

RULES AND REGULATIONS

FOR

CATALINA ON THE GREEN VILLAGE

1. The Common Areas and facilities, if any, shall not be obstructed nor used for any purpose other than the purposes intended therefor. No carts, bicycles, carriages, chairs, tables or any other similar objects shall be stored thereon.

2. The personal property of Owners must be stored in their respective Units with the exception of swing sets, children's equipment, moveable basketball structures or other items of personal property which must be submitted to the Architectural Control Board and approved by the Board of Directors. This rule does not apply to patio furniture, barbecue grills, automobiles, garden hoses, as well as holiday lights, flags, wreaths and other holiday decorations.

3. No garbage cans, supplies, milk bottles or other articles shall be placed on the exterior portions of any Unit or Lot and no linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be hung from or on the Unit, the Lot or any of the windows, doors, fences, balconies, patios or other portions of the Unit or Lot, except as provided in the Declaration with respect to refuse containers. Garbage containers must be of the type specified under Article VII, Section 13 of the Neighborhood Covenants and must not be placed outside for collection sooner than twenty-four (24) hours prior to scheduled collection and must be removed within twelve (12) hours of collection. Each Unit Owner must check with Waste Management for schedule of collection, as well as cancellation of collection on certain holidays.

4. Employees of the Association are not to be sent out by Owners for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.

5. No motor vehicle which cannot operate on its own power shall remain on The Properties for more than twenty-four (24) hours, and no repair of such vehicles shall be made thereon with the exception of auto servicing or repair of such vehicle in the Unit Owner's garage. No portion of the Common Areas may be used for parking purposes, except those portions specifically designed and intended therefor.

Guests or visitors may park a passenger vehicle along the road in front of a unit when there is insufficient parking in the Unit Owner's driveway but such vehicle(s) must be removed within twenty-four (24) hours. Such vehicle(s) may not obstruct a driveway.

Vehicles which are in violation of these rules and regulations shall be subject to being towed by the Association as provided in the Declaration, subject to applicable laws and ordinances.

6. No Owner shall make or permit any disturbing noises in the Unit or on the Lot by himself or his family, servants, employees, agents, visitors or licenses, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of other Owners. No Owner shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier or any other sound equipment in his Unit or on his Lot in such a manner as to disturb or annoy other residents (applying reasonable standards). No Owner shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.

7. No electronic equipment may be permitted in or on any Unit or Lot which interferes with the television or radio reception of another Unit.

8. No awning, canopy, shutter, screens, solar panels, patios, enclosure or other projection shall be attached to or placed upon the outside walls or roof of the Unit or Lot unless submitted to the Architectural Control Board and approved by the Board of Directors. Specifically excepted are eighteen (18) inch or smaller satellite dishes, flag poles affixed to the Unit, leaders and gutters, ceramic, metal or plastic house numbers attached to the front of the Unit.

9. No owner may alter in any way any portion of the Common Areas or Limited Common Areas including, but not limited to, trees or other landscaping unless submitted to the Architectural Control Board and approved by the Board of Directors. Specifically excepted is the planting of flowers and small shrubs around the mailbox which must be maintained by the Unit Owner.

10. No vegetable gardens shall be permitted except in fully enclosed patio areas. All Unit Owners must submit for approval an Architectural Approval Form before making any landscaping changes which include the installation of palms, shrubs, hedges, trees, bushes, lights, rocks, steps, plastic figures, water fountains and borders or any other change in the landscaping. Specifically excepted is the planting of Impatiens or other flowers or the replacement of a dead or diseased item with a similar replacement.

11. No commercial use shall be permitted in the Development even if such use would be permitted under applicable zoning ordinances.

12. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit, on a Lot or on the Common Areas, except as to gas cylinders permitted under the Declaration.

13. An Owner who plans to be absent during the hurricane season must prepare his Unit and Lot prior to his departure by designating a responsible firm or individual to care for his Unit and Lot should the Unit suffer hurricane damage, and furnishing the Association with the name(s) of such firm or individual.

14. No building, driveway, wall, fence or other structure or improvement of any nature including pools, decorative plaques, accessories, bird houses or other pet houses shall be installed, modified, painted, stained or refinished unless submitted to the Architectural Control Board and approved by the Board of Directors.

15. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within The Properties and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud noises will not be tolerated.

16. Pets and other animals shall neither be kept nor maintained in or about The Properties except in accordance with the Declaration and with the following:

No pet shall be permitted outside of its Owner's Unit unless attended by an adult or child of more than ten (10) years of age and on a leash of reasonable length. Said pets may be walked or taken upon the applicable Owner's lot or may be walked on a street, road, sidewalk or common area; however, the pet's excrement must be immediately removed and properly disposed of.

17. No hunting or use of firearms shall be permitted anywhere in The Properties.

18. Every Owner and occupant shall comply with these rules and regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend rights to use of recreation facilities, if any, in the event of failure to so comply. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines as provided in Article IX of the Neighborhood Covenants may be imposed upon an

Owner for failure of an Owner, his tenants, family, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, or Articles of Incorporation or By-Laws, as provided in the Declaration.

19. These rules and regulations shall not apply to the Developer, the Declarant, nor their affiliates, agents or employees and contractors (except in such contractors' capacity as Owners), nor property while owned by such parties. All of these rules and regulations shall apply, however, to all other Owners and occupants even if not specifically so stated in portions hereof. Further, these rules and regulations shall not apply to a Lot on which construction is taking place to the extent that they would interfere with such construction. The Board of Directors shall be permitted (but not required) to grant relief to one or more Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of, and conditions on time limitations imposed by, the Board.