

Schedule A

RESTATED RULES AND REGULATIONS OF PALM COLONY AT PELICAN LANDING CONDOMINIUM ASSOCIATION, INC.

The following Rules and Regulations as of the date adopted by the Board of Directors of the Association shall replace in their entirety any Rules and Regulations that may have been previously adopted, and shall remain in effect until further amended. These Rules and Regulations shall apply to and be binding upon all unit owners. Unit owners shall at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, lessees or tenants, and other persons over whom they exercise control and supervision.

1. Building Appearance and Use:

- (a) Maintaining the appearance of the property. The Common Elements and Limited Common Elements shall be kept free and clear of refuse, debris and other unsightly material and objects.
- (b) Storing personal property. Personal property that is kept at Palm Colony must be stored within a unit or the unit's garage.
- (c) Avoid obstructing sidewalks, walkways and entrances. The sidewalks, walkways, entrances and stairways leading to units may not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the units, nor shall any carriages, bicycles, wagons, carts, chairs, benches, tables, garbage cans or any other object of a similar type and nature be stored therein or thereon. Well maintained plants may be placed near the entrances and stairways leading to units.
- (d) Garbage and recycling. Garbage and recycling may be left near the street in appropriate sealed bags or containers on the night before or same day as a scheduled pick-up. Garbage cans and recycling bins must be returned to a unit's garage or other area within the unit on the same day that pick-up occurs.
- (e) Avoid disturbing or excessive noise. No unit owners or their families, guests, invitees, lessees or tenants, and other persons over whom they exercise control and supervision shall make or permit any disturbing or excessive noises, nor do or permit any activity that will interfere with the rights, comforts or convenience of other unit owners. This will include operating a phonograph, television, radio, musical instrument or any other

similar device in such a manner as to unreasonably disturb or annoy other occupants of the Condominium.

- (f) TV and radio installations. No interior or exterior radio or television installation, including dish antennas or other wiring, shall be permitted if it interferes with the television or radio reception of another unit. Unit owners, their families, guests, invitees, lessees or tenants, and other persons over whom they exercise control and supervision also shall not install or have installed radio or television antennas, including dish antennas, on the exterior portions of their building or on other Common Elements within Palm Colony, except as otherwise provided by law or approved in advance by the Board of Directors.
- (g) Signs, ads and public notices. No signs, advertisements, political notices or other similar material shall be exhibited, displayed, inscribed, painted or affixed, in or upon any part of a unit that can be seen from outside of a unit, or in or upon Limited Common Elements or Common Elements, without written permission by the Association. However, proper notices may be posted for limited periods of time on Association bulletin boards, and For Sale and Open House signs and one portable, removable flag may be displayed in accordance with subsections 10.4 and 10.7 of the Declaration.
- (h) Inflammable substances. No inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any unit or Limited Common Element, except those necessary and suitable for normal household use or for life support systems.
- (i) Accessing the roofs and attics of buildings. Unit owners, their families, guests, invitees, lessees or tenants, and other persons over whom they exercise control and supervision, except for licensed contractors or others approved by the Association, shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof or attic of a building within Palm Colony.
- (j) Duplicate keys to units. The Association must retain a duplicate key or pass-key to all residential units. No unit owner, tenant or lessee shall alter any lock, nor install any new lock, without notice to the Association or its Property Manager, and must promptly provide the Association with a new key when this occurs. All unit owners, tenants or lessees must also cooperate with the Association in providing a written list of all persons that have been given a key to their unit and have been authorized to access the unit.

2. **Architectural Review Process:** Articles 9.3 and 9.7 of the Declaration of Condominium require that repairs, replacements or changes to a unit which will change the physical appearance of any portion of the Condominium property, involve the removal or modification of any interior partitions or walls, involve the removal or relocation of plumbing or electrical lines or fixtures, or may cause concern for the peace and safety of the Association, must first be approved by the Board of Directors.

To assist and guide unit owners who are considering changes in or around their units, the Board has developed and published procedures and/or specifications for particular types of projects, including, but not limited to:

- (a) Adding decorative rock, mulch, grass and/or splash guards outside of a unit;
- (b) Adding or replacing screen and storm doors on the front doorway of a unit;
- (c) Certain replacements of, or repairs to, an air conditioning system;
- (d) The enclosure of a lanai;
- (e) Adding or replacing hurricane shutters or a roll-down wind abatement screen; and
- (f) Replacing existing windows on a unit.

It should also be noted that compliance with the published procedures and specifications does not excuse compliance with approval or any other requirements contained in the Declaration.

Owners contemplating changes or additions in and around their units are encouraged to review the Architectural Review Committee section of Palm Colony's website, which includes detailed specifications for many types of projects or to contact the Palm Colony Property Manager. Additional guidelines may be developed in the future as the need arises.

3. **Parking of Vehicles:** Section 10.5 of the Declaration of Condominium addresses the types of motor vehicles (including trucks, motorcycles, boats, campers, trailers, and mobile homes) which can or cannot be parked on condominium property, and other related matters concerning motor vehicles. This Section also generally addresses vehicle parking within Palm Colony:

- (a) **No street parking.** Pelican Landing rules prohibit any motor vehicle from parking on streets. Vehicles parked in violation of this "no street parking" provision are subject to towing, with the owner of the vehicle responsible for all costs of towing.
- (b) **Owner and tenant parking.** It is expected that owners and tenants will park their vehicles in the garage space(s) for their unit or in the unit's driveway. Owners and tenants and their guests may also park their vehicles in a neighbor's driveway, but only if the owner or tenant for that unit has given advance permission to do so.

- (c) Visitor parking spaces. The Association has set aside visitor parking spaces on both of its streets. Visitor parking areas will be noted through the posting of signs. Visitor parking spaces are intended to be reserved for the convenience of short-term visitors to Palm Colony, including workers providing services to owners or tenants. These spaces are not intended for regular use by owners or their lessees and tenants.
4. **BBQ Grills:** Individual BBQ grills may only be used on Condominium property in the following ways:
- (a) Units may have a GE, Jenn Aire or other similar built-in electric grill with a downdraft ventilation system (or other professionally-installed ventilation system) on their lanais. Such use will be for the unit's owner, their tenants and guests. Built-in electric grills without a downdraft feature or other properly installed ventilation system may not be used on lanais. Any other type of BBQ grill (free-standing electric, propane or charcoal grills) may not be used on a lanai.
 - (b) Unit owners, their tenants and guests may use free-standing electric or propane gas BBQ grills on the unit's driveway, as long as the grill is located at least 3 feet away from the garage door. Such grills must be promptly stored in the unit's garage after they have cooled off:
 - (i) Propane gas BBQ grills must use standard tanks (20 lbs.) and should be equipped with an Overfill Prevention Device (OPD).
 - (ii) Owners of units with adjoining open-air courtyards or adjoining interior sidewalks, their tenants and guests may use electric or propane gas BBQ grills in the courtyard or on the interior sidewalk, as long as the grill is located at least 3 feet away from any courtyard walls. When not in use, such grills must be kept either in the courtyard or the unit's garage, and not stored on the interior sidewalk area.
 - (iii) Charcoal grills of any type may not be used on Association property.