

RULES AND REGULATIONS

(Adopted at the Board of Directors Meeting on Thursday, May 16, 2013)

1. Passageways. The sidewalks, entrances, passages, decks, landings, vestibules, corridors and halls must not be obstructed or encumbered or used for any purposes other than ingress and egress to and from the premises.
2. Signs. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any apartment owner or any part of the outside or inside of any condominium building without the prior written consent of the Association.
3. Window and Door Treatment. No awnings or other projections shall be attached to the outside walls of the buildings, and no blinds, shades or screens shall be attached to or hung in, or used in connection with any window or door of any condominium parcel or any portion of the common elements without the prior written consent of the Association. No color other than white may be seen when viewing the window of any unit from the outside of the unit when the curtains, shutter, shades or blinds are closed.
4. Wheel Vehicles. No baby carriages, bicycles, motorcycles, golf carts, or other wheeled vehicles, shall be allowed to stand in the halls, passageways, sidewalks, decks or yards, without the prior written consent of the Association.
5. Keys and Locks. The Association shall at all times be provided with a key or code for entry into a unit by leaving a key or code with Bay Point Security. It is the owner's responsibility to confirm with Bay Point security that their key or code is maintained. In the event the Association must inspect a unit, or in the event of an emergency, the Association will retain a locksmith to obtain entry when Bay Point security does not have a key or code. The unit owner will be charged for all costs related to a failure to maintain a key or code at Bay Point security. All inspections shall be pursuant to Florida law.
6. Trash in Public Areas. No unit owner shall allow anything whatsoever to fall from the window or doors of the premises, nor shall sweep or throw from the premises any dirt or other substance into any of the corridors or halls, or elsewhere in the buildings or upon the grounds.
7. Refuse Containers, etc. in Public Areas. No garbage cans, supplies, or other articles shall be placed in the halls or landings, nor shall anything be hung from the windows or balconies or placed upon the window sills. Neither shall any linens, cloths, clothing, curtains, rugs or mops be hung from any of the windows, doors or any other areas. No fire exits shall be obstructed in any manner.
8. Nuisances. No unit owner shall make or permit any disturbing noises in the buildings by himself, his family, employees, agents, visitors, lessees, renters, and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts, or conveniences of other owners. No owners shall play upon or suffer to be played upon

any musical amplified instrument or device in the demised premises between the hours of ten o'clock p.m. and the following eight o'clock a.m. if the same shall disturb or annoy other occupants of the buildings. No apartment owners shall conduct or permit to be conducted vocal or instrumental practice, nor give or permit to be given vocal or instrumental instructions at any time. Any pet causing a nuisance or unreasonable noise must be removed within 24 hours.

9. Aerials. No radio or television communication installation shall be made without the written consent of the Association. Any aerial erected on a roof or exterior walls of the buildings without the consent of the Association in writing is liable to removal without notice.
10. Residence Only. Units shall be used for residential purposes exclusively. No building or other structure, or part thereof, at any time situate on said land shall be used as a hospital, professional office, sanitarium, church, charitable, religious or philanthropic institution, or for business, or manufacturing purposes, or for any use whatsoever other than single family dwelling purposes as aforesaid.
11. Vehicles. No trailers or habitable motor vehicles of any nature shall be kept on or stored on any part of the property. No boats or canoes or trailers or golf carts or motorcycles may be parked on any part of the property overnight without prior written consent of the Association. Only licensed motor vehicles may be stored on common property. No business trucks or vans are permitted without prior written permission of the Association. Personal pickup trucks are allowed.
12. Smoke Detectors. Owners are required to install a minimum of one smoke detector in their unit and to maintain one fire extinguisher within the unit.
13. Fires. No fires or cooking is allowed on balconies, landings or wooden decks. Daily grilling may occur on concrete walkways or grass areas. When safe, grills must be removed to units or storage areas after grilling.
14. Waterbeds. Water beds are not allowed in any unit.
15. Attics and Decks. Unit Owners on the second floor may not use attic areas for any purpose. Unit owners on the ground floor may not cause decks to be constructed behind a unit. Unit owners on the ground floor may apply to the Board to construct a deck.
16. Common Areas. Owners, their lessees or guests may not alter any part of the condominium common property which includes all areas other than the interior of each unit. No decorations, signs, grills, chairs, lounges, tables, or other objects may be placed on or about the building. This should not be interpreted to prohibit a resident from placing a chair or small table outside to sit and read or relax on balconies or common areas so long as no obstruction to safe passage is caused, and the objects are removed when not in use. No items shall be left after ten o'clock p.m. each night. Mats must be approved by the Association. However, Christmas decorations are permitted from

December 13 until January 1.

17. Rentals. All proposed renters must sign a document agreeing to follow all Association rules prior to taking possession of the unit and provide it to the owner.
18. Electrical. All unit owners must have contractors use proper protocol for aluminum wiring when replacing all appliances.
19. Smoking. Smoking by Non-owners is not allowed in units.
20. Occupancy. The maximum number of residents of a rental unit is four (4). At least two (2) of the four (4) must be over 25, those younger must be related. No restrictions when the unit owner occupies the unit.
21. Fines. If residents of a “unit” (renters and/or their guests) are found in violation of any condominium rules, the owner will be notified and given opportunity to correct the violations within three (3) business days. If the violations are not corrected within 3 business days, or if the same occupants repeat the same violation, the owner may be fined Twenty-Five Dollars (\$25.00) per day for each violation.

COMMENTS

**Bay Point Studio Villas II Association
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