

EXHIBIT "C"
RULES AND REGULATIONS
OF SUNDUNE VILLAGE CONDOMINIUM

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OF
SUNDUNE VILLAGE CONDOMINIUM

The Rules and Regulations hereinafter enumerated shall be deemed in effect unless or until amended by the Sundune Village Condominium Association (hereinafter referred to as the "Association") and shall apply to and be binding upon all Unit Owners.

1. All use of the Condominium Property shall be in accordance with the provisions of the Declaration, the Bylaws of the Sundune Village Condominium Association, and these Rules and Regulations.
2. These Rules and Regulations shall apply to each Unit Owner and his family and his or their guests, invitees, employees, agents and lessees. Unit Owners shall be responsible for the actions of their family, guests, invitees, employees, agents and lessees.
3. The personal property of all Unit Owners shall be stored within their Units or Limited Common Elements appurtenant to their Unit at all times, except as restricted by Paragraph (5) below. Each Unit Owner shall maintain in a neat, presentable, and sanitary fashion all Limited Common Elements under his control or designated for his use.
4. No cooking devices of any type including wood, charcoal or electric grills or smokers, shall be permitted to be used on any deck, balcony or Common Element.
5. Only patio furniture may be stored on balconies and decks.
6. No sign, advertisements, notice or other lettering, painting or decoration shall be exhibited, inscribed, painted or affixed on any part of the outside of a Unit or in the windows of any Unit without the prior written consent of the Association. Seasonal decorations not exceeding three (3) feet in maximum dimension may be displayed only at Unit entrances, upon prior written approval of the Board of Directors.
7. Laundry, rugs, bathing suits and other articles shall not be hung from or on the porches, balconies, steps, stairs, or windows, or any exterior portion of a building at any time. Sweeping or shaking of mops, rugs or throwing dust or anything else from the windows or doors of any Unit or building is not permitted at any time.
8. Unit Owners may not have planter boxes on their windows and in addition, no hanging vine or growth is permitted outside the window area. Unit Owners may not plant or cultivate any shrubbery or landscaping on any Common Element.
9. Individual television and/or radio antennas may not be attached to a building or unit.

10. No boats or other recreational vehicles of any kind shall be parked or stored on the Condominium Property. Bicycles, "mo-peds," and similar vehicles shall not be parked or stored on any Common Element. No disabled or junk cars or trucks shall be parked or stored on the Condominium Property at any time. All approved vehicles parked or stored on the Common Element must display valid licenses and permits as required by state and local authorities.
11. All improvements, maintenance and landscaping of the Common Elements shall be handled only by the Association.
12. All persons shall reduce the noise levels of their units between the hours of 10:00 P.M. and 8:00 A.M. so that occupants of Units will not be disturbed. Unnecessary noises shall at all times be avoided.
13. All garbage put in trash receptacles shall be securely wrapped and tied in plastic bags.
14. No trash or cigarette or cigar butts shall be discarded in the Common Elements except in receptacles provided by the Association.
15. Cleaning of fish and other game is strictly prohibited on any of the Limited Common Elements or Common Elements.
16. The sidewalks, entrances, passages, vestibules, corridors and halls may not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the Units.
17. Children shall not play in the corridors, halls or stairways of any building.
18. The Association, and its authorized agents, are authorized to enter any Unit at any reasonable time in order to accomplish repairs. Management of the Association may retain a pass key for the purpose of admitting such workmen. No lock may be changed on any Unit without supplying management with a pass key for such lock.
19. No employee of the Association shall perform any personal services, while on duty, for any individual Unit Owner, guest, employee, agent or lessee, except such services as are approved by the Association.
20. Pets shall be permitted on the premises and in the Units, and are subject to the following conditions:
 - a) Only domestic dogs and domestic cats shall be permitted. No Unit Owner may keep more than three (3) such pets.

- b) All pets shall be kept on a leash when taken to and from a building and shall not be allowed to run loose or be curbed on any of the Common Elements of the Association. No pets shall be allowed upon any of the common elements designated as recreational facilities.
- c) All pets must be sufficiently under control at all times so that they do not become a nuisance to the Unit Owners or occupants of other Units.
- d) All pets must be licensed as may be required by law.

21. All draperies, window treatments and window coverings in every Unit which are visible from the exterior of a building shall be white on the facing visible from the exterior so that when closed or drawn, the appearance of the window from the exterior of the buildings shall be white.

22. All Units, except those on the first floor of each building, are required to have seventy-five (75) percent of the floor area in all bedrooms, living rooms and convertible rooms carpeted with a reasonably good grade of carpeting and padding.

23. Fireplaces shall be used and maintained in accordance with applicable local and state codes. Only wood or wood products shall be burned in fireplaces.

24. No flammable, combustible or explosive fluid, chemical or substance shall be kept in any Unit except as required for normal household use.

25. Payments of assessments and fees shall be made at such place as may be designated from time to time by the Board of Directors. Payments made in the form of checks shall be made to the order of such party as the Board of Directors shall designate. Assessments and fees are due and payable within thirty (30) days from the date the assessment or fee is billed by the Association or as otherwise determined by the Association.

26. No Unit shall be occupied by more than six (6) people at any one time.

27. All Unit Owners shall adhere to and obey all local, state and federal rules, regulations and ordinances.

28. The use of the common elements designated as recreational areas shall be subject to the Rules and Regulations contained herein as Attachment "A."

29. Violations of these Rules and Regulations shall be subject to the levy of a fine of Twenty-Five Dollars (\$25.00) per infraction. Such fines shall be levied by written notification by the Board of Directors or their designated representative.

30. The Association reserves the right to make additional Rules and Regulations as may be required from time to time with the consent of the majority of the Association members.

SUNDUNE VILLAGE CONDOMINIUM ASSOCIATION

RULES AND REGULATIONS

ATTACHMENT A

RECREATIONAL FACILITIES

The Rules and Regulations hereinafter enumerated shall be deemed in effect unless or until amended by the Sundune Village Condominium Association (hereinafter referred to as the "Association") and shall apply to and be binding upon all Unit Owners. These Rules and Regulations shall govern the use and operation of those Common Element areas designated as the swimming pool, including wading pool, and putting green. Facilities included with these areas are all appurtenant decks, patios, walkways and landscaped areas.

1. HOURS OF OPERATION. The Facilities shall only be open for use between the hours of 9 A.M. and 8 P.M., except as provided by Paragraph (2). The pool Facilities may be closed from time to time for routine maintenance and upkeep, and for special use as defined in Paragraph (2), at the discretion of the Board of Directors. Regularly scheduled hours for routine maintenance shall be posted.

2. SPECIAL USES. The Facilities may be reserved for exclusive use by an individual Unit Owner and their invitees between the hours of 12:00 P.M. to 3:00 P.M. and 6 P.M. to 10:00 P.M., except for the period between Memorial Day and Labor Day. Each Unit Owner may only reserve the Facilities four (4) times per year and no more than once per month. Special Usage of the Facilities shall be permitted only by the approval of the Board of Directors fourteen (14) working days in advance of the Special Use. All such requests shall be accompanied by a non-refundable fee of One Hundred Dollars (\$100.00), payable by certified check or money order. All such fees shall be considered as contributions to the operating reserves. If such requests are not disapproved within five (5) days of notice, such use shall be deemed approved. Prior to Special Use, the Unit Owner requesting the Facility shall be responsible for notifying the Unit Owners in writing of the date and time of such use. During periods of Special Use, the Facility shall be available only to invitees of the Unit Owner obtaining Special Use. Unit Owners shall be responsible for clean up of the Facilities after use.

3. MINOR CHILDREN. Children eight (8) years and under must be accompanied by a responsible person over the age of sixteen (16) at all times. Children under the age of twelve (12) may not use the Facilities after the hour of 7:00 P.M.

4. ATTIRE. Any person using the swimming pool shall dress in appropriate swimwear. No person shall be permitted to wear shorts, "cut-

offs", etc., in the swimming pool. Any person using the putting green shall wear soft-soled shoes.

5. HEALTH AND SAFETY REQUIREMENTS. Use of the swimming pool and admission to the swimming pool area may be refused to any person having a cold, cough, inflamed eyes, infection, wearing a bandage, or having an open sore or any other unusual physical condition that might affect the health and welfare of other persons using the swimming pool. All persons must take a cleansing shower before entering the swimming pool. Spouting of water and similar unhygienic actions in the swimming pool or in the swimming pool area are not permitted at any time. No running, pushing, ducking or rough play will be permitted in the swimming pool or the swimming pool area. Standing or sitting on another person's shoulders is not permitted. The use of kick boards, tubes, floats, rafts and balls is strictly prohibited. Flotation devices may be used by children. No smoking is permitted in the swimming pool area. Use of the pool during periods of precipitation or storms is prohibited.

6. RECREATIONAL EQUIPMENT. Patio chairs and lounging furniture may be brought to the pool area. Such furniture shall not be used in such a manner as to block access to the pool. Persons using the putting green may not use any golf equipment other than regulation putting irons. "Chipping" of balls is strictly prohibited.

7. COOKING DEVICES. No cooking devices of any type, including wood, charcoal, electric grills or smokers, shall be permitted on the Facilities.

8. ALCOHOLIC BEVERAGES. No intoxicants or intoxicated persons shall be allowed on the Facilities.

9. PERSONAL PROPERTY. No personal property, as permitted, shall be left unattended on the Facilities. No play equipment, playpens, etc., shall be allowed on the Facilities. Glass containers, breakable objects and food are not permitted. No pets shall be permitted on the Facilities at any time.

10. CONDUCT AND LANGUAGE. All persons using the swimming pool and in the swimming pool area shall conduct themselves in a manner so as not to disrupt or impair the use and enjoyment of the swimming pool by others. Profane or vulgar language is strictly prohibited.

11. LIABILITY. All persons using the swimming pool do so at their own risk. The Homeowners Association assumes no responsibility for any accident or injury in connection with the use of the swimming pool or for any loss or damage to personal property in the swimming pool or swimming pool area. All persons using the swimming pool agree not to hold the Homeowners Association liable for any actions of any kind whatsoever occurring within the swimming pool area. All members are responsible for the actions of their children and their guests.

EXHIBIT "D"

PROJECTED BUDGET AND TABLE OF RESERVES

SUNDUNE VILLAGE CONDOMINIUM