

CASSINE STATION, A CONDOMINIUM

EXHIBIT F TO DECLARATION

RULES AND REGULATIONS

1. Vehicles may be parked only in the areas provided for that purpose. Passenger cars, vans, minivans and pick-up trucks in operating condition only may utilize the parking facilities that are available for use by unit owners. No large trucks, boats and/or trailers, motor homes, recreational vehicles, travel trailers, campers, or any other vehicles may use parking facilities without prior written approval of the Board of Directors or its designee, except that commercial vehicles whose occupants are providing services to the Association or to any unit owner may use the parking spaces designated by the Board of Directors. Owners and their visitors and guests shall not interfere with the use of any assigned parking space by its rightful owner. Parking regulations may be adopted by the Board addressing the removal of vehicles violating such regulations and fines for improper parking. No vehicular or other maintenance or repair shall be performed on condominium property or in any parking facilities that are available for use by unit owners, except for emergency repairs to either start or tow a vehicle and remove it from the premises.
2. Use of the general common elements will be in such manner as to respect the rights of other unit owners.
3. No radio or television antenna or satellite dish or any wiring for any purpose shall be installed on the exterior of a building without the written consent of the Association.
4. Any owner may identify his unit with a name plate of a type and size approved by the Association and mounted in a place and manner approved by the Association. No other signs may be displayed except signs of the developer pending construction and sale of the condominium units.
5. The balconies and exterior stairways shall be used only for the purposes intended, and shall not be used for hanging garments or other objects, or for cleaning of rugs and other household items, except that a unit owner may display one portable, removable United States flag in a respectful way, and may display in a respectful way other portable, removable official flags as permitted by Chapter 718, Florida Statutes, as amended from time to time (the Florida Condominium Act).
6. Unit owners are reminded that alteration and repair of the building is the responsibility of the Association except for the interior of units. No work of any kind is to be done upon exterior building walls, the balconies or upon interior boundary walls without first obtaining the approval required by the Declaration of Condominium.
7. Common household pets weighing less than forty (40) pounds are permitted to be kept by unit owners (and shall not be kept by guests or tenants), but shall be limited in number to two per unit and shall not create an annoyance to other unit owners. For the purpose of this subparagraph, unit owner shall be defined as an individual owner of an undivided interest in a condominium unit, and shall not include a corporate unit owners. The Board of Directors may approve the keeping of pets weighing in excess of forty (40) pounds, in its sole and arbitrary discretion. All pets must be held, or kept leashed and under the control of a responsible party at all times that they are in the common elements. All owners of pets shall be held strictly responsible to immediately collect and properly dispose of the wastes and litter of their pets. Should a unit owner fail to clean up after his pet, the Association shall perform that service and bill the unit owner accordingly, with a minimum charge of \$25.00 for such service. The charge may be increased by vote of the Board of Directors. The Association reserves the right to designate specific areas within the common elements, if any, where pets may be walked on leashes by their owners. The Association further reserves the right to adopt and enforce additional pet regulations necessary to ensure that pets are not and do not become a nuisance, and demand that a member permanently remove any and all pets which create disturbances and annoyances from the condominium property.
8. No owner may make or permit any disturbing noises in the building whether made by himself, his family, friends or servants, nor do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other tenants. No owner may play or suffer to be played musical instruments, phonographs, radios or television sets in his unit between the hours of 11:00 P.M. and the following 7:00 A.M. if the same shall disturb or annoy other occupants of the condominium. Reasonable commercial and business activities, including but not limited to retail

sale of goods and services, retail sales, restaurant and food preparation and services, lodging services, management and rental services, and offices, in the Commercial Units on the ground floor of the building, shall not be deemed to be a violation of this provision; however, hours of operation during which customers shall patronize businesses located in the Commercial Units shall be limited from 6 a.m. Central Time, to 2 a.m. Central Time. Revision to this section shall require the unanimous consent of the owners of Commercial Unit A, Commercial Unit B, Commercial Unit C, and Commercial Unit D.

9. The condominium parcels on the ground floor designated as Commercial Unit A, Commercial Unit B, Commercial Unit C, and Commercial Unit D shall be used for commercial and business purposes, including but not limited to retail sale of goods and services, retail sales, restaurant and food preparation and services, lodging services, management and rental services, and offices. Each condominium parcel located on a living level above the ground floor is a residential unit restricted to residential use only by the owner thereof, his immediate family, guests, invitees or lessees. Residential units may be rented or leased subject to the provisions of this Declaration.

10. The passenger elevator is for the use of unit owners and their guests and tenants. Care should be taken not to mar the finishes of an elevator car with large or bulky items. It is recommended that elevator use be avoided during storms as most power failures occur at that time, but in the event of failure, the elevator will be stopped only temporarily until the emergency power supply becomes available. Help may be called by sounding the alarm in each car or by using the emergency telephone provided in each car.

11. All waste is to be disposed of in kitchen garbage disposal units, via the trash chute access panel on each floor or in the trash dumpster. No waste, especially including but not limited to cigars and cigarettes is to be disposed of at any time from balconies or windows.

12. This area is subject to sudden rainstorms without warning. In order to avoid water damage to units and other parts of the building, unit owners, their owners and guests are required to close all windows and doors exposed to the weather when there are no occupants in the unit.

13. Security systems installed in units shall be those with silent alarms, to avoid disturbances to other occupants of the building.

14. No gas or electric barbeque grills will be permitted on the condominium property unless they are contained in an area that may be designated by the Board of Directors; no grills may be used on balconies, walkways or in any unit.

RULE CHANGES

15. The Association reserves the right to change, amend, delete and/or waive any of the rules set forth herein.

PROCEDURE FOR FINES

16. The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing after reasonable notice of not less than fourteen (14) days and said notice shall include:

- (a) A statement of the date, time and place of the hearing;
- (b) A statement of the provisions of the Declaration, Bylaws, or rules which have allegedly been violated; and
- (c) A short and plain statement of the matters asserted by the Association.

The hearing must be held before a committee of other unit owners. If the committee does not agree with the fine, the fine may not be levied.

17. The party against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the Association.