

R I O E S P A N A

Dock Space Rules and Regulations

1. Only vessels in good condition, properly registered or documented and under their own power will be admitted to docking areas.
2. It shall be the responsibility of Users and Owners to keep his Dock Space in an orderly and clean condition. The dock will be kept clear of all gear, including small craft. Small craft belonging to the assigned vessel and normally capable of storage aboard same may be tied in the same berth. No craft may protrude beyond the limits of the berth. No motorized vehicle of any kind shall be ridden, driven, stored or otherwise permitted on the dock or bulkheads. Dock boxes, if provided, are to be emptied and removed upon issuance of hurricane warnings by the National Hurricane Center. Private stowage facilities may not be used on docks.
3. All Owners must maintain their vessels in a state of constant readiness for movement in case of fire or evacuation in the event of hurricane. Owners of vessels whose propulsion machinery is inoperative and will remain so for a period in excess of forty-eight (48) hours must notify the Association immediately and further inform it of the action being taken to place the machinery in operation as soon as possible.
4. It shall also be the responsibility of Owners and Users to keep their vessels in such condition that they do not become unsightly or dilapidated or reflect unfavorable on the appearance standards of the facility. Decks of all vessels berthed shall be kept free and clear of debris, bottles, papers, trash or other unsightly material at all times.
5. Major repairs, outfitting or refitting of vessels at docks is prohibited. Power sanding and spray painting in the open air are prohibited. No work may be accomplished on or about the docks which might result in damage, scarring or staining the surface of the docks, dock boxes or garbins, nor obstruct passage of normal vehicular and pedestrian traffic.
6. The use of charcoal burners, gas welders, gas torches or any open flame-producing equipment, except within the vessel (e.g., cook stoves, lamps, lanterns) is prohibited. No refueling may be accomplished within the dock space. Fuels shall be stored only in tanks integral to the vessel.
7. Owners shall use discretion in the use of TV sets, musical instruments, loud bailers, radios and any other on-board equipment so as not to create a nuisance. Rigging shall be secured in such a manner as to prevent slatting.
8. No refuse, solid or liquid, shall be thrown overboard. All garbage and trash shall be removed. No effluent from toilets not approved under the F.W.T.C.A., nor

7. No exterior radio, television or cable television aerial or antenna shall be permitted within any area of this condominium unless it is under the auspices of the condominium association and for use of the membership of the association in general.

8. Plantings, lawn ornaments, lawn furniture or similar items located or placed in whole or in part, or proposed to be so located or placed outside of an owner's unit or on common elements or limited common elements shall not be allowed or maintained except upon the obtaining of prior approval in writing from the Board of Directors of the Association.

9. There shall be no change or alteration to any exterior surface of any condominium unit or limited common property elements without the prior, written approval of the Board of Directors of this Association.

10. No signs, displays or similar objects may be erected or maintained on a unit, the common elements or limited common property elements except in such areas as may be designated by the Board of Directors of the Association. Nothing in this paragraph, however, shall apply to the Developer so long as it owns any units for sale, or rent. So long as the Developer does own any units for sale or rent, it may use whatever advertising, promotion and marketing means and methods it deems appropriate in the sale or renting of said units.

11. An owner and his family and occupants of units shall not do or keep and shall not allow anything to be done or kept in the unit or within the limited common elements appurtenant to the Unit that will increase the insurance rates on the Unit, or any other unit, the common elements, the limited common elements, or which will obstruct or interfere with the rights of other unit owners or occupants or the Association or annoy other unit owners or occupants by unreasonable noises, odors or otherwise; nor shall any owner or his family or occupants of any unit commit or permit any nuisance, immoral or illegal act within any area of the condominium.

12. A unit shall only be used for one (1) family and their guests and the occupancy of each unit shall be limited at all times to the number of persons for which its sleeping quarters have been designed.

13. To the extent that children are permitted as visitors in the condominium, children shall not be permitted to play in the corridors, stairways or parking areas of the Condominium, and shall play only in those areas so designated by the Board of Directors. The conduct of any visiting children shall be the responsibility of the adult unit owner or resident being visited.

14. Swimming pool rules will be posted within the pool area and shall become a part of these House Rules.

15. See attached Dock Space Rules and Regulations.

16. Any breach of these House Rules now in effect or as hereafter amended shall entitle the Association to the same relief it would be entitled to under Section 718.303, Florida Statutes, in the event of a breach of a provision of the Declaration of Condominium.

RULES AND REGULATIONS

OF

RIO ESPANA, A CONDOMINIUM

1. Only normal, household pets weighing fifteen (15) pounds or less shall be allowed and then only under the following conditions:

- A. No more than one (1) pet per condominium unit; provided, however, in the case of tropical fish and similar, non-offensive animals kept in a tank or aquarium in an owner's condominium unit, there shall be no limit on number; provided, further, that said fish or other animals are not raised for commercial purposes or otherwise allowed to become offensive to other unit owners or occupants.
- B. Each pet shall be carried or on a leash whenever on common elements.
- C. Pets shall be kept out of all recreation areas at all times.
- D. Pet waste shall be picked up immediately by the owner of the pet and properly disposed of in the garbage receptacles provided for this residential condominium.
- E. Pets shall be kept from excessive barking or other noise making at all times.

2. There shall be no parking of trucks, vans, campers, trailers, boats or similar objects on common elements or limited common property for over forty-eight (48) hours. After the expiration of forty-eight (48) hours, the foregoing objects shall be parked only in areas designated for this type of parking by the Board of Directors of the Association, if any area be so designated. Notwithstanding anything in the foregoing that may be to the contrary, boats shall be permitted to dock at the wood dock as provided in the Declaration of Condominium.

3. There shall be no dismantling or overhauling of motor vehicles, boats, trailers, motorcycles or similar objects on common elements or limited common property.

4. There shall be no storage of flammables of any kind on common elements or limited common property.

5. Proper provision shall be made in connection with each unit by the unit owner for the sanitary storage of garbage and for regular and frequent removal of same. No garbage or rubbish shall be burned or buried within any area of this condominium. Outside receptacles for garbage and rubbish for individual units shall not be permitted. Garbage facilities shall be provided in the construction and development of this condominium and shall be used by all occupants of units as the exclusive means of garbage disposal.

6. At all times when not in actual use, bicycles, and all other personal property of units owners or occupants shall be kept inside of the owner's unit.