

Rules and Regulations for Admirals Walk Condominium Association, Inc.

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The Index above and the section headings contained in this document are for guidance and convenience of reference only and shall not affect the meaning or interpretation of these Rules and Regulations.

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UNITS

1. A Unit may be used for single-family residential purposes only. No Unit may be partitioned or subdivided, except in accordance with the provisions of the Declaration of Condominium.
2. The number of people occupying a Unit shall not exceed the amount permitted by applicable zoning regulations promulgated from time to time by applicable local, county, state and federal codes, ordinances and regulations.
3. No commercial or business purpose shall be conducted or solicited in any Unit, except that the following rules and regulations shall apply solely to the conduct of home occupations and home-based businesses on the Condominium Property.

The intent of the home occupation or home-based business exception is to allow very limited activities in a condominium dwelling, provided such activities do not impact or detract from the residential character of the area. No evidence of the activity shall be visible. A home occupation or home-based business shall not require specific approval of the Board of Directors provided the use meets the requirements of this rule.

- The use of a Unit for a home occupation or home-based business shall be clearly incidental and subordinate to its use for residential purposes by its occupants and shall under no circumstances change the residential character thereof.
 - No persons other than the occupants (tenants or owners) residing on the premises shall be engaged in such occupation.
 - Customers and employees shall be prohibited from coming to the Unit to conduct business.
 - There shall be no change in the outside appearance of the building or premises, or other visible evidence of the conduct of such home occupation or home-based business.
 - No storage or warehousing of business material, supplies or equipment is allowed in any accessory structure, garage or outside of the Unit.
 - Storage space and the operation of the business inside the Unit must not exceed 25 percent of the livable floor area of the Unit.
 - No home occupation or home-based business shall be permitted in an open porch area, garage or any accessory structure not suited or intended for occupancy as living quarters.
 - No equipment or process shall be used in such home occupation or home-based business which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers.
 - No business signs or other display shall be permitted.
 - No home occupation or home-based business shall be permitted that is a nuisance or creates a hazard to persons or property.
 - A home occupation or home-based business shall be subject to all applicable County occupational licenses and other business taxes.
4. The Association has the irrevocable right of access to each Unit during reasonable hours, when necessary, for the maintenance, repair, or replacement of any common elements or of any portion of a Unit to be maintained by the Association or to prevent damage to the Common Elements or to a Unit or Units. Therefore, each Unit Owner must furnish the Association with a front door key for his/her Unit, and, if applicable, a garage key or access code for his/her garage. If a key and/or access code is not on file and entry becomes necessary, the Unit Owner will be billed for the cost of a locksmith and/or other costs incurred by the Association to access the Unit(s) and/or garage(s). The Association's copy of unit or garage keys will be used only by Association employees or Board members, and will not be given out to others under any circumstances.

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SALES AND LEASING

5. The Association may charge a fee in connection with any lease, sublease, or other transfer of a Unit, provided, however that such fee may not exceed that provided in the Condominium Act, which is currently \$100.00 per applicant other than husband/wife, which are considered one applicant.
6. A Unit Owner who accepts a written offer for the purchase of his/her Unit must notify the Association by providing a fully executed Purchase Application (available on our website, awcondos.com), the documents listed on the checklist attached to the Purchase Application and the applicable fee.
7. A Unit Owner who is leasing his/her Unit must notify the Association at least five (5) days prior to the lease commencement date by providing a fully executed Rental Form (available on our website, awcondos.com) for each tenant 18 years of age and older, a fully executed lease agreement for a minimum of seven (7) months, and the applicable fee.

If an additional tenant is moving into a Unit, the Association must be notified at least five (5) days prior to the tenant moving in by providing a fully executed Rental Form and the applicable fee.

8. All leases must be in writing and contain the following provisions in the body of the lease or as an addendum or, if a required provision is not included in the lease, it shall be automatically deemed to provide:
 - The specific right of the Association to terminate any lease for a default by the tenant in observing any of the provisions of the Declaration, Articles of Incorporation, Bylaws, and/or Rules and Regulations;
 - To collect all rental payments due to the Unit Owner and apply same against unpaid Assessments if the Unit Owner is in default in the payment of his/her Assessments;
 - The tenant's full compliance with the covenants, terms, conditions, and restrictions of the Declaration and exhibits, and any and all rules and regulations adopted by the Association before or after execution of the lease; and
 - The Unit Owner will be jointly and severally liable with the tenant for any damage to the Common Elements caused by the acts or omissions of a tenant and/or to pay any claim of injury or property caused by the negligence of a tenant.
9. Unit Owners must provide the Association with a new lease or lease extension prior to the expiration date of the current lease if the tenant is renewing. Tenant access card(s) will be deactivated the first business day after a lease expires if a new lease has not been provided to the Association.
10. No Unit may be leased (i.e., no lease commences) more than two (2) times in a calendar year.
11. Unit Owners utilizing the services of a licensed property manager must provide the Association with a Property Manager Registration form (available on our website, awcondos.com).
12. A Unit Owner may transfer his/her interest in a garage to another Unit Owner. The Association must be notified of such transfer and will prepare an Assignment of Garage to be signed by the current Unit Owner of the garage and returned to the Association.
13. A Unit Owner may lease his/her garage to another Unit Owner or Tenant for a minimum of seven (7) months. Unit Owners must provide the Association with a copy of the garage lease or lease extension prior to the expiration date of the current lease. No garage may be leased (i.e., no lease commences) more than two (2) times in a calendar year.
14. A Tenant may not lease a garage assigned to his/her rental unit to a Unit Owner or Tenant under any circumstances.

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GUESTS

15. Any Unit Owner or Tenant that has a guest staying longer than 72 hours must furnish the Association with written notice of such guest(s), by submitting a Guest Registration form (available on our website, awcondos.com) prior to such guest(s) arrival.

Each guest staying longer than 72 hours must supply the Association with a valid driver's license and, if applicable, a valid vehicle registration to obtain a temporary parking pass. No guests will be given an access card by the Association nor will their phone number be added to the resident gate registry.

16. Any Unit Owner or Tenant that has a guest staying less than 72 hours will not be required to submit a Guest Registration form to the Association. Such guest will not be required to supply the Association with a valid driver's license or vehicle registration.
17. All guests staying less than 72 hours and using the clubhouse and/or pool area facilities must be accompanied by an adult residing in the Unit they are visiting.
18. With the exception of family members residing with Unit Owner, all guests staying longer than three (3) weeks are presumed to be tenants and are required to fill out a Rental Form and pay the applicable fee. Family members are defined as mother, father, grandparent(s), brother(s), sister(s) and children, whether related by blood or in law.
19. With the exception of family members, as defined in Rule No. 18, the maximum amount of times guests may reside in a Unit without the Unit Owner being present and residing in the Unit is three (3) times in one calendar year.
20. Unit Owner(s) and/or Tenant(s) must supply a copy of the Rules and Regulations to their guests to help ensure compliance therewith.

SUPERVISION OF YOUNG CHILDREN

21. Young children of Owners, tenants or guests must be supervised at all times by their parents or an adult residing in the Unit they are visiting. Young children shall not be permitted to loiter in stairways, sidewalks, or any other common areas including, but not limited to, the clubhouse and pool/spa.

ACCESS CARDS

22. Access cards will be issued for \$25.00 each to the owner(s) of record as shown on the recorded Certificate of Title. One access card will be issued per Unit Owner and registered tenant 18 years of age and older. An access card may also be issued for the gate only to a resident between 16 and 18 years of age upon receipt of a valid driver's license by the Association.
23. When a Unit Owner leases his/her Unit, the Unit Owner has the sole responsibility of providing an access card to each tenant that signed the lease. Those tenants, whose name does not appear on the lease, must submit written permission from the Unit Owner or, if applicable, the property manager, to obtain an access card. If a card is reported missing or is damaged, a new card will be issued for \$25.00 and the existing card will be deactivated.
24. The Board of Directors, at its sole discretion, may also consider issuing an additional access card under extenuating circumstances.
25. A Unit Owner may obtain an access card for his/her licensed property manager for the gate only. The property manager's phone number may not be added to the resident gate registry nor will a gate access code be issued. The Association will activate the property manager's access card for the amenities during the time a Unit is for rent.

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VEHICLES, CONVEYANCES, AND REGISTRATION

26. No motor vehicle, which cannot operate on its own power, including, but not limited to, flat tire(s), expired tag and broken windshield, shall remain on the Condominium Property for more than forty-eight (48) hours. No vehicle(s) shall be repaired on the Condominium Property. Only passenger vehicles, as defined, may be parked, kept or stored on the Condominium Property. No commercial vehicles, as defined, trailers, mobile homes, recreational vehicles (RVs), campers, buses, motor scooters, motorbikes, boats or similar vehicles may be parked on the Condominium Property.

Motorcycles/Motor Scooters. The Board of Directors does not limit an Owner's or Tenant's right to park a motorcycle/motor scooter in his/her Unit garage. Guests traveling via motorcycle or motor scooter will be permitted on the Condominium Property so long as their motorcycles or motor scooters are removed from the Condominium Property by 10:30 p.m. Each resident must park his/her motorcycle or motor scooter in a garage at all times.

Passenger vehicles include cars, station wagons, passenger vans and mini-vans (the cargo capacity of which is devoted primarily to seating for passengers), sport utility vehicles (SUVs), and pick-up trucks that are intended for, and primarily used as, personal transportation, plus such other non-specified passenger vehicles primarily intended and used as transportation for personal and family purposes.

Commercial vehicles include trucks, vans and mini-vans (other than those deemed passenger vehicles in the preceding paragraph), and commercial or public service vehicles (meaning those that have advertising lettering or numbering on them or are not primarily designed and used for passenger transportation for personal or family purposes), and any such other vehicles that the Board of Directors determines from time to time to be of a commercial nature. This provision shall not prohibit temporary parking of Commercial Vehicles carrying out business, such as making deliveries or service calls, or for temporary loading or unloading.

Vehicles in violation of this Rule are subject to towing without notice.

27. Each resident is allowed one (1) vehicle and shall register his or her personal vehicle (defined as those vehicles not prohibited by the Rules and Regulations) with the Association and receive a parking decal that authorizes unlimited, unassigned on-site parking. In order to obtain a parking decal, all residents registering personal vehicles must provide a valid vehicle registration issued to a registered resident of the Unit, and driver's license to the Association. Residents under the age of 18 must also provide proof that he/she is an insured driver of the vehicle being registered.

All tenants registering vehicles must have a valid lease. Those tenants, whose name does not appear on the lease, must submit written permission from the Unit Owner, or, if applicable, the property manager, to register as a resident.

The parking decals must be permanently affixed to the outside of the vehicle on the passenger side of the front and rear windows, and be clearly visible. Vehicles with improperly placed decals are subject to towing without notice.

If a new vehicle is obtained, the resident must provide a valid vehicle registration, issued to a registered resident of the Unit, to the Association to obtain a new parking decal (parking decals are not transferrable).

If a new license tag is obtained for a vehicle previously registered with the Association, the resident must provide the new vehicle registration, issued to a registered resident of the Unit, to the Association.

28. No use of skateboards, razor scooters or other similar conveyances and toys shall be permitted on the Condominium Property.
29. No unlicensed motor or battery-powered vehicles, or other similar conveyances, shall be allowed or operated in the Common Elements or on the Condominium Property, except for any such vehicles that may be needed by the Association personnel, handicapped or disabled persons, or for other medical reasons.

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30. No vehicle washing shall be allowed anywhere on the Condominium Property.
31. Oil/Fuel leaks from vehicles will not be permitted as petroleum products destroy asphalt surfaces. If a leak occurs asphalt must be protected at all times until the leak is fixed in a reasonable amount of time. If leaks occur and damage is sustained, owners of the vehicle may be liable for repairs.
32. Only one (1) vehicle may pass through the gate at a time. Tailgating into the Condominium Property is not allowed.

PARKING

33. Residents, who have obtained a parking decal from the Association, may park anywhere on the Condominium Property except in a garage driveway (see Rule #37) or visitor space.
34. Residents who have a rental or loaner car must obtain a resident temporary parking pass from the Association which must be placed on the passenger's side dashboard of their vehicle and may park anywhere on the Condominium Property except in a garage driveway (see Rule #37) or visitor space. If a resident temporary parking pass is not obtained due to the office being closed, the resident must park in a visitor space until a resident temporary parking pass can be obtained the next business day. An exception is made for vehicles of residents with a temporary parking pass or without such pass during non-business hours and a valid disabled parking placard; such vehicles may be parked in a handicapped parking space.
35. All guests staying less than 72 hours must park in a visitor space at all times and are not required to have a visitor temporary parking pass. Guests may not park in a visitor space more than 72 consecutive hours or a total of eight (8) days in a "rolling" thirty (30) day period. The thirty (30) day period begins the first day that a guest parks in a visitor space.
36. All guests staying longer than 72 hours must obtain a visitor temporary parking pass from the Association which must be placed on the passenger's side dashboard of their vehicle and must park in a visitor space. An exception is made for vehicles of guests with a visitor temporary parking pass and a valid disabled parking placard; such vehicles may be parked in a handicapped parking space.
37. Garage driveway parking is limited to the respective Owner or approved tenant.
38. Parking in a handicapped space requires a valid disabled parking placard to be displayed.
39. No boats, rafts, canoes, jet skis, or other similar craft shall be allowed to park on any part of the Condominium Property except in a garage.
40. Any unauthorized, unregistered (no parking decal or temporary parking pass), unlicensed, or inoperable vehicles parked on the Condominium Property are subject to towing without notice. Vehicles improperly parked, including, but not limited to, on a sidewalk, on landscaping, in a no parking zone, in a handicapped space without proper credentials, fire zone or visitor space longer than the allotted time, are also subject to towing without notice. All vehicles must park in a marked parking space. Vehicles will be towed at their owner's expense. The Association is not responsible for damages or loss to towed vehicles and/or their contents.

PETS

41. A maximum of two (2) domestic pets, no larger than sixty-five (65) pounds each, shall be allowed in each Unit. Pets shall only be allowed to remain in a Unit if such pet is: (a) permitted to be so kept by applicable laws and regulations; (b) generally, not a nuisance to residents of other Units or of neighboring buildings; (c) not an aggressive or dangerous dog, as determined by the Board of Directors and (d) DNA registered with the Association if pet is a dog.

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42. Pets shall not be permitted outside of their owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Pets shall only be walked or taken upon those portions of the Condominium Property designated by the Board of Directors from time to time for such purposes.
43. Residents shall pick up all solid wastes from their pets and dispose of same appropriately. Each Unit Owner shall be responsible for all damage caused by his/her pet and/or its tenant or invited guests pet to the Condominium Property and shall be solely liable for any personal injury, death or property damage resulting from a violation of the forgoing and shall fully indemnify and hold harmless, the Association in such regard. A violation of the provisions of this paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners (as provided in the Declaration and any applicable rules and regulations) and/or to require any pet to be permanently removed from the Condominium Property.
44. No pet or animal shall be maintained or harbored within a Condominium Unit that would create a nuisance to any other resident. No animal or bird shall be allowed to make an unreasonable amount of noise that would constitute a nuisance. A determination by the Board of Directors that a pet or animal maintained or harbored within a Condominium Unit is creating a nuisance shall be conclusive and binding upon all parties. Commercial breeding of pets or animals within the Condominium Property is prohibited.
45. Dog DNA registration is required immediately for all dogs living in a Unit, visiting on a regular basis, staying for extended periods of time (3 weeks or more) and/or pet sitting is being provided. Any DNA testing of dog solid waste found on the Condominium Property leading to a violation will be fined. The pet owner will also be responsible for the cost of the collection kit, DNA testing and shipping expense.
46. Guests staying longer than 24 hours will not be permitted to have a pet(s) on the Condominium Property during their stay.

PERSONAL PROPERTY AND BUILDING/UNIT MODIFICATIONS

47. All personal property of residents, including, but not limited to, potted plants, lawn ornaments, decorations, cigarette disposal receptacles, fences or other structures of any kind, must be stored in their respective Units. The only exception is one (1) doormat may be placed outside the Unit entry door and one (1) wreath may be hung on the Unit entry door. The doormat and wreath must be maintained in good repair. At the sole discretion of the Board of Directors, additional plants and/or trees of the nature and type of those already in the ground may be planted at an Owner's request and expense (by submitting an Alteration/Modification form, available on our website, awcondos.com) with the approval of the Board of Directors.
48. The sidewalks, catwalks, entrances, passages, fire exits, patios, stairways, landscape beds, and like portions of the Common Elements or Limited Common Elements shall not be obstructed and shall not be used for any purpose other than ingress and egress; nor shall carts, carriages, bicycles, tables or any other similar objects be stored therein. Patios shall only contain patio furniture.
49. Curtains, blinds, shutters, levolors, or drapes (or linings thereof) visible from the exterior of the Unit shall be white or off-white in color. No bed sheets, towels or paper materials are permitted as window treatments.
50. All patios and balconies shall be kept in an orderly, clean and sanitary fashion at all times. Consistent with the foregoing, the placement of any chairs, benches and tables on same shall be of such a number, nature and type as are customarily used for leisure purposes and in all cases subject to the Board of Directors prior written approval. No other goods, materials, awnings, fixtures, paraphernalia or the like are to be affixed, placed or stored on said patios or balconies except with the prior approval of the Board of Directors.
51. A Unit Owner who plans to be absent during the hurricane season must prepare his/her Unit prior to departure by: (a) removing all furniture, plants and other objects from his/her patio and/or balcony; (b) designating a responsible firm or individual to care for the Unit, balcony and patio, should the Unit and/or its patio or balcony suffer hurricane

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damage; and (c) furnishing the Association with the name of the firm or individual installing and/or removing hurricane shutters. The firm or individual shall contact the Association for permission to install or remove hurricane shutters; provided however, only "accordion" style shutters shall be installed with the Board of Directors prior written consent.

52. No signage, advertisement, notice, or other lettering shall be exhibited, displayed, inscribed, printed or affixed in, on or upon any part of a Unit that may be seen from the Common Elements.
53. No signs, pictures, banners, posters or other objects of any nature shall be displayed from, affixed to, or painted upon a Unit or the Common Elements. The only exceptions are small signs for outside security services and video and/or audio surveillance signs for residents using cameras facing the common areas from an entryway. Such signs must be approved by the Board of Directors. For video surveillance signs, see Rule No. 65.
54. A Unit Owner, tenant or guest shall not cause anything to be affixed or attached to, hung, displayed or placed on the roofs, exterior walls, patios, patio walls, fences, fence gates, balconies or windows of the buildings, nor shall any Unit Owner screen or otherwise enclose his/her balcony or patio.

Holiday decorations, subject to provisions of the preceding sentence, are permitted thirty (30) days prior to a holiday at the discretion of the Board of Directors and must be removed no later than fourteen (14) days following the holiday season.

55. Linens, blankets, clothing, curtains, rugs, mops, or laundry of any kind or other articles shall not be shaken or hung from any of the windows, doors, patios or balconies. Pursuant to state law, outdoor clothes drying is only permitted on balconies using temporary equipment, which must be stored within the Unit when not in use.
56. Nothing herein shall prevent a Unit Owner or tenant from displaying one portable, removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, a portable, removable official flag not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, regardless of any declaration rules or requirements dealing with flags or decorations. All flags must be properly displayed on an interior window of the Unit, or as otherwise may be approved by the Board of Directors.
57. All garage doors must be kept closed whenever a garage is not being actively used.
58. The exterior of the building and all areas appurtenant to the Condominium shall not be painted or modified by any Unit Owner in any manner without the prior consent of the Board of Directors, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Board of Directors.
59. No drilling of floors, patios, exterior walls, or ceilings is allowed for attachment or hanging of any material, including without limitation, planters and hammocks.
60. No antenna or aerial may be erected or installed by a Unit Owner, its tenants, or invited guests on the roof, balconies, patios, or exterior walls of the buildings. If same is erected or installed, it may be removed, without notice, by the Board of Directors at the cost of the Unit Owner installing same.
61. No Unit Owner or Tenant may install, or permit to be installed, any window air-conditioning unit in his/her Unit or in the Common Elements.

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62. Any and all alterations, remodeling or modifications to the interior or exterior of the Units must have prior written approval from the Board of Directors, and, if required, proper permits must be obtained. An Alteration/Modification form (available on our website, awcondos.com) must be completed and submitted to the Association. Any and all such work involving hammering or pounding noise must be done solely between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, and Saturday between the hours of 11:00 a.m. and 5:00 p.m., no such work may be done on Sundays.
63. For any flooring installation which requires the approval of the Board of Directors, an inspection by the Association must be done before the floor covering is installed to verify the underlayment material. Unit Owners may install ceramic tile, except in second floor units, and/or wood flooring conforming to the specifications adopted by the Board of Directors. An Alteration/Modification form (available on our website, awcondos.com) must be completed and submitted to the Association along with the underlayment specifications for approval prior to the installation.
64. No Unit Owner, its tenants or invited guests shall attach any film or sun-reflective device or matter to the glass windows of a Unit, except with the prior written approval of the Board of Directors for window film conforming to the specifications adopted by the Board of Directors (available on our website, awcondos.com).
65. Installation of doorbell and similar video recording cameras facing the common areas from an entryway is allowed. However, such cameras are considered an alteration that must be approved by the Board of Directors. Under state law, a sign must be conspicuously posted stating that video and audio surveillance is being done. The Board of Directors has adopted a standard sign that must be purchased at the office and installed by the Association's maintenance personnel. The Unit Owner and, where applicable, the tenant(s) must acknowledge in writing their legal responsibilities for the camera. A form is available for this purpose on our website, awcondos.com.

Installation of any video equipment that records through the window of a Unit is prohibited. Such video equipment has no legal authority to be viewing and/or recording the people within the Common Elements. The Board of Directors may demand the removal of such equipment, regardless of whether it has been installed on the Common Elements or is located within a Unit.

66. No awnings, window guards, light reflective materials, ventilators, fans or air conditioning devices shall be placed on or about the buildings or Common Elements. Notwithstanding any other Rule herein, the Board of Directors shall not refuse the installation of hurricane shutters conforming to the specifications adopted by the Board of Directors (available on our website, awcondos.com).
67. All Unit Owners and their tenants shall be liable for any and all damages resulting to the Condominium Property caused by service contractors, receiving deliveries or moving furniture and other articles to and from their individual Unit.

DISPOSAL OF WASTE (TRASH)

68. No trash, rubbish, garbage or debris shall be temporarily placed, kept or stored anywhere outside a Unit. This also includes, but is not limited to, sidewalks, the hood of a car, on the trunk of a car, in pickup truck beds, or in any patio or balcony area. Trash, rubbish, garbage or debris must be disposed of immediately in the trash compactor area using the appropriate containers.
69. Doggie stations are for dog waste only. No other trash is to be placed in the doggie stations.
70. No garbage cans, supplies or other articles shall be placed in or on the patios, balconies, walkways or staircase landings.
71. No Unit Owner, its tenants or invited guests shall permit anything to fall from a window or balcony of a Unit or sweep or throw any dirt or other substance from the Unit into any of the sidewalks, patios or Common Elements.

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72. No garbage, refuse, trash or rubbish shall be disposed of except as permitted by the Board of Directors. The requirements of the company or agency providing trash removal services for disposal or collection shall be complied with by all residents and guests. All equipment for storage or disposal of such material shall be kept in a clean and sanitary condition. All garbage must be deposited in the trash compactor area only in accordance with the rules of Sarasota County and the Association.
73. All boxes must be broken down and placed in a recycling container. All recyclable materials shall be deposited in accordance with the recycling requirements of Sarasota County. Glass and plastic recyclables must be removed from any type of storage or carrying bag prior to being placed in a recycling container. Oil, household batteries and medical needles must be taken to the proper facility for disposal. Paint must be dried out and then placed in the trash compactor.
74. Unit Owners, tenants and/or invited guests shall not throw cigars, cigarettes or any other objects onto the ground or otherwise from windows or doors. Unit Owners, tenants and/or invited guests shall not allow anything to be thrown or to fall from windows or doors. No sweepings or other substances shall be permitted to escape to the exterior of the building from the windows or doors. Cigars and cigarettes must be disposed of properly and not snuffed out against the buildings and/or dropped or otherwise deposited on the Condominium Property.

FIRE HAZARDS, DANGEROUS SUBSTANCES, AND NOISE

75. Cooking shall be allowed only in the kitchen of each Unit and within those Common Elements of the Condominium Property, which are designated by the Board of Directors for such use. No cooking shall be permitted in any garage, on any Unit patio, balcony or walkway or on any portion of the Condominium Property except on the BBQ grills provided by the Association.
76. No propane, charcoal, battery or electric grills are permitted on the Condominium Property except the BBQ grills provided by the Association.
77. No flammable, combustible, or explosive fluids, chemicals or substances shall be kept in any Unit, garage, balcony or patio, except as may be required for normal household use.
78. No Unit Owner, its tenants or invited guests shall permit any condition to exist that shall induce, breed or harbor plant diseases or noxious insects.
79. No Unit Owner, its tenants or invited guests shall make or permit any disruptive noises or toxic fumes in the buildings or permit any conduct of any persons that will interfere with the rights, comforts or conveniences of other residents.
80. No one shall be permitted to loiter in stairways, sidewalks, or any other common areas including, but not limited to, the clubhouse and pool/spa.
81. No Unit Owner, its tenants or invited guests shall play or permit to be played any musical instrument, or operate or permit to be operated a phonograph, television, radio or sound amplifier in his/her Unit, balcony or patio in such a manner as to disturb or annoy other residents.
82. Radios, televisions and other instruments, which may create noise, should be turned down to a minimum volume between the hours of 10:30 p.m. and 8:00 a.m. All other unnecessary noises such as slamming car doors and unit front doors between these hours should be avoided.
83. The moving of furniture or furnishings into or out of the Unit and/or Condominium Property must be done between the hours of 9:00 a.m. and 9:00 p.m.

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CLUBHOUSE, GYM, AND POOL/SPA

84. Posted rules for the Clubhouse and the related pool and spa area, gym, and game room shall be followed by all residents and guests. Such posted rules may be changed by the Board of Directors as needed to maintain the safety and security of the Condominium Property. If diapers are necessary, only swim diapers may be worn in the pool.
85. No pets are allowed in the clubhouse, gym, game room, pool or spa.
86. No private lessons or training are permitted in the clubhouse, gym, game room, or pool area.
87. No bicycles, oversized inflatables or riding toys are permitted in the pool area.
88. The Clubhouse is available for individual residents' private parties and gatherings. Events may not exceed four (4) hours in length and may not last past 10:30 p.m. A standard reservation agreement will be required to be signed by the resident requesting use of the facilities. A security deposit and a cleaning fee will be required. The person signing the agreement must be a resident, must be present during the entire event and will be held responsible for any damage that is caused as a result of the event. The moving of any furniture or any other items in the Clubhouse during the event will result in loss of the security deposit in part or in full.

BOARD OF DIRECTORS AND FINING COMMITTEE MEETINGS, AND RECORD REQUESTS

89. Any Unit Owner wishing to address the Board of Directors in a Board meeting with regard to an agenda item or items will be allowed to speak for three (3) minutes during the discussion of each specific agenda item and before the vote. Addressing the Board of Directors concerning non-agenda items shall not be allowed.
90. Any Unit Owner wishing to tape a Board of Directors meeting or Fining Committee meeting must notify the Board of Directors in writing prior to the commencement of the meeting. Unit Owners may only use audio and video equipment that does not produce distracting sound or lighting.
91. A Unit Owner wishing to view the Official Records of the Association must provide written notice by completing a Records Request Form (available on our website, awcondos.com) and submitting to the Association at least five (5) working days in advance of the viewing date. The records must be viewed during the business hours of the Association and for no more than four (4) hours per viewing. Records may not be removed from the Association office and the requesting Unit Owner may be charged for the costs of copying any records. Legal representation will be the only person allowed to accompany the Unit Owner during the review.
92. A reasonable cost for copying Association documents shall be \$0.25 per page payable at the time the copies are printed; however, there shall be no charge to Unit Owners for four (4) pages or less.

MISCELLANEOUS

93. All contracts entered into by the Association shall be in writing. The Association will obtain at least two (2) and preferably three (3) competitive bids for all contracts in excess of one year or any contract that in the aggregate exceeds five percent (5%) of the total annual budget of the Association, including reserves.
94. Open Houses are permitted on Saturdays and Sundays between the hours of 1:00 p.m. and 4:00 p.m. No signs advertising the open house may be placed on the Condominium Property.
95. Employees of the Association or management company may not be sent by Unit Owners, tenants or guests for personal errands or chores. The Board of Directors shall be solely responsible for supervising Association employees.

Rules and Regulations for Admirals Walk Condominium Association, Inc.

ENFORCEMENT AND FINES

96. Those Unit Owners, tenants and/or invited guests who violate these rules shall jointly and severally be responsible for all costs incurred by the Association, including court costs and reasonable attorney's fee, in the process of rectifying the non-compliance. These costs shall also include the removal of all articles, vehicles and substances from the Condominium Property, which were placed thereon in violation of these rules. No fine, cost, charge or attorney's fee shall be incurred by any Unit Owner, tenants and/or invited guests without the accused having been afforded the rights and benefits hereinafter set forth.
97. The Association shall provide reasonable notice and an opportunity for a hearing before imposing a fine against the Owner of the Unit or its occupant, licensee or invitee for failure to abide by any provision of the Declaration, By-laws, or Rules and Regulations of the Association. The hearing must be held before a committee of other Unit Owners. If the committee does not agree with the fine, the fine may not be imposed.

The party against whom a fine is sought to be imposed shall be afforded an opportunity for hearing after reasonable notice of not less than fourteen (14) days, and said notice shall include:

- A statement of the date, time and place of the hearing,
- A statement of the provisions of the Declaration, By-laws and/or Rules and Regulations of the Association which have allegedly been violated; and
- A short and plain statement of the matters asserted by the Association.

The party against whom the fine may be imposed shall have an opportunity to respond, present evidence, and provide written and oral testimony on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the Association.

The Association may impose reasonable fines against a Unit and/or Unit Owner for the failure of the Unit Owner, or its occupant(s), licensee(s), and/or invitee(s), to comply with any provision of the Declaration, By-laws, or Rules and Regulations of the Association. No fine will become a lien against a Unit. No fine may exceed \$100.00 per violation. However, a fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing, provided that no such fine shall in the aggregate exceed \$1,000.00. No fine may be imposed except after giving reasonable notice and opportunity for a hearing to the Unit Owner and, if applicable, its tenant, licensee and/or invitee.