

RULES AND REGULATIONS
VILLAS OF KINGS CROSSING CONDOMINIUM ASSOCIATION, INC.

The following Rules and Regulations shall govern and control the use, occupancy and enjoyment of all units and common elements in all condominiums operated by KINGS CROSSING CONDOMINIUM ASSOCIATION, INC., hereafter "Condominium", as well as all property owned by the Association the aforesaid Rules and Regulations being for the mutual welfare and benefit of all unit owners of the Condominium. These Rules and Regulations furthermore apply to all persons from time to time occupying, residing and visiting units within any of the Condominium. These Rules may be amended from time to time as provided in the Declaration of Condominium.

1. Automobiles and bicycles and recreational vehicles may be parked only in the areas provided and designated for those purposes. No boats and/or trailers will be permitted in parking areas.

2. Use of the recreational facilities will be in such manner as to respect the rights of other unit owners.

3. No radio or television antenna nor any wiring for any purpose may be installed on the exterior of the building without the written consent of the Association.

4. No signs, flags (other than one portable, removable U.S. flag, displayed in a respectful way), pennants, advertisements, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the condominium property visible from the exterior or common elements without the prior consent of the Association; except, however, this restriction shall not apply to the Developer in regard to its sale of units.

5. No clotheslines will be erected outside an owner's unit. With regard to clotheslines, the term "outside an owner's unit" shall include any porch or balcony which is a part of a unit. No unit owner shall discard or permit any items to fall from the windows or balconies.

6. All common elements inside and outside the buildings will be used for their purposes and no articles belonging to unit owners shall be kept therein or thereon and such common elements shall at all times be kept free of obstruction.

7. All units shall be used for residential purposes only.

8. Disposition of garbage and trash shall be only by the use of the receptacles or adjacent to each building or by the use of receptacles approved by the Board of Directors.

9. No owners may make or permit any disturbing noises or improper use of the premises whether made by himself, his family, friends, servants, or lessees nor do or permit anything to be done by such persons which will interfere with the rights, comfort and convenience of the other owners. No owner may play or allow to be played in a loud manner any musical instrument, phonograph, radio or television set in his unit between the hours of 11:00 P.M. and the following 8:00 A.M. if the same shall disturb or annoy other occupants of the Condominium.

10. The activities and behavior of all children whether residents or visitors when upon the Condominium property shall be regulated by an adult including physical supervision where necessary. The directors, or their designated representative, shall at all times have the authority to require that the owner, lessee, guest or other adult who is responsible for a particular child to remove him from any common area if the child's conduct is such that they believe this action is necessary. In no event shall children under the age of thirteen (13) years be permitted in the pool unaccompanied by an adult.

11. Nothing shall be hung from the windows or balconies or placed upon the window sills. Neither shall any rugs or mops be shaken out from any of the windows or doors.

12. The Association may retain a pass key to the premises. In case a unit owner has cause to alter any lock or install a new lock or a knocker on any door, the unit owner shall provide the Association with a key for the use of the Association pursuant to its right of access to the premises.

13. The concrete floor surfaces of all units shall be covered with carpeting, vinyl tile, or some other resilient floor covering to prevent the transmission of noise from one unit to another.

14. These rules and regulations shall apply equally to owners, their family, guests and lessees.

15. Swimming shall not be permitted in the pool after 10:00 in the evening without prior approval of the Board.

16. No pet nor animal shall be allowed to be kept in the Condominium except for one cat, dog, or bird per unit, which must be kept on a leash or caged at all times when outside the apartment. If the Board of Directors shall determine that any pet has become a nuisance to other unit owners, the pet shall be removed from the premises. Only unit owners may keep a pet as described above in the premises, and no renters of the unit shall be allowed to keep any pets or animals whatsoever. No pet can weigh over 40 pounds. An owner must immediately clean up any waste in the common elements deposited by their pet.

17. These rules and regulations may be amended by a majority vote of the Board of Directors.

18. No radios shall be attached to cable TV outlets.

19. The lease of any unit must contain a statement to the effect that it incorporates by reference all of the condominium documents including, but not limited to, the Declaration of Condominium, the Articles of Incorporation of VILLAS OF KINGS CROSSING CONDOMINIUM ASSOCIATION, INC., the Bylaws of VILLAS OF KINGS CROSSING CONDOMINIUM ASSOCIATION, INC., and the Rules and Regulations of VILLAS OF KINGS CROSSING CONDOMINIUM ASSOCIATION, INC.

In the event a tenant violates the Rules and Regulations of the Association relating to the normal use and occupancy of a unit within the Condominium, or use and occupancy of a common element or limited common element, then in such event the Association shall have the right to terminate and cancel the lease and to bring appropriate legal proceedings when necessary to complete eviction. The costs involved in an eviction action, including the costs of a reasonable attorney fees, shall be the obligation of the tenant and the owner, jointly and severally.

20. The lease of any unit shall not be for a term less than six (6) months.

21. Unit owners shall not drill through slabs for any reason, unless prior approval is obtained from the Board of Directors.

22. Unit owners may wash their automobiles in the place designated by the Board of Directors and only at such times as may be prescribed by the Board of Directors.

23. Unit owners shall not paint or otherwise change the appearance of an exterior wall, door, window, patio, balcony or any exterior surface, place any sunscreen, blind or awning on any balcony or exterior opening, place any draperies or curtains at the windows of any unit without a solid, colored liner, acceptable in color to the board of directors, facing the exterior of the unit; tint, color or otherwise treat or apply anything to any window which will adversely affect the uniform exterior appearance of the building in the opinion of the board; plant any planting outside of a unit except upon written approval of the landscaping plan by the Board of Directors; nor erect any exterior lights or attach any structures or fixtures within the common elements.

24. No signs, flags (other than one portable, removable U.S. flag, displayed in a respectful way), pennants, advertisements, notices, posters or other lettering of any kind, including any "For Sale" or "For Rent" sign, except for any signs of any kind posted by the Developer, shall be posted, exhibited, inscribed, painted or

affixed to/on any part of the Condominium property without the prior written consent of the Board of Directors.

25. No unit shall be subject of a partition action in any court of the State of Florida, and all unit owners do, by their acceptance of a conveyance of such unit, waive any right to maintain or bring such action.

The foregoing Rules and Regulations numbered 1 through 25, inclusive, are hereby agreed to and unit owner agrees to follow said rules this _____ day of _____, 19__.

Unit Owner

Unit Owner

Unit Number: _____

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