

HARBOR PINES OWNER'S ASSOCIATION, INC.

RULES AND REGULATIONS

As Amended February 15, 1995

Pursuant to the authority granted to the Board of Administration of Harbor Pines owner's Association, Inc., in Paragraph 12(D) of the Declaration of Condominium, the following rules and regulations are hereby adopted, and shall become effective immediately upon execution of this document by the President and Secretary of said corporation:

1. No nuisance shall be allowed to be committed or maintained upon the Condominium property, nor any use or practice that is the source of annoyance to owners or which interfere with the peaceful possession and property use of the property by its owners. All parts of the property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage shall be allowed to accumulate, nor any fire hazard to exist. No unit owners shall permit any use of his unit or make use of the common elements that will increase the cost of insurance upon the Condominium property.
2. No immoral, improper, or offensive use shall be made of the Condominium property, nor any part thereof; and all laws, zoning ordinances and regulations of all governmental authorities having jurisdiction of the Condominium shall be observed.
3. The condominium property shall be used only for commercial occupancy and for the furnishing of services and facilities herein provided for the enjoyment of such occupancy.
4. The Board of Administration or the agents and employees of the Association may enter any unit in case of emergency threatening units or the common property.
5. No "For Sale", "For Lease", "For Sale or Rent", or other signs of a similar nature shall be permitted upon any portion of the common areas, whether by owner, tenant, or real estate company. Said signs, of a reasonable size, may be displayed in the unit windows facing the balcony and courtyard area only. The provisions of this paragraph may be enforced by direct removal of any signs which are placed in areas prohibited by the provision of this paragraph.
6. It is prohibited to hang garments, rugs or other items from the windows or balconies.

7. It is prohibited to dust or clean rugs from the windows, or by beating on the exterior of the unit.

8. No parking space may be used for any purpose other than parking automobiles, which are in operating condition. No other vehicles or objects will be parked or placed upon such portion of the Condominium property unless permitted by the Condominium Board of Administration. No parking space shall be used by any person other than an occupant of the condominium who is an actual owner or by a guest customer or client only when such guest customer or client is in fact visiting and upon the premises. Each unit may have one (1) parking space designated and so marked for the exclusive use of the owner.

No vehicle shall be left continuously in a parked condition for longer than 48 hours. Motorcycle parking on asphalt surfaces is expressly forbidden.

9. It is specifically prohibited for a unit owner or lessee to install any antenna system without the prior written consent of the Association.

10. No owner or lessee of a unit shall make any structural modification or alterations of the unit except in accordance with specifications which have been submitted to and approved in writing by the Association. Further, no owner shall cause any improvement or changes to be made on or to the exterior of the building including painting or other decoration, the installation of awnings, shutters, electric wiring, air-conditioning units and other things which might protrude through or be attached to the walls of the building. Further, no owner shall in any manner change the appearance of any portion of the building not wholly within the boundaries of his unit.

11. No unit may be rented for less than a One Hundred Eighty (180) day period and Lessor shall provide Lessee with written copies of all rules and regulations of the condominium.

12. These units may be used only for business or professional purposes as defined by the City of Melbourne Zoning Code for Residential-Professional use plus such selected clean retail business as may be approved by the Board of Directors in its discretion.

13. No unit owner may lease or sell his unit unless and until the Board of Directors of the Association shall first approve the use to which the new Lessee or buyer intends to make of said unit. Said approval shall not be unreasonably withheld.

14. Court yard signage shall be limited to doors only with lettering not to exceed 3 inches in height. All lettering shall be in gold paint and on the inside surface of the door. No window signage (lettering) or window treatment of an

advertising nature shall be permitted on office windows. Therefore, signage which does not adhere to the aforementioned should be removed. This would include any multi-colored signs and/or those being displayed which are not lettered per the above.

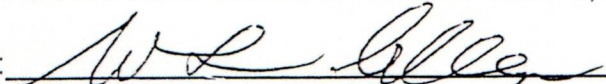
15. In regard to the pedestal sign, the following regulations apply:

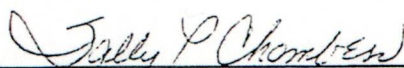
- a. The only logo's permitted are national logo's associated with national organizations.
- b. Any logo must be located on the left side as the allocated sign space.
- c. All signs must be white with black letters.
- d. Any use of a sign space by a non-tenant or owner must be subject to a letter of approval by an owner of a unit allowing the use of their sign space and that letter, or an accompanying letter, must clearly set forth responsibility for removal of the sign and any associated costs, in the event that a unit is sold or the unit owner granting permission to use their signage space withdraws that approval.

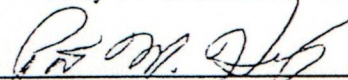
16. All building signage, i.e. pedestal sign and doors must be submitted by sketch to the Board of Directors for approval, prior to their use.

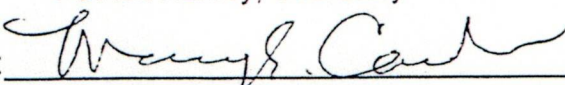
IN WITNESS WHEREOF, the parties have hereunto set their hands and seals this 16th day of February, 1995.

HARBOR PINES OWNERS ASSOCIATIONS, INC.

By: 
Wayne L. Allen, President

By: 
Sally P. Chambers, Vice President

By: 
Patrick Hanley, Secretary

By: 
Mary Cardew, Treasurer