

**SCHEDULE "A" TO BYLAWS  
RULES AND REGULATIONS**

**-of-**

**BAYVIEW AT THE TOWNSHIP CONDOMINIUM ASSOCIATION, INC.  
REVISED AT A BOARD MEETING ON JANUARY 25, 2005**

In addition to the provision of the declarations of condominium of the BAYVIEW VILLAGE CONDOMINIUM (collectively, the "Declarations"), and the Articles of Incorporation ("Articles") and Bylaws ("Bylaws") of BayView At The Township Condominium Association, Inc., the following rules and regulations, together with such additional rules and regulations as may be adopted hereafter by the Board of Administration, shall govern the use of Units, Common Elements and other property owned by the Association or subject to use rights held by the Association ("Association Property"), and the conduct of all Unit residents, whether Unit Owners, approved lessees, or the guests of Unit Owners or lessees. All defined terms herein shall have the same meaning as in the Declarations, Articles and Bylaws.

(1) In order to enhance the beauty of the buildings and for safety purposes, the sidewalks, entrances, passages, vestibules, stairways, corridors, hall, and all similar Common Elements and other Association Property, must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises; nor shall any carts, carriages, chairs, tables, or any other similar objects be stored therein. Bicycles may be stored only in Units or in other specifically designated areas.

(2) Unit Owners shall store personal property within their respective Units and designated storage areas.

(3) No garbage cans, supplies, milk bottles, or other articles shall be placed on balconies, nor shall any linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, be shaken or hung from any such balconies or patios or part of the Common Elements or Association Property. To provide a healthy environment and in order to eliminate odors and vermin, all garbage must be placed in plastic bags and deposited with all refuse ONLY in the areas so designated. The Common Elements and Association Property shall be kept free and clear of rubbish, debris, and other unsightly material.

(4) So as to maintain the cleanliness of the Condominium Property, no Unit Owner shall allow anything whatsoever to fall from the window, balcony, or doors of his Unit, nor shall he sweep or throw therefrom any dirt or other substances upon the grounds.

(5) No vehicles other than automobiles shall be permitted to park within the Condominium Property or Association Property, except for the purpose of making deliveries or providing repair services to a Unit. For purposes of this rule, "automobile" does not include any type of van, camper, truck, etc. No vehicle, which cannot operate on

its own power, shall remain within the Condominium Property or Association Property for more than 24 hours. No vehicles shall be repaired within the Condominium Property or Association Property, except for emergencies.

(6) In order that labor costs may be kept to a minimum, employees of the Association may not be sent out of the Condominium Property by any Unit Owner at any time for any purpose. No Unit Owner or resident may direct, supervise, or in any manner attempt to assert control over the employees or agents of the Association.

(7) Servants and domestic help of the Unit Owners may not gather or lounge in the Common Elements or Association Property.

(8) In order that all Unit Owners may have the quiet enjoyment of their property, no Unit Owner shall make or permit any disturbing noises on the Condominium Property or Association Property by himself, his family, servants, employees, agents, visitors, and licensees, nor do or permit anything by such persons that will interfere with the reasonable rights, comforts or conveniences of the Unit Owners. No Unit Owner shall unreasonably play or suffer to be played upon any musical instrument or operate or suffer to be operated, a phonograph, television, radio or sound amplifier, in his Unit in such a manner as to disturb or annoy other Unit Owners. No Unit Owner shall conduct or permit to be conducted, vocal or instrumental instruction at any time.

(9) No radio or television installation may be permitted in a Unit, which interferes with the television or radio reception of another Unit. No antenna or aerial may be erected or installed on the roof or exterior walls of a Condominium Building without the written consent of the Board of Administration of the Association, except that this prohibition shall not be applicable to television or radio installations permitted or contemplated by the Declaration.

(10) In order to maintain an attractive appearance, no sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed, in, on or upon any part of the Condominium Property or Association Property without the written consent of the Board.

(11) In order to protect the Condominium Property, each Unit Owner who plans to be absent from his Unit during the hurricane season must prepare his Unit prior to his departure by:

(a) Removing all furniture, plants and other objects from his porch, terrace, or balcony, where applicable; and

(b) Designating a responsible firm or individual to care for his Unit should same suffer hurricane damage, and furnishing the Board of Administration with the name of such firm or individual. Such firm or individual shall contact the Board for clearance to install or remove hurricane shutters, and such party shall be subject to the approval of the Board.

(12) In order that the Buildings may maintain an attractive and uniform appearance, no Unit Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, windows or roof, nor shall a Unit Owner place anything other than porch furniture or plants on the porch or balcony except with the prior written consent of the Board.

(13) No fences may be erected upon the Condominium Property or Association Property.

(14) Pets belonging to Unit Owners who have signed a pet permission agreement (as formulated from time to time by the Board) and which pets have been approved by the Board will be allowed within the Condominium Property and Association Property subject to the following restrictions:

- (a) No animal other than household, domestic animals (dogs, cats, and small birds) shall be permitted upon the Condominium Property or Association Property at any time.
- (b) No animal may be kept, bred or maintained for any commercial purpose.
- (c) No animal weighing in excess of twenty (20) pounds may be brought or kept upon the Condominium Property or Association Property.
- (d) Each animal brought or kept upon the Condominium Property or Association Property shall be at all times under the control of its Unit Owner.
- (e) Each Unit Owner shall promptly remove and properly dispose of all waste matter deposited by his animal upon the Condominium Property or Association Property.
- (f) No animal shall be allowed to constitute a nuisance.
- (g) No pet, which dies or is disposed of, may be replaced. It is the intent of this rule that although a pet owned by a Unit Owner at the time such Unit Owner purchases his Unit may be approved so as not to require Unit Owners to choose between purchasing a Unit and giving up their pet, no new or additional pets may be acquired after a Unit is purchased.

(15) In case of any emergency originating in, or threatening any Unit, the Board or any other person authorized by it shall have the immediate right to enter such Unit for the purpose of remedying or abating the cause of such emergency, notwithstanding that the Unit Owner of such Unit is present at the time of such emergency. To facilitate entry in the event of any such emergency, the Board shall have a master key to fit the door locks to all Units. If a Unit Owner wants to change a lock or to

have a second lock installed as additional security, said Unit Owner shall deposit with the Board (at such Unit Owner's expense) a duplicate key for each such lock.

(16) No one other than persons authorized by the Board shall be permitted at any time on the roof of the Condominium Building.

(17) There shall be no solicitation by any person anywhere in the Buildings for any cause, charity, or any purpose whatsoever, unless specifically authorized by the Board.

(18) No fires, cooking devices or other devices, which emit smoke or dust, other than any which may be installed by the Developer, shall be allowed on any balcony or patio, except same shall be permitted on patios or balconies of one-story buildings.

(19) In addition to the various lake restrictions set forth in the Declaration of Class "B" Residential Covenants, Conditions and Restriction of The Township, swimming in lakes is prohibited.

(20) Unit Owners must be present during the period of time visitors are residing in their Unit. Immediate family members (mother, father, grandparents, brother, sister and children) may reside in the Unit in the absence of the Unit Owner, provided the Board has been notified prior to their stay. Validation of relationship must be produced in the form of legal documentation and presented to the Board upon request.