Windsor Pointe II Condominium Association, Inc.

Annex Rules

All of the restrictions, limitations and obligations of members as provided in the Declaration of Condominium are incorporated herein by reference. All lessees shall abide by the condominium documents and annex rules.

1. ALTERATIONS: No structural changes or alterations shall be made in any Units or to any Common Elements except as provided in the Declaration of Condominium.

2. ANIMALS AND PETS: All dogs must be on a Leash at all times on the property outside the unit, and refuse must be picked up immediately and disposed of properly. Exotic pets or any "tame" wild animals shall not be permitted on the premises permanently or temporarily except by prior written consent of the Board. (See condominium documents for further information.)

3. COMMUNITY CONCERNS: Complaints regarding maintenance shall be made only to the management company or the Board of Directors.

4. DECORATIONS/WALL ATTACHMENTS: Common elements shall not be obstructed, littered, defaced, or misused in any manner. Nothing can be placed in the common elements, breezeways, landings, or stairways except a maximum of 3 plants in maximum size 12" pots outside a unit's entrance door, providing they do not block fire egress. Except as expressly permitted by the Florida Condominium Act, nothing shall be hung or displaced on the outside of windows or placed on the outside of walls on the building and no sign, awning, canopy, shutter, radio or TV antenna affixed to or placed upon the exterior walls or roof or any part thereof except with the approval of the Board of Directors.

5. DOORS. Front door, French doors and garage door for each unit are the property of the unit owner and must be kept in clean and working condition. Garage door motor, hardware, and remote controls must be replaced immediately if they become dysfunctional. Exterior of French doors and front door must be painted with pure white high gloss or semi-gloss exterior enamel paint.

6. DRAPERIES AND BLINDS: Any Unit Owner furnishing his Unit with draperies, blinds, shutters, or other interior window coverings in colors other than white or cream shall line or back such drapes, blinds, shutters, or other interior window coverings with white or cream lining or backing. Broken or damaged blinds must be repaired or replaced. Exterior screens must be clear, charcoal, or silver material.

7. FISHING: In accordance with the Windsor Parke Master Declaration fishing is prohibited anywhere on the property.

8. GARAGE USE: Garages may be used for any reasonable activity except heavy mechanical work. No open flames. If activity is noisy close door so not to bother other residents. Open garages must be attended. Electric vehicles, including electric bikes, scooters, and golf carts, may not be charged while parked in the garage and may not use any other association source of electricity for charging.

9. HAZARDOUS MATERIALS: Flammable, combustible or explosive fluid material, chemical or substance shall not be kept in any Unit except for normal household use, or in any garage space.

10. LOITERING: To ensure that all residents can enjoy the peaceful possession of their unit, no resident is allowed to loiter within 20 feet of the French doors of downstairs units unless approved for specific purpose by the Board of Directors or given permission by affected unit owner. Residents of said units may loiter within this space of their unit only.

11. MAINTENANCE RESPONSIBILITY OF THE ASSOCIATION: The Association is responsible for maintaining, repairing, replacing and keeping all Common Elements in orderly condition. No unauthorized person shall make changes to the sprinkler system, lighting timer, or garage exhaust fan.

12. NUISANCE: The Unit Owners shall not use nor permit the use of their premises in any manner which will disturb or be a nuisance to other owners or in such a way as to be injurious to the reputation of the property nor for any unlawful purposes.

    Disturbance or nuisance shall include, but not be limited to:

    - Playing any audio device, including in cars, anywhere on the property loud enough to be heard through walls, floors, doors, etc.
    - Playing drums of any type (acoustical, electronic, etc.).
    - In upstairs units, furniture pads must be applied to any moveable furniture that is not directly on a carpeted surface.
    - Noise from gatherings inside unit or outside loud enough to be heard through walls, floors, and doors after 10:00 p.m. at which time the city noise ordinance is in effect.
    - Skateboarding anywhere on the premises.
    - Driving recklessly in the parking lot.
    - Using air pellet or BB guns anywhere on the premises.
    - No fireworks or similar explosive devices may be set off anywhere on the property at any time.
    - Interior dryer vent tubing must be cleaned out regularly so as not to cause a fire hazard. Exterior dryer vents in the breezeways are to be cleaned periodically. Dryer lint that appears in the breezeway must be cleaned up immediately by the unit owner or lessee.

13. PARKING: Parking regulations are as follows:

    - Each unit has 2 assigned parking spaces, one in the garage and one in the parking lot.
    - Residents' personal and work-related vehicles are to use the 2 assigned spaces only and will be towed if parked in the guest spaces.
    - Unauthorized vehicles parked in reserved spaces will be towed.
    - Vehicles parked in places not designated as parking spaces will be towed.
    - If a unit has a third vehicle, arrangements must be made with the Board of Directors to be assigned a temporary space for the third vehicle, if one is available.

    - Vehicles of guests parked in guest spaces for more than 7 consecutive days will be towed unless arrangements have been made with the Board of Directors.
    - No boat, trailer, or other non-passenger vehicle will be allowed to park consistently in

the parking lot.

- No wet washing, maintenance, or repairs of cars or trucks will be allowed in the parking lot.

14. PERSONAL ITEMS: Limited common property (patios) must be kept clear of brooms, mops, or other unsightly items.

15. RESIDENTIAL USE ONLY: The Units shall be used only for residential purposes. No industry, business, trade, occupation, or profession of any kind, commercial, religious, educational or otherwise designed for profit, altruism, exploration or otherwise shall be conducted, maintained or permitted on any part of the property or in any Condominium Parcel therein.

16. SIGNAGE: No "sold" or "for sale" or "for rent" signs or window advertising may be displayed, maintained, or permitted on any part of the property in or on any condominium Parcel except as provided in the Declaration of Condominium.

17. SMOKING: Smoking/vaping of any kind is prohibited on any sidewalk, patio, within covered breezeways, and within 20 feet of any other area designated by the Board of Directors as a no smoking area. Cigarette butts may not be disposed of improperly in bushes, breezeways, on the ground or any other improper disposal.

18. STORAGE: There shall be no storage or parking of baby carriages, play pens, bicycles, wagons, toys, boats, boat trailers, benches or chairs, etc. on any part of the Common Elements. Such items must be stored inside the unit or the designated garage space for each unit.

19. TRASH: All trash must be placed inside the dumpster with the lid completely closed, and nothing shall be placed on the ground beside the dumpster.

- Boxes must be broken down before being placed in the dumpster
- All plant material must be cut into small pieces and placed in appropriate garbage bags
- No loose refuse may be placed in dumpster but must be placed in appropriate garbage bags.
- Christmas trees shall be disposed of off the premises, according to Duval County law.

REMINDER: These Rules and Regulations of the Condominium are enforceable against any owner, licensee, invitee, or lessee per Section 10.4, Fines, of the Bylaws and can include a fine of a maximum of $100.00 per violation per day with an aggregate amount not to exceed $1,000.00.