

SHORES OF LONG BAYOU XIX & XX CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

1. Units shall be used only for residential purposes; there shall be no business or commercial use of any unit.
2. No unit shall be occupied at the same time by more than a single family, its servants and guests. A single family shall mean either a single person occupying a unit and maintaining a household, or two to four persons related by blood, marriage or adoption occupying a unit and living together and maintaining a common household, or not more than two unrelated persons occupying a unit.
3. No unit shall be rented or leased except as permitted in the Declaration of Condominium.
4. Clothes dryers must meet the safety requirements of Pinellas County Building Department.
5. No nuisances or any use or practice that is the source of annoyance to residents shall be allowed to exist upon the condominium property.
6. No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part of it, and all laws and regulations shall be observed.
7. The common elements and limited common elements shall be used only for the purpose for which they are intended. They shall not be obstructed, littered, defaced or misused in any manner.
8. No unit owner shall permit any use of his unit or make any use of the common elements that will increase the cost of insurance on the condominium property.
9. No unit shall be divided or subdivided for purposes of sale or lease.
10. No animals of any kind shall be raised, bred or kept in any unit, except that dogs, cats, birds, fish and other common household pets may be kept subject to the following limitations:
 - a. The Board shall have the right to determine what constitutes a "common household pet".
 - b. Dogs, Cats, and Birds -
Only one pet in this category may be kept, except that resulting litters may be kept for up to eight weeks after birth. Dogs and cats may not exceed 25 pounds. Birds may not exceed two pounds.

C. Fish -

The collective capacity of all aquariums in a unit shall not exceed 50 gallons.

The Association shall have the right to establish any different policy concerning pet ownership which it deems advisable in its sole discretion; provided, any change in such policy shall not be retroactive and shall not cause any pet living in the Condominium to be automatically banned from the Condominium. Pets are permitted to be walked only in designated walking areas, or, if none, in the common area, provided they are on hand-held leashes. The rights, hereby granted, shall be subject to any and all regulations concerning animals that may be established from time to time by the Association. Any violation of the rules governing the right to have pets may result in a revocation of the right to keep the pet. A unit owner shall be responsible for all violations of this rule, and said unit owner shall be subject to such fines or penalties as the Association may impose for each violation. Tenants are not permitted to have pets.

11. Upon entering into a lease agreement, the unit owner waives in favor of the tenant any right to use the recreational facilities. A tenant of any unit owner shall have the same right to use the recreational facilities as the owner and shall abide and be bound by the same restrictions, covenants, conditions, rules and regulations as the owner.
12. No "For Sale" or "For Rent" signs or other displays or advertising shall be maintained on any part of the common elements, limited common elements, units or on any vehicle.
13. All drying or hanging, for any purpose, of clothes, towels, or other unsightly objects by line, rack or otherwise, which is visible outside the unit, shall be prohibited.
14. No exterior antennae or aerials of any type shall be erected.
15. No rubbish, refuse, garbage or trash shall be allowed to accumulate in places other than the receptacles provided.
16. Parking in the Condominium shall be limited to passenger automobiles, passenger station wagons, vans, trucks under one ton in weight, and golf carts. Unit owners and tenants will be permitted to park only two vehicles per unit in the Condominium area. All other vehicles, trailers and similar objects and matters not specifically authorized herein shall not be permitted in the Condominium area. This prohibition on parking shall not apply to temporary parking of trucks and commercial vehicles for pickup, delivery and other commercial services as may be necessary. This Section shall not apply to the vehicles of Developer or its designees to the extent that such vehicles are engaged in any activity relating to construction, development,

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maintenance or marketing of the Condominium or of Shores of Long Bayou Homeowners' Association, Inc., in general. Garage doors must be closed when not in use.

17. No reflective film or other type of window treatment shall be placed or installed on the inside or outside of any unit without the prior written consent of the Board.
18. Any draperies, curtains, blinds, shades or other window coverings of any type or kind placed or installed in any and all exterior windows of any unit shall have a white colored surface or drape lining facing the outside. It is the intent of the Association to maintain uniformity in the exterior window appearance of all units and buildings in this condominium.
19. All major repairs to any plumbing or to electrical wiring within a unit shall be made by plumbers or electricians authorized to do such work by proper governmental authorities.
20. Pest control for the common areas, limited common areas and individual units shall be under the direction and control of the Board of Directors. Entry for pest control service during daylight hours shall not be denied by the unit owner or tenant.
21. The "conspicuous place on the condominium property" for the purpose of posting meeting notices is hereby declared to be the central mail box and information center.
22. With respect to the installation and/or repair of hurricane shutters which may be installed on the condominium property, the Association hereby adopts the Rules and Regulations of The Shores of Long Bayou Homeowners' Association, Inc., relative to same.
23. Each unit owner requesting to speak or comment on any specific item listed in the agenda for any meeting of the Association shall submit, in writing, to the Board of Directors, at least twenty-four (24) hours prior to the opening of the meeting, the statement or comment he/she desires to make at the meeting. The speaker will be allowed a maximum of three (3) minutes for his/her comments.
24. Each unit owner requesting to either audio or video record any meeting of the Association shall submit, in writing, a request to do so at least twenty-four (24) hours prior to the opening of the meeting and agree, in writing, to the following standards:

A. I agree that the recording equipment shall not produce distracting sound or light during the meeting		Initials
B. I agree that all equipment shall be stationary when assembled and shall be assembled prior to the commencement of the meeting		

- C. I agree and understand that I will not be permitted to move about the meeting room in order to facilitate the recording

- D. I agree and understand that a written request to record must be submitted and approved by the Board of Directors at least twenty-four (24) hours prior to the commencement of the meeting

- E. I agree to allow the Association the right to copy the audio or video tape, in its entirety, at the discretion of the Board of Directors and the cost of the Association if requested, in writing, from the Board of Directors

25. Hot ashes, charcoal and other dangerous materials being used during cooking operations shall not be placed in public walkways, staircases, below living units or on balconies. These materials must be kept away from any combustible walls, partitions or exterior window openings. Grills used during cooking operations must be kept at least two (2) feet from a building. LP gas cylinders must be kept away from a window or below a window. LP gas containers must be kept at least five (5) feet from any opening or doorway. Portable LP gas containers shall not be taken into any unit or building. LP gas cylinders shall not be stored under stairs. The use of barbecues, gas grills, smokers or other heat/smoke producing appliances shall be prohibited within any structure or on or in any balcony, garage or porch with the exception of units specifically designed for interior use and/or those protected according to the standard defined by the National Fire Protection Association (N.F.P.A. 96).

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THE SHORES OF LONG BAYOU HOMEOWNERS' ASSOCIATION, INC.

RULES AND REGULATIONS

SWIMMING POOL RULES

1. Pool Hours: 8:00 a.m. to 9:00 p.m.
2. All persons using pool do so at own risk -- owners and management not responsible for accidents or injuries.
3. Pool is for members' use. Guests must be accompanied by member unless special permission has been granted by the management.
4. No dogs, cats or other pets allowed in pool area.
5. No drinks or food may be served except in designated picnic areas. No glass containers under any circumstances.
6. Unnecessary noise not permitted at any time.
7. No running around pool -- no shoving, pushing or horseplay.
8. Foot wear and coverup must be worn when entering the clubhouse for any reason.
9. No diapers may be worn in pool.
10. Management reserves right to deny use of pool to anyone at any time.
11. After 9:00 p.m., violators will be considered to be trespassing and liable to prosecution.

GENERAL RULES

1. No unit owner or tenant may use the recreational facilities unless the Association Approval Form, which has been specified by the Homeowners' Association, is submitted by unit owner to The Shores of Long Bayou Homeowners' Association, Inc.
2. No condominium unit may be rented or leased unless payment of the monthly maintenance fees is current.
3. No nuisances shall be allowed to exist upon the condominium property, nor shall any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents.
4. No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part of it, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of the condominium property shall be the same as the responsibility for the maintenance and repair of the property concerned.
5. The common areas shall be used only for the purpose for which they are intended in the furnishing of services and facilities for the enjoyment of the unit owners and club members. They shall not be obstructed, littered, defaced or misused in any manner.

6. Pets are permitted to be walked only in designated walking areas or, if none, in the common area, provided they are on hand-held leashes. Owners shall clean up after pets. The right, hereby granted, shall be subject to any and all regulations concerning animals that may be established from time to time by the Association. Any violation of the rules governing the right to have pets may result in a revocation of the right to keep the pets. A unit owner shall be responsible for all violations of this rule by lessees of his unit and said unit owner shall be subject to such fines or penalties as the Association imposes for each violation.

7. No "For Sale" or "For Rent" signs or other displays or advertising shall be maintained on any part of the common elements, limited common elements, or units, excepting for spaces specially provided for such signs as shall be designated by the Association; provided, however, the right is specifically reserved in Developer to place "For Sale" or "For Rent" signs in connection with any units it may from time to time own, and in any first mortgagee which may become the owner of a unit, and in the Association as to any units which it may own.

8. No rubbish, refuse, garbage or trash shall be allowed to accumulate in places other than the receptacles provided therefor, so that common elements shall at all times remain in a clean and sanitary condition.

9. Residents shall use only the parking spaces designated for common area use. Parking shall be limited to passenger automobiles, passenger station wagons, vans, trucks under a one (1) ton weight, and golf carts. All other vehicles, trailers and other objects and matters not specifically authorized herein shall not be permitted in said parking spaces unless the Association gives its prior written consent. This prohibition on parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pickup, delivery and other commercial services as may be necessary to effectuate deliveries to the condominium, the Association, unit owners and residents.

10. Each unit owner requesting to either audio or video record any meeting of the Association shall submit, in writing, a request to do so at least twenty-four (24) hours prior to the opening of the meeting and agree, in writing, to the following standards:

	Initials
A. I agree that the recording equipment shall not produce distracting sound or light during the meeting	
B. I agree that all equipment shall be stationary when assembled and shall be assembled prior to the commencement of the meeting	
C. I agree and understand that I will not be permitted to move about the meeting room in order to facilitate the recording	
D. I agree and understand that a written request to record must be submitted and approved by the Board of Directors at least twenty-four (24) hours prior to the commencement of the meeting	

E. I agree to allow the Association the right to copy the audio or video tape, in its entirety, at the discretion of the Board of Directors and the cost of the Association if requested, in writing, from the Board of Directors

11. Notices for all board, committee and unit owners meetings will be posted in the Clubhouse.