

ATLANTIC GARDENS CONDOMINIUM
RULES AND REGULATIONS FOR ALL RESIDENTS

1. USE RESTRICTION: NO STUDIO OR ONE BEDROOM UNIT SHALL BE OCCUPIED BY MORE THAN TWO (2) PERSONS AND NO TWO BEDROOM UNIT MAY BE OCCUPIED BY MORE THAN FOUR (4) PERSONS. VISITORS IN EXCESS OF THESE NUMBERS ARE LIMITED TO A STAY OF NO MORE THAN THREE (3) WEEKS.
2. RESIDENTS FAMILY AND GUESTS SHALL HAVE DUE REGARD FOR THE COMFORT AND ENJOYMENT OF OTHER RESIDENTS IN OR NEAR THE BUILDING. NO LOUD PLAYING OF RADIO, TELEVISION, STEREO, TAPE PLAYER OR MUSICAL INSTRUMENT SHALL BE PERMITTED.
3. RESIDENTS WILL BE HELD RESPONSIBLE FOR ANY DAMAGE TO APARTMENTS, BUILDINGS OR CARPORTS CAUSED BY NEGLIGENT ACTS ON THE PART OF THE RESIDENT OR GUEST.
4. RESIDENT ASSUMES FULL RESPONSIBILITY FOR ANY ARTICLE LEFT UNATTENDED OR PLACED IN AN ASSIGNED STORAGE AREA. NO CLAIM SHALL ARISE AGAINST THE ASSOCIATION DUE TO DAMAGE OR LOSS OF ANY ARTICLE STORED IN SUCH STORAGE AREA. UNDER NO CIRCUMSTANCES ARE PAINTS OR INFLAMMABLE MATERIALS TO BE STORED IN THE APARTMENT OR STORAGE AREA.
5. ALL HEATING AND AIR CONDITIONING UNITS, REFRIGERATORS, STOVES AND OVENS ARE THE SOLE RESPONSIBILITY OF THE UNIT OWNER.
6. NO WIRES, CABLES OR AERIALS SHALL BE INSTALLED UPON THE ROOF, WALL OR OTHER PARTS OF THE BUILDINGS.
7. NO ARTICLE OF ANY KIND SHALL BE HUNG FROM OR THROWN OUT OF WINDOWS. MOPS, DUST CLOTHS AND ITEMS SUCH AS BEACH TOWELS SHALL NOT BE SHAKEN FROM WINDOWS OR IN HALLWAYS.
8. FIRE EXTINGUISHERS ARE INSTALLED FOR YOUR PROTECTION. DO NOT TAMPER WITH THEM NOR ALLOW YOUR CHILDREN TO PLAY WITH THEM.
9. BICYCLES, SURFBOARDS, GRILLS OR ANY OTHER OBSTRUCTIONS ARE NOT PERMITTED TO BE STORED IN HALLWAYS, OR LAWN AREAS.
10. NO RIDING OF BICYCLES, TRICYCLES, OR USE OF SKATEBOARDS OR ROLLER-SKATES WILL BE PERMITTED ON THE SIDEWALKS.
11. POSITIVELY NO PETS ARE ALLOWED, INCLUDING GUEST'S PETS.
12. USE ONLY THAT GARBAGE CONTAINER ASSIGNED TO YOUR UNIT. EXCESS TRASH MUST BE TAKEN TO THE DUMPSTER AND NOT LEFT IN HALLS OR OTHER AREAS. **Garbage must be in trash bags**
13. RESERVED PARKING SPACES MAY BE USED ONLY BY THE RESIDENT OF THE APARTMENT TO WHICH IT IS ASSIGNED. VEHICLES MAY NOT BE BACKED INTO THE PARKING SPACE.
14. GRILLS MAY ONLY BE USED AT A DISTANCE OF TWENTY (20) FEET FROM BUILDINGS OR VEHICLES.
15. THE POOL IS FOR THE ENJOYMENT OF RESIDENTS. MANAGEMENT HAS ESTABLISHED REASONABLE SEE POOL REGULATIONS. SEE THE PUBLISHED "POOL REGULATIONS".
16. RESIDENTS MUST COMPLY WITH ANY SUBSEQUENT RULES DEEMED NECESSARY TO ISSUE. VIOLATION OF ANY OF THESE RULES SHALL BE SUFFICIENT CAUSE FOR ACTION AGAINST THE LANDLORD AND/OR RESTRICTION OF USE OF COMMON AREAS BY THE OFFENDER(S).

ATLANTIC GARDENS POOL REGULATIONS

THE SWIMMING POOL IS MAINTAINED ON A YEAR ROUND BASIS WITH SCRUPULOUS ATTENTION TO THE HIGHEST STANDARDS OF CLEANLINESS AND SANITATION. WE WISH TO PROVIDE THE BEST POSSIBLE SERVICE TO YOU, OFFERING A CLEAN, SAFE RECREATION AREA IN A CONGENIAL ATMOSPHERE. TO ACCOMPLISH THIS, WE NEED YOUR COOPERATION AND WILL APPRECIATE YOUR OBSERVANCE OF THE FOLLOWING HOUSE RULES

1. BECAUSE WE HAVE EXPERIENCED PROBLEMS WITH UNAUTHORIZED PERSONS IN THE PAST, POOL ~~KEYS~~ ARE REQUIRED OF TENANTS, OWNERS AND GUESTS FIVE YEARS OF AGE AND OLDER.

DURING NORMAL OFFICE HOURS
YOUR COOPERATION WILL PREVENT THE EMBARRASSMENT OF HAVING
THE PRESENCE OF YOU OR YOUR GUEST QUESTIONED. * Pool KEY \$ 25.00

2. ALL GUESTS MUST ABIDE BY THE RULES AND REGULATIONS AND THE RESPONSIBILITY FALLS DIRECTLY ON THE INVITEE.

3. NO BABIES ARE ALLOWED IN THE POOL UNLESS THEY ARE POTTY TRAINED.

4. ADULTS MUST ACCOMPANY NON-SWIMMING CHILDREN INTO THE POOL.

5. CHILDREN TWELVE (12) YEARS OF AGE AND UNDER MUST HAVE AN ADULT IN WATCHING ATTENDANCE.

6. SHOWERS MUST BE TAKEN BEFORE ENTERING THE POOL TO REMOVE SUNTAN LOTIONS OR SAND. WEAR BATHING SUITS ONLY, IN THE POOL - NO CUTOFFS NOR JEANS NOR THONG TYPE SUITS MAY BE WORN IN THE POOL AREA.

7. PLEASE DO NOT WEAR ANY TYPE OF METAL HAIRPINS IN THE POOL, AS THEY WILL RUST ON THE BOTTOM.

8. NO TOYS, MASKS, SNORKELS, FINS, TUBES OR RAFTS ARE PERMITTED IN POOL.

9. NO WRESTLING, HORSEPLAY OR CONTINUAL JUMPING OFF THE SIDES OF THE POOL IS PERMITTED.

10. NO BICYCLES, GRILLES OR PETS ARE ALLOWED IN THE POOL AREA.

11. NO LOUD RADIOS WILL BE PERMITTED AROUND THE POOL AREA AT ANY TIME.

12. NO GLASS CONTAINERS ARE PERMITTED AROUND THE POOL AREA.

13. NO TAMPERING WITH LIFE PRESERVERS OR OTHER POOL EQUIPMENT IS PERMITTED.

14. NO RESIDENT WILL BE ALLOWED TO GRANT PERMISSION TO ANY OUTSIDE GROUP TO USE POOL.

15. PLEASE NOTIFY THE OFFICE (783-1611) IMMEDIATELY IF YOU ARE CERTAIN THAT THERE ARE INTRUDERS IN THE POOL.

16. THE POOL IS OPEN FOR YOUR USE FROM 10:00 AM TO : *Dusk* EXCEPT WHEN CLOSED FOR MAINTENANCE.

17. THESE RULES ARE SOLELY FOR THE COMFORT AND BENEFIT OF ALL WHO WISH ENJOY THE POOL.

DECLARATION OF CONDOMINIUM
OF
ATLANTIC GARDENS CONDOMINIUM

***** EXTRACT *****

11. USE RESTRICTIONS

Each apartment is hereby restricted to residential use by the owner or owners thereof, their guests and tenants.

No studio or one-bedroom apartment shall be occupied by more than two (2) persons and no two bedroom apartment shall be occupied by more than four (4) persons.

No animals or pets of any kind may be kept or harbored in any apartment except for tropical fish and domestic birds such as parakeets.

No nuisances shall be allowed to be committed or maintained upon the condominium property, nor any use or practice that is the source of annoyance to residents or which interfere with the peaceful possession and proper use of the property by its residents. All parts of the property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate, nor any fire hazard allowed to exist. No apartment owner shall permit any use of his apartment or make use of the common elements that will increase the cost of insurance upon the condominium property.

No immoral, improper, offensive use shall be made on the condominium property nor any part thereof, and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction of the condominium shall be observed.

Reasonable regulations concerning the use of the condominium property may be made and amended from time to time by the Board of the Association as provided by its Articles of Incorporation and By-Laws.

No sign, advertisement or notice of any type shall be shown on the common property or any unit except for a sale or lease sign which shall not exceed one square foot in area, and no exterior antennae and aerials shall be erected except as provided under uniform regulations promulgated by the Association. This sub-paragraph shall not apply to the Developer and/or institutional first mortgagees.

No owner shall place any personal property in the stairwells without the written approval of the Association.

Nothing shall be hung from any of the windows.

The Association shall have the right to have keys to all units and in the event that an owner installs a new or additional lock or locks on the front or entrance door to a unit, the owner shall furnish the Association with a key to all said locks at the time the new lock or locks are installed.

14. REGULATIONS AS TO LEASING, RENTAL AND SALE OF APARTMENTS

No unit shall be leased or rented for a period of less than three (3) months. All rentals and leasing shall be done through a written lease and a copy of that lease must be given to the Association on or before the time that the Lessee takes possession of the leased unit.

The only restriction covering the sale by an owner of the owner's unit is that notice of the intention to sell shall be given to the Secretary of the Association and this notice shall contain the names and post office address of the buyer, the date of closing of the sale of the unit and the Secretary shall then advise the selling owner that the sale of the unit may be consummated and thereafter, it shall be the duty of the buyer of the unit to furnish the Secretary of the Association with a copy of the recorded Deed by which the buyer took title to the unit within 10 days after the Deed is recorded. Time sharing of units is prohibited and therefore, ownership of an apartment on a daily, weekly, monthly or other part time basis is prohibited. These requirements shall also apply to Agreements for Deed.

"20. RESPONSIBILITY OF APARTMENT OWNERS

The Owner of each apartment shall be governed by and shall comply with the provisions of this Declaration as well as the By-Laws and Articles of Incorporation of the corporation."

"25" REMEDIES FOR VIOLATIONS

The Board shall have the authority to file suit in the proper court to enforce compliance with all provisions of the Declaration and with all rules and regulations which may be adopted, from time to time, by the Board. Such suit may also seek damages against the offending party. The prevailing party in any such litigation shall be entitled to payment of all costs incurred therein, including reasonable attorney's fee for the prevailing party's attorney.

The Board shall also have the authority to assess a reasonable fine against any unit in which any resident therein, either Owner, lessee or guest, has continued to violate any provision of this Declaration or any rule or regulation of the Association, after notice of such violation has been given by the Board to such resident, and to the Owner of the unit, if the Owner is not residing in the unit. If the fine is not paid within thirty (30) days after notice thereof is given to the Owner of the unit, the Association may collect the fine in the same manner that delinquent assessments are collectable....."

BY-LAWS

ATLANTIC GARDENS OWNERS ASSOCIATION, INC.

EXTRACT

"1....

B. All present or future owners, tenants, or their employees, or any other person who might use the condominium or any of the facilities thereof in any manner, are subject to the regulations set forth in these By-Laws and in the Articles of Incorporation and the Declaration of Condominium.

C. The mere acquisition or rental of any of the apartment units of the condominium or the mere act of occupancy of any of the units will signify that these By-Laws, the charter provisions, and the regulations in the Declaration of Condominium are accepted, ratified and will be complied with by all persons occupying or using any of the units or common elements."