

Harbor Pointe Condominium Regulations

No pets allowed under any circumstances with the exception of service animals that have been approved by the Property Management, Attorney and HOA Board.

Rentals are no less than three months and no more than five months to the same person within a twelve-month period. Renters are required to have a background check conducted by Property Management at owner's expense.

Owners must be present if guests are staying in the condo with the exception of immediate family members.

Quiet time is from 9:00pm to 8:00am. No laundry during this time or loud noise/activity on the lanais.

Third floor sound carries through the floor to the unit below. Please be aware of heavy walking/transmission of sound that may affect your neighbors.

Secure trash within sealed/tied trash bags to prevent liquids and food from leaking into the dumpster, attracting rats and other animals. Please do not force large bags and boxes into the garbage shoot; instead take them downstairs to the dumpster. Garbage pickup is Monday & Thursday.

Pool hours are from dawn until dusk. No glass or smoking is permitted in the pool area. Please be courteous and clean up after yourself.

The grill is for community use. A spare propane tank is attached to the grill. If the tank becomes empty, please have it filled or contact a board member to have it filled or to receive reimbursement for filling it. Turn off the gas after use and clean the grill for the next person.

If leaving condo for an extended period of time (a week or more), please turn off water and hot water heater.

Please remove all furniture and personal items from lanai if gone during hurricane season (June 1st - November 30th).

The HOA requires all owners to provide a key to their unit and storage in case of emergency. The keys will be placed in a secure lockbox where only the board members have access. If entry needs to be made, the owner will be contacted prior to entry except under extreme circumstances such as fire or water coming from the unit.

We do not have a cleaning service so please try to pitch in and keep our community clean and respectful of your neighbors. Please be aware of dripping garbage on walkways and if you create "a mess," please clean it up.

Clubhouse hours are 9:00am - 9:00pm for community use. There is no smoking in the Clubhouse. If you would like to reserve the clubhouse for a special event, please contact a board member. Please clean up after each use and take all sealed/tied trash to the dumpster.

We would like to keep our community clean and in the best condition possible to ensure that our property values continue to rise and our HOA fees remain at a minimum as we are proud of the comfortable environment that we all live in. Thank you.

EXHIBIT G

HARBOR POINTE CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

The following rules and regulations have been promulgated for guidance in the use, maintenance and appearance of the condominium property or portions thereof and any additional land or recreational facilities subject to Association jurisdiction.

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 one (1) family, its servants and guests. A "family" shall be defined herein as that collective body of persons living together including a father, mother, children and immediate blood relatives dependent upon the head of the household for support, provided, however, children under sixteen years of age shall not be permitted to live in a unit as full-time residents. Children under sixteen years of age may visit for no more than fifteen (15) consecutive days and for no more than sixty (60) total days in any one year.
3. No unit shall be rented or leased except as permitted in Section 20.11 of the Declaration of Condominium.
4. 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.
5. 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.
6. The common elements and limited common elements 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. They shall not be obstructed, littered, defaced or misused in any manner.
7. 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.
8. No unit shall be divided or subdivided for purpose of sale or lease, except as such right is reserved to Developer in the Declaration of Condominium.
9. One dog or one cat weighing less than fifteen (15) pounds at all times are permitted only if the unit owner has such pet in his possession prior to and at the time of purchase of the unit. No new pets are permitted. This right to a pet applies to the initial purchaser of the unit only. Pets are permitted to be walked only in designated walking spaces, and, if none, in the common or limited common area provided they are on hand-held leashes. Any pet owner shall abide by regulations established by the association from time to time. Any violation of the rules governing the right to have pets may result in the revocation of the right to keep the pet.
10. 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 or of Developer shall have the same right to use the recreational facilities as the owner of said unit had; and said tenant shall abide and be bound by the same restrictions, covenants, conditions, rules and regulations as the unit owner. In no event shall any individual or family other

than the individual or family residing in the condominium unit and their guests be entitled to use said recreational facilities. Upon termination of the lease, the unit owner shall resume normal recreational facility use privileges.

11. 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.
12. 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.
13. No exterior antennae or aerials of any type shall be erected, except as provided in these Rules and Regulations.
14. No rubbish, refuse, garbage or trash shall be allowed to accumulate in places other than the receptacles provided therefor, so that each unit, the common elements, and limited common elements shall at all times remain in a clean and sanitary condition.
15. Residents shall use only the parking spaces specifically assigned to their unit. Parking in assigned spaces shall be limited to passenger automobiles, passenger station wagons, and motorcycles. All other vehicles are specifically prohibited. Parking in unassigned or guest spaces shall be limited to passenger automobiles and passenger station wagons. All other vehicles are specifically prohibited. 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.
16. 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. In any event, the only type of reflective film or solar film shall be of a bronze color.
17. Any drapes, 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 neutral (white or off-white) colored surface or drape lining facing the outside. It is the intent of Developer and Association to maintain uniformity in the exterior window appearance of all units and buildings in this condominium.
18. All 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.
19. All doors shall be painted the same color. This color shall be the color that the Developer paints said doors. In addition, if the Association permits the installation of storm doors or screen doors, said screen doors and storm doors shall all be the same.