

Rules and Regulations
Redington Place

REDINGTON PLACE CONDOMINIUM
ASSOCIATION, INC.

RULES AND REGULATIONS

All unit owners, in addition to any other obligation, duty, right and limitation imposed upon them by this Declaration, the Articles, the By-Laws, and the Condominium Act, shall be subject to and agree to abide by the following restrictive covenants which shall be applicable to all unit owners, their families, guests, invitees, tenants and lessees, to-wit:

- A. No unit shall be used for any purpose other than residential use.
- B. All unit owners shall keep and maintain the interior of their respective units in good condition and repair, including the entire air conditioning system (compressor, ducts, vents, etc.) servicing the respective owners' apartments, whether inside or outside owners' apartments, and shall promptly pay for all utilities which are separately metered to the units.
- C. Without prior written approval of the Board of Directors of the Association, no unit owner shall cause any sign of any nature whatsoever to be posted or affixed to any of the common elements, or in his respective unit, if such sign may be seen from any portion of the common elements, except for nameplates, which shall be uniform in size and design and approved by the Board of Directors.
- D. Pets are permitted on the premises provided they are properly supervised. Pets are not allowed on the elevator, or in the pool area or common areas on the gulf side of the property. All pets must be leashed and walked along the county right of way along Gulf Boulevard. (7/21/82)
- E. A unit owner shall be liable to the Association for damage to the common elements caused by the unit owner, or the invitee or lessee of the unit owner. Each unit owner agrees to use the common elements only in accordance with such reasonable rules and regulations as are promulgated from time to time by the directors of the Association for the use thereof.
- G. No clothing, bedding, or other similar items shall be dried or aired in any outdoor area, nor shall same be dried or aired in any unit where such clothing, bedding, or other similar items may be seen from the common elements.
- H. All garbage or trash shall be placed in the disposal installations provided for such purposes by the Association.
- I. All occupants of units shall exercise care about making noise, or in the use of musical instruments, radios, televisions, and amplifiers that may tend to disturb the other occupants.
- J. No unit shall be permanently occupied by more than two persons for each bedroom in the unit.
- K. Unit owners or approved lessees of owners' units shall be permitted to have visitor occupants of any age for up to three weeks during any six-month period, or a maximum of six weeks in any twelve-month period, with respect to each such visitor.
- L. No alteration of, or addition to, a unit shall be made, nor shall the color of the exterior of a unit be changed, including the exterior portion of the unit that is within the patio enclosure, without the prior approval of the Board of Directors of the Association, or such other body as the Board of Directors may designate (the "approving body"). The approving body may base its approval or disapproval on considerations of safety, health, esthetics or such additional or alternative criteria as may be established by the Board of Directors.
- M. Notwithstanding any provision of this Declaration to the contrary, no unit owner may lease or rent his unit for a period of less than one (1) ~~week~~ month.

In the event a unit owner is in violation of the terms and provisions of any of the foregoing restrictions and after notification by the Board of Directors, continues to violate such restriction, such unit owner shall pay for the costs and expenses, including reasonable legal fees of legal proceedings brought to enforce the violated restriction, together with reasonable attorney's fees for any appellate proceedings, provided that the party seeking to enforce the restrictions has been successful in the litigation.

The Association shall have the right to make and amend reasonable rules and regulations respecting the use of the Property in the Condominium as is provided for in the Articles.

Amended
5/28/85