and television lines, and temporary communications systems.

6. To maintain a uniform and acceptable appearance of the exterior of buildings and improvements, no awnings, screens, glass enclosures or projections shall be attached to the outside walls, doors, verandas, windows, roofs or other portions of buildings and

improvements, except for storm shutters required by Developer, if any, or other items approved by Developer prior to the sale of a Dwelling Unit to which such item may be attached.

7. Owners shall be liable for all damage to buildings and improvements caused by receiving deliveries, or moving or removing furniture or other articles, to or from Dwelling Units and buildings and improvements. All truck deliveries shall be made through the entrance designated by the Resident Manager, if any, and, if no Resident Manager exists, then by the Board. Service people are required to check in and check out with the security guard at the main entrance to River Club at Carlton Community.

8. No Owner or Recreation Member shall: (i) use any of the Total Property, or permit the same to be used, in any manner which is unreasonably disturbing, detrimental or a nuisance to any occupant of any other Dwelling Unit(s); (ii) take any action which would be inconsistent with the maintenance of the highest standards for a residential development; (iii) permit the Total Property to be used in a disorderly or unlawful way; nor (iv) take any action which will produce an insurance risk for the Corporation, an Association, or other Owners, occupants, or Recreation Members. The use of each Dwelling Unit shall be consistent with existing ordinances and laws and the River Club at Carlton Community Documents, as amended from time to time, and occupants shall at all times conduct themselves in a peaceful and orderly manner.

9. Every Owner, occupant, and Recreation Member shall comply with the Rules, any and all further rules and regulations that from time to time may be adopted, and the provisions of the River Club at Carlton Community Documents, as amended from time to time. Failure of an Owner, occupant, or Recreation Member to so comply shall be grounds for action that may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Corporation shall have the right to suspend voting rights in the event of failure to so comply as stated in such documents.

10. Anything to the contrary herein notwithstanding, the Rules (other than those Rules governing pets) shall not apply to Developer, Developer's agents, employees, or contractors, nor to Dwelling Units owned by Developer. All of the Rules shall apply, however, to all other Owners, occupants, and Recreation Members even if not specifically so stated in portions hereof. The Board shall be permitted (but not required) to grant relief to one (1) or more Owners or Recreation Members from specific Rules upon written request for such relief and good cause shown in the sole opinion of the Board.

## B. RECREATION AREAS

1. Recreation areas shall be used in such a manner as to respect the rights of others, and the Board may regulate duration, scheduling, use, maintenance, and the opening and closing of the recreation areas. The Board may further establish specific rules regulating use of tennis courts, swimming pools, sundecks, marina areas, the yacht club, the swim and fitness club and any other recreation areas.

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### C. PETS

Only domestic pets ("Pets") shall be permitted within the River Club at Carlton Community, subject to the following rules and conditions:

1. While outside a Dwelling Unit and while on Corporation Property or the Total Property, all Pets must be restrained by a collar and leash, and must be accompanied by a mature, responsible individual ("Attendant"). No Pets shall be permitted to run outside a Dwelling Unit without restraint and without being accompanied by an Attendant.
2. The Attendant for each Pet walking a Pet on Corporation Property or the Total Property shall remove and properly dispose of any solid waste produced by said Pet.
3. The Attendant and Owner of any Pet shall be strictly liable for damages caused to Corporation Property or the Total Property by said Pet.
4. Any right of the Owner to keep a Pet in a Dwelling Unit shall have such right revoked if the Pet shall create or become a nuisance as may be determined in the sole discretion of the Board.

### D. VEHICLES AND PARKING

The following restrictions apply irrespective of whether the Properties in question lie within areas owned by or dedicated to a governmental entity:

THIS SECTION DESCRIBES CERTAIN VEHICLES THAT ARE PROHIBITED FROM ENTERING CORPORATION PROPERTY AND THAT ARE NOT ENTITLED TO PARK ANYWHERE ON CORPORATION PROPERTY. HOWEVER, IF A VEHICLE IS LISTED IN RULE 3D (EXCEPTIONS) BELOW, THEN SUCH VEHICLE SHALL BE ALLOWED TO PARK ON DESIGNATED PARKING AREAS OF THE CORPORATION PROPERTY DURING THE TIMES INDICATED, IRRESPECTIVE OF WHAT IS STATED IN THE RULES. NO PARKING OR DRIVING SHALL BE PERMITTED ON ANY GRASS OR LANDSCAPED AREAS AT ANY TIME, WHETHER SPECIFICALLY SET FORTH BELOW OR NOT. FOR THE PURPOSES OF THIS RULE D, THE PARKING RESTRICTIONS ESTABLISHED HEREBY SHALL NOT BE APPLICABLE TO PRIVATE, ASSIGNED GARAGE PARKING SPACES.

1. Prohibited Vehicles. No commercial vehicle, trailer, boat, camper, van or truck (other than passenger pick-up trucks, sport-utility vehicles, family-style vans, and other passenger vehicles used for personal transportation and which do not exceed the size of one (1) parking space) shall be permitted to park on any portion of the Corporation Property, except as the Board may designate for such use by appropriate rules and regulations, such as in the marina area or other designated areas. The Board may adopt further rules and regulations from time to time regulating and limiting the size, weight, type, place and manner of operation of vehicles on Corporation Property.

2. Golf Carts. Golf carts are permitted to be parked on Corporation Property and their use is encouraged.

3. Exceptions. The following vehicles shall not be subject to the parking restrictions contained above, and shall be entitled to park within designated areas for parking in the

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Corporation Property, subject to restrictions and provisions contained in Rules D4 through D7 below:

a. Moving Vans. Moving vans shall be permitted to park on paved areas of the Corporation Property for the purpose of loading and/or unloading, but only for the time period during which said loading and/or unloading is taking place. At no time shall moving vans be permitted on Corporation Property during the hours of 8:00 p.m. to 8:00 a.m.

b. Maintenance Vehicles. Maintenance vehicles, regardless of classification, necessary for the maintenance, care or protection of property within River Club at Carlton Community, shall be permitted on Corporation Property during regular business hours, but only for the time period during which such maintenance, care or protection is being provided.

c. Service and Delivery Vehicles. Service and delivery vehicles, regardless of classification, are permitted on Corporation Property during regular business hours, but only for that period of time to render the service or delivery in question.

d. Vehicles for Handicapped Persons. Vehicles for handicapped persons are permitted on Corporation Property at any time. For the purposes of this sub-item, the term "handicapped" is defined by any fair housing law.

e. Other Permitted Vans. Subject to the provisions above, a two (2) axle van as described hereinafter is permitted to be parked on Corporation Property so long as such vehicle: (i) does not contain any exterior commercial identification markings; (ii) does not exceed the manufacturer's standard height, width and length for the vehicle; and (iii) complies with the following window limitations: the vehicle must contain windows on: (a) the rear of the vehicle; (b) on both sides of the vehicle adjacent to the first row of seating; and (c) at least one (1) set of windows on each side of the vehicle beyond the windows adjacent to the first row of seating.

f. Vehicles Owner or Controlled by Developer. Vehicles used in connection with Developer's construction, marketing, sale or leasing activities are permitted on the Corporation Property at any time.

g. Police and Fire Safety Vehicles. Police and fire safety vehicles are permitted on Corporation Property at any time.

3. Non-Garage Parking. Only Recreation Members, Guests, visitors, and invitees shall be permitted to park outside of garages.

4. Classifications and Definitions. The following classifications and definitions shall govern the above rules:

a. The most current edition of the N.A.D.A. Official Used Car Guide ("Guide") shall determine the classification of whether a vehicle is a truck or van, or whether it is a passenger automobile. If the Guide does not contain reference to a particular vehicle, then the manufacturer's classification shall control. If publication of the Guide shall be discontinued, an equivalent publication shall be selected by the Board to be used to determine vehicle classifications hereunder. Except as otherwise provided as to certain vans under Rule D3(e) above, a State registration or title classification shall have no bearing on determination of the classifications under the Rules.

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b. A "commercial vehicle" shall mean any motor vehicle which has an outward appearance of being used in connection with business, such as: the vehicle displays work equipment to view and/or is commercially lettered or contains a commercial or business logo. Actual use of the vehicle shall not be considered; only its outward appearance shall be considered.

c. A "truck" shall mean any motor vehicle classified as a truck in accordance with Rule D5(a) above.

d. A "van" shall mean any motor vehicle classified as a van in accordance with Rule D5(a) above and recognized by the manufacturer to be a type of a van, and which has two (2) axles.

5. Restrictions on Use. The following restrictions also apply:

a. No repair (including changing of oil) of a vehicle shall be made on Corporation Property except for minor repairs necessary to permit removal of a vehicle, unless they are made in a Unit's garage with the garage door closed. However, washing, detailing or waxing of a vehicle is permitted on designated areas of the Corporation Property. Notwithstanding the foregoing, activities associated with boat use and maintenance within designated areas shall be permitted as the Board shall determine from time to time.

b. No motor vehicle, including moving vans, shall be parked at any time on the grass or landscaped areas of the Corporation Property (except for landscaping equipment at the direction of the Board).

6. Removal of Vehicles. There will be times where vehicles must be removed from the parking areas to accommodate maintenance, repairs or replacement of the parking areas on Corporation Property. Upon reasonable notice from the Corporation that the foregoing will occur, each Owner, Occupant, Guest and invitee shall remove their vehicle for the time period requested, or be in violation of this provision.

7. Alternative/Concurrent Remedies. Whether or not the Corporation exercises the Corporation's right to have a vehicle in violation of these Rules towed, the Corporation shall nonetheless have the right to seek compliance with the Rules by injunctive and other relief through the courts, and/or any other remedy conferred upon the Corporation by law or by the River Club at Carlton Community Documents. The Corporation's right to tow shall in no way be a condition precedent to any other remedies available to the Corporation incident to the enforcement of the Rules.

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