

RULES AND REGULATIONS
FOR
SEMINOLE SQUARE APARTMENTS

Each owner, invitee, licensee or guest hereinafter referred to as occupant of the Condominium Parcel, shall be governed by the following regulations in addition to the obligations and duties as set forth in the Declaration of Condominium, the By-Laws, or any amendments hereto:

1. Occupants shall park their vehicles only in the spaces assigned by the Condominium Association. No vehicle shall be parked in a manner to impede or prevent access to another's space, or shall be parked with any part of the vehicle extending over any walkway. No vehicle will be parked in another's space. Guests shall be directed to the area designated for their parking.
 - a. Parking spaces (occupant and guest) shall not be used for storage of boats, inoperative vehicles or for any purpose other than intended.
 - b. Pick-ups, trucks, campers, RV campers, mopeds, motorcycles or boats shall not be parked within any area. Vans must be of passenger style, no commercial vehicles or trailers will be permitted.
 - c. Violators of any provisions of parking regulations shall have forty-eight (48) hours to remove the item of objection, thereafter such item shall be removed by the Association at violators expense.
 - d. Owners not possessing a vehicle may, by approval of the Association, rent their parking space to any resident (No non-residents) for \$10.00 per month or \$100.00 per year.

2. Each occupant shall maintain the apartment in good condition and repair, including all internal surfaces within or surrounding the same, and shall maintain and repair fixtures contained therein. Each occupant shall promptly pay any utilities which are metered separately to the apartment. All Common Elements of the Condominium, including hallways, landscaped areas and walkways, shall be used only for the purposes intended. A limit of two (2) chairs and two (2) potted plants may be placed on the walkway outside the front door of each unit.

3. Grounds surrounding the apartment complex exists as Common Elements under the Declaration of Condominium. Occupants may make no plantings within any area.

4. Each apartment shall be used as a single family residence and for no other purpose whatsoever. Each occupant shall maintain the apartment in a clean and sanitary manner. Porches and patios shall be used only for the purposes intended and shall not be used for hanging of garments or other objects, or for leaning tools or other household items. Occupant may provide the apartment with laundry and drying equipment; but no drying of laundry will be permitted outside of the apartments or in the courtyards, except in the laundry rooms or other areas designated for such purpose.

5. No dogs, cats or other pet animals, in the opinion of the Association, are of the type reasonably capable of straying from the interior portions of a Unit shall be permitted. If any pet is found to be objectionable in the sole discretion of the Association, then such pet shall be removed from the Condominium Area.

6. Alteration and repair of the Apartment Buildings is the responsibility of the Association, except for the interior of the Apartments. No owner shall do any exterior painting of the doors or buildings, or any additions, such as lighting fixtures, or any other item whatsoever, and no alterations shall be made to any interior boundry wall except upon written approval of the Association. No exterior enclosures or other structures may be installed or constructed within the Common Areas.

a. Hurricane shutters installed by any owner shall be of the roll type, white color and constructed of Aluminum. All state, county and city building codes in force at the time of installation shall be adhered to. The roller tube and end caps may be painted to blend with the building color. Maintenance of shutters shall be the responsibility of the owner. Hood Covers: Made of aluminum with minimum thickness of .030", covered with electroplastic paint. End Caps: Made of same material and non-load bearing. Painted surfaces to be smooth. Roller Tube: 60mm Aluminum. Wall thickness, 125" Shutter Slats: Aluminum or molded PVC Polymer. Smooth surfaces on both sides. Bottom slat fitted with Vinyl weather strip. Gears: Self lubricating, made of non-corrosive Delvin. Mounting hardware: Aluminum or Stainless Steel.

b. Patios within Common Areas shall be constructed with concrete blocks or washed gravel. Concrete slabs are prohibited. Maximum size shall be not more than 100 Sq. Ft. lying within the unit boundaries and not extending more than seven and one-half (7 1/2) feet from the building.

7. No occupant may make or permit any disturbing noises in the building or on the Condominium property, whether made by themselves, friends, guests or servants, nor permit anything to be done by such person that would interfere with the rights, comforts, or other conveniences of other occupants. No occupant may play or permit to be played any musical instrument, phonograph, radio or television set between the hours of 11:00PM and 8:00AM, if the same shall in any manner disturb or annoy the other occupants of the Condominium. All rooms other than kitchen and bath must be fully carpeted.

8. No radio, television or other antenna may be installed on the exterior of any building or upon Condominium property without the prior written consent of the Association.

9. Disposition of garbage and trash shall only be by use of garbage disposal units or by use of receptacles supplied by the Association. All boxes and items too large for the dumpster must be broken down before placing in the dumpster. No items shall be placed outside of dumpster.

10. Each unit may identify its occupant by a name plate of a type and size approved by the Association and mounted in a place and manner so approved.

11. No signs, advertising or notices of any kind or type, whatsoever

including, but not limited to "For Rent" or "For Sale" signs shall be displayed on the exterior of any apartment. nor shall the same be posted or displayed in such a manner as to be visible from the exterior of any apartment.

12. Each owner has the right to sell, lease or rent the apartment, provided that the proposed purchaser, lessee or renter is first approved by the Association. Each new owner shall be bound by the provisions of the Condominium Declaration and these Rules and Regulations and must make available a certificate of age at time of interview.

13. All official notices of the Association shall bear the signature of an officer thereof. Except as otherwise required by the By-Laws of the Association, all such notices shall be mailed to each address on file and recorded for such purposes with the Association. No member shall make, circulate or post notices of any kind or type whatsoever, which purport to be an official of the Association.

14. No owner or resident shall direct, supervise, or attempt to assert any control over any of the employees of the Association nor attempt to send any employee upon private business for such owner or resident. All requests for service, care and maintenance of the property and the recreational area shall be made in writing to the Association.

15. The recreational facilities and the Common Elements will be used in such a manner as to respect the rights of all residents. Use of the recreational facilities will be controlled by regulations issued from time to time, but in general, such use will be prohibited between the hours of 11:00PM and 8:00AM.

16. No notices, other than of a social nature, may be posted in any public area, including bulletin boards, without the written approval of the Association. Each notice shall be initialed and dated by a member of the Board. Said notice will be removed after thirty (30) days.

17. Guests living in Pinellas County may use the facilities of Seminole Square, consisting of recreational areas, pool room, swimming pool and the area adjacent to swimming pool, not more than two (2) times in any one week.

a. No unsupervised children under the age of ten (10) years of age may use the pool or be in pool area. Children over ten (10) but under sixteen (16) years of age must be supervised by an adult while using the swimming pool.

b. No jumping or diving into pool is permitted by persons of any age.

18. No articles may be placed on railings within the area.

19. Apartments may not be rented or leased for less than six (6) months.

20. Quiet hours are between 11:00PM and 8:00AM.

21. Bicycles and skate boards shall not be ridden within the confines of the Common Grounds. Roller skating is prohibited on any walkway or road within the Condominium Area. (Bicycles and skates may be used while entering and exiting area to connect with Pinellas Trail).

22. Owners not present when houseguests are occupying the Apartments shall notify the Board of Governors in advance of the names and addresses of the guests.. If prior notice is not given , the guests shall be denied the use of the facilities and the Common Grounds. Guests shall abide by all Rules and Regulations.

23. All complaints submitted to the Board shall be in writing , signed, dated, presented to a member in person or placed in the box in each laundry room

24. These Rules and Regulations may be amended from time to time by the Board of Governors of Seminole Square Apartments.

RULES AND REGULATIONS
EXHIBIT "C":

PAR 7

A. HURRICANE SHUTTERS INSTALLED BY ANY OWNER SHALL BE OF A ROLL TYPE, WHITE IN COLOR, AND CONSTRUCTED OF ALUMINUM. ALL STATE, COUNTY, AND CITY BUILDING CODES IN FORCE AT THE TIME OF INSTALLATION SHALL BE ADHERED TO. THE ROLLER TUBE AND END CAPS MAY BE PAINTED TO BLEND WITH BUILDING COLOR.

MAINTAINENCE OF SHUTTERS SHALL BE THE RESPONSIBILITY OF THE OWNER.

HOOD COVERS: MADE OF ALUMINUM WITH MINIMUM THICKNESS OF .030". COVERED WITH ELECTROPLASTIC PAINT. END CAPS MADE OF SAME MATERIAL AND NON-LOAD BEARING. PAINTED SURFACES TO BE SMOOTH.

ROLLER TUBE: 60mm ALUMINUM. WALL THICKNESS .125".

SHUTTER SLATS: ALUMINUM OR MOLDED PVC POLYMER, SMOOTH SURFACE ON BOTH SIDES. BOTTOM SLAT FITTED WITH VINYL WEATHER STRIP.

GEARS: SELF-LUBRICATING. MADE OF NON-CORROSIVE DELVIN.

OPERATION: MAY BE OF CRANK OR MOTOR TYPE. MOTOR 120VOLT UL. APPROVED.

MOUNTING HARDWARE: ALUMINUM OR STAINLESS STEEL.

7.

c. Wall Water Leak Responsibility

(a) Association Responsibility.

The Association shall be responsible for water leaks in supply lines from ground level cut-offs, through raceways, to their point of entry into each apartment. Lines running under lower apartment floors to the raceways will be the responsibility of the Association.

(b) Owners Responsibility

Unit owners are responsible for water leaks in lines from point of entry and throughout said apartment. Repair to walls, made necessary by repairs, shall be the responsibility of the owner.

