

**SCHEDULE A TO BYLAWS**  
**RULES AND REGULATIONS**  
**OF**  
**VILLAGES OF SELOY CONDOMINIUM ASSOCIATION, INC.**

In addition to the provisions of the Declaration of Condominium of Villages of Seloy, a Condominium ("Declaration"), the Articles of Incorporation ("Articles") and Bylaws ("Bylaws") of VILLAGES OF SELOY CONDOMINIUM ASSOCIATION, INC., ("Association") the following rules and regulations, together with such additional rules and regulations as may be adopted hereafter by the Board of Directors, shall govern the use of Units, Common Elements and other property owned by the Association or subject to use rights held by the Association ("Association Property"), and the conduct of all Unit residents, whether Unit Owners, approved lessees, or the guests of Unit Owners or lessees. All defined terms herein shall have the same meaning as in the Declaration, Articles, and Bylaws.

1. Each Unit in the Condominium shall be used for only residential purposes. Units may not be used for any business or commercial enterprise.

2. In order to enhance the beauty of the buildings and for safety purposes, the sidewalks and all similar common areas must not be obstructed, encumbered, or used for any purpose other than ingress and egress to and from the premises. Bicycles may be stored only in Units or in other specifically designated areas.

3. Unit Owners shall store personal property within their respective Units and designated storage areas, if any.

4. No garbage cans, supplies, milk bottles, or other articles shall be placed on balconies, nor shall any linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, be shaken or hung from any such balconies or part of the Common Elements or Association Property. To provide a healthy environment and to eliminate odors and vermin, all garbage must be placed in plastic bags and deposited with all refuse ONLY in the areas so designated. The Common Elements and Association Property shall be kept free and clear of rubbish, debris, and other unsightly material.

5. No combustible or explosive substance shall be kept in any Unit or in any storage area, except such as may be required for normal household uses.

6. Unit Owners shall not permit anything to be done or kept in their Units that will affect the insurance coverage on the Condominium or that will obstruct or interfere with the rights of other Unit Owners. Unit Owners shall not commit or permit any nuisance or illegal act in or about the Condominium Property.

7. No vehicles other than automobiles and allowable motorcycles shall be permitted to park within the Condominium Property, except for the purpose of making deliveries or providing repair services to a Unit. For purposes of this rule, "automobile" shall include any type

of allowable van or truck, such as a pickup truck, commonly used for ordinary transportation purposes and not used in a trade or business. No other vehicle or equipment of any kind, whatsoever, including, but not limited to, commercial work trucks, delivery vans, boats, boat trailers and campers shall be parked, maintained, stored, or otherwise kept within the designated parking areas or on any other portion of the Condominium Property at any time whatsoever. All parking of allowable vehicles for or on behalf of a Unit Owner shall only be in the designated parking spaces. No vehicles shall be repaired within the Condominium Property, except in emergencies, and except as otherwise provided in the Declaration. Notwithstanding the foregoing, vehicles that would not otherwise be permitted on Condominium Property may be kept wholly within the confines of a closed garage.

8. To keep labor costs to a minimum, employees of the Association may not be sent out of the Condominium Property by any Unit Owner at any time for any purpose. No Unit Owner or resident may direct, supervise, or in any manner attempt to assert control over the employees or agents of the Association.

9. To ensure that Unit Owners have quiet enjoyment of their property, no Unit Owner shall make or permit to be made any disturbing noises on the Condominium Property or Association Property by himself, his family, servants, employees, agents, visitors, and licensees, nor shall any Unit Owner do or permit to occur any actions that will interfere with the reasonable rights, comforts, or conveniences of the Unit Owners. No Unit Owner shall unreasonably play or allow to be played any musical instrument or operate or allow to be operated any phonograph, television, radio, or sound amplifier, in his or her Unit in such a manner as to disturb or annoy other Unit Owners.

10. No radio or television installation may be permitted in a Unit that interferes with the television or radio reception of another Unit. No antenna or other communication device may be erected or installed on the roof or exterior walls of a Building without the written consent of the Board of Directors of the Association, except that this prohibition shall not be applicable to television or radio installations permitted or contemplated by the Declaration.

11. In order to maintain an attractive appearance, no sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted, or affixed to any Building or on or upon any part of the Condominium Property or Association Property without the written consent of the Board. No Unit Owner or Occupant shall engage or pay any employees on the Condominium Property, except those actually working for such Unit Owner or Occupant on said premises, nor advertise for laborers giving an address at said Condominium Property or Unit.

12. In order to protect the Condominium Property, each Unit Owner who plans to be absent from his Unit during the hurricane season or for an extended period must prepare his Unit prior to his departure by:

- (a) Removing all furniture, plants and other objects from his balcony, where applicable;
- (b) Turning off the water in the Unit while the owner is absent from the Unit,

(c) Taking responsibility for temperature and humidity control so that mold and mildew are not generated; and

(d) Designating a responsible firm or individual to care for his Unit should same suffer storm or casualty damage, and furnishing the Board of Directors with the name of such firm or individual. Such firm or individual shall contact the Board for clearance to install or remove hurricane shutters, and such party shall be subject to the approval of the Board.

13. To maintain an attractive and uniform appearance among the Buildings, no Unit Owner shall make any alterations to the exterior of his Unit or cause anything to be affixed or attached to, hung, displayed, or placed on the exterior walls, doors, patios, windows, or roof, nor shall a Unit Owner place anything other than porch furniture or plants on the balcony except with the prior written consent of the Board. Unit Owners are prohibited from installing security bars on the exterior of their Units. The Unit shall not be used for gambling or for any immoral or illegal purposes. Gas or charcoal grills, burners, broilers, fryers, and similar devices may be used or maintained within the patios attached to Units, but may not be used on any Common Elements, except in areas designated by the Board.

14. No fences may be erected upon the Condominium Property or Association Property without the express written approval of the Board of Directors.

15. Pets belonging to Unit Owners are permitted within the Condominium Property and Association Property subject to the following restrictions:

(a) No animals other than household, domestic animals (dogs, cats, small birds, and fish) shall be permitted upon the Condominium Property or Association Property at any time.

(b) No animal may be kept, bred, or maintained for any commercial purpose.

(c) Each Unit shall be allowed to house not more than one dog and one cat, or two dogs or two cats.

(d) Each animal brought or kept upon the Condominium Property or Association Property shall be at all times under the control of its Unit Owner and kept on a leash when outside of the Owner's Unit.

(e) Each Unit Owner shall promptly remove and dispose of all waste matter deposited by his or her animal upon the Condominium Property or Association Property.

(f) No animal shall be allowed to constitute a nuisance. The Board of the Association shall be entitled to make the sole determination as to whether a particular pet constitutes a nuisance. Upon the determination that a pet constitutes a nuisance, the Unit Owner shall discontinue the keeping of that pet immediately upon notification by the

Board of such a determination. The resident will have no recourse against any member or members or the Association for any decision made regarding the removal of pets from the Unit.

(g) Each Unit Owner owning a pet shall assume full responsibility for personal injuries or property damage caused by his or her pet, and each Unit Owner hereby agrees to indemnify the Association and all other Unit Owners and hold them harmless against any loss, claim, or liability of any kind whatsoever arising from or growing out of any harm, injury, or damage caused by such Unit Owner's pet. A violation of the provisions of this Rule shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners and to require any pet to be permanently removed from the Condominium Property upon three days' notice.

(h) The Board shall have the right to promulgate Rules further restricting the keeping of pets.

16. In case of any emergency originating in or threatening any Unit, the Association, subject to the relevant provisions of the Declaration and applicable law, shall have the immediate right to enter such Unit for the purpose of remedying or abating the cause of such emergency, notwithstanding that the Unit Owner of such Unit is present at the time of such emergency. To facilitate entry in the event of any such emergency, the Association shall have a master key to fit the door locks to all Units, or shall otherwise be provided with a key to each Unit. If any Unit Owner wants to change a lock or to have a second lock installed as additional security, said Unit Owner shall deposit with the Board (at such Unit Owner's expense) a duplicate key for each such lock.

17. There shall be no solicitation by any person anywhere on Condominium or Association Property for any cause, charity, or any purpose whatsoever, unless specifically authorized by the Board.

18. Any Unit Owner may display one portable, removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veteran's Day, may display in a respectful way portable, removable official flags, not larger than 4.5 feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, regardless of: (a) any provisions in these rules and regulations, including, but not limited to, rules numbered (10) and (11) hereof, or (b) any requirements concerning flags or decorations.

19. These rules and regulations shall be cumulative with the covenants, conditions, and restrictions set forth in the Declaration, provided that the provisions of the Declaration shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is permitted. Anything to the contrary notwithstanding, these rules and regulations shall not apply to the Developer, not its agents or employees and contracts, nor to the Units owned by the Developer, except:

(a) Requirements that leases or lessees be approved by the Association;

- (b) Restrictions on the presence of pets;
- (c) Restrictions on occupancy of Units based upon age; and

(d) Restrictions on the type of vehicles allowed to park on Condominium Property or Association Property; however, the Developer or its designees shall be exempt from any such parking restrictions if the vehicle is engaged in any activity relating to construction, maintenance, or marketing of Units.

20. The rules for all recreational facilities shall be posted and observed by all Unit Owners and Guests. Any damage to the recreational facilities or Common Elements caused by the Unit Owner, his tenants, guests, invitees, or members of the family of any of the foregoing, shall be repaired at the expense of such Owner.

21. These rules may be amended or additional rules may be promulgated by the Board at any time in the manner set forth in the Governing Documents.

22. In the event of violation of these Rules and Regulations or of any provision of the Declaration, Articles of Incorporation, or Bylaws, the Association may impose reasonable fines, not to exceed \$100.00 in each instance, and may also suspend certain use privileges in the recreational facilities and voting rights in the Association, but only after an opportunity for a hearing as provided in the Declaration. All alleged violators shall be entitled to cross-examine witnesses and may be represented by counsel of their choice.

All of the foregoing rules and regulations shall apply to all Owners, lessees, tenants, guests, occupants, licensees, or invitees, even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board.