

ANNEX I

INITIAL RULES AND REGULATIONS OF THE CONDOMINIUM

1. The Units shall be used only for residential purposes.
2. 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.
3. Common Elements shall not be obstructed, littered, defaced or misused in any manner.
4. No structural changes or alterations shall be made in any Units or to any Common Elements except as provided in the Declaration of Condominium.
5. All of the restrictions, limitations and obligations of members as provided in the Declaration of Condominium are incorporated herein by reference.
6. Nothing shall be hung or displaced on the outside of windows or placed on the outside of walls on a 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.
7. There shall be no storage or parking of baby carriages or play pens, bicycles, wagons, toys, vehicles, boats, boat trailers or house trailers, benches or chairs on any part of the Common Elements except that such personal property may be stored in a common storage area designated for that purpose and recreational areas may be used for their intended purpose.
8. 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. Nor shall any "sold" or "for sale" or "for rent" signs or window displays advertising be maintained or permitted on any part of the property in or on any Condominium Parcel except as provided in the Declaration of Condominium.
9. No Unit Owner shall park vehicles other than passenger automobiles or station wagons in any parking area. No signs or markings of a commercial nature shall appear on any vehicles unless approved by the Association. Both may be given special permission if granted in writing by the Board of Directors.
10. Complaints regarding maintenance shall be made in writing to the Board of Directors.

11. Unit Owners, residents, their families, guests, servants, employees, agents and visitors shall not at any time for any reason whatsoever enter upon or attempt to enter upon the roof, equipment rooms or power rooms of any building.
12. Inflammable, combustible or explosive fluid material, chemical or substance shall not be kept in any Unit except for normal household use.
13. No Unit Owner shall make any adjustment whatsoever to any of the equipment located on the Common Elements or Limited Common Elements without first obtaining the permission of the Association.
14. Exotic pets or any "tamed" wild animals shall not be permitted on any portion of the Condominium Property permanently or temporarily.
15. Dogs shall be walked on a leash at all times.
16. Patios and balconies shall be kept free of brooms, mops and other unsightly articles which may be seen from the beach or road.
17. Any Unit Owner furnishing his Unit with draperies, blinds, shutters, or other interior window screens in colors other than white or cream shall line or back such drapes, blinds, shutters, or other interior window screens with white or cream lining or backing.
18. Parking spaces will not be assigned to Unit Owners and may be used by Unit Owners and their guests on a first-come, first-serve basis.