

Exhibit "H"  
TO DECLARATION OF CONDOMINIUM  
PARK LAKE NUMBER THREE

2317 1426  
POLK COFF. REC. PAGE

RULES AND REGULATIONS OF PARK LAKE NUMBER THREE, A CONDOMINIUM

The Rules and Regulations hereinafter enumerated as to the condominium property, the common elements, the condominium units and the condominium in general shall be deemed in effect until amended by the Board of Directors of the Condominium Association, and shall apply to and be binding upon all condominium parcel owners. The condominium parcel owners shall, at all times, obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Violation of these Rules and Regulations may subject the violator to any and all remedies available to the Condominium Association and other condominium parcel owners, pursuant to the terms of the Declaration of Condominium, the Articles of Incorporation of the Condominium Association, the By-Laws of the Condominium Association and Florida Law. Violations may be remedied by the Condominium Association by injunction or other legal means and the Association shall be entitled to recover in said actions, any and all court fees and costs incurred by it, together with reasonable attorney's fees, against any person violating the Rules and Regulations or the Declaration of Condominium and any of the Exhibits attached thereto. The Board of Directors may, from time to time, adopt or amend previously adopted Rules and Regulations governing the details of the operation, use, maintenance, management and control of the common elements of the condominium and any facilities or services made available to the condominium parcel owners. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered a waiver, consent or approval of identical or similar situations unless notified in writing by the Board of Directors. THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. VIOLATIONS OF RULES AND REGULATIONS.

Violations should be reported to the President of the Association in writing, not to the Board of Directors or to the Officers of the Association.

Violations will be called to the attention of the violating owner by the President of the Association and he will also notify the appropriate committee of the Board of Directors.

Disagreements concerning violations will be presented to and adjudged by the Board of Directors who will take appropriate action.

2. FACILITIES.

The facilities of the condominium are for the exclusive use of the Association members, lessee, resident house guests and guests accompanied by a member. Any damage to the buildings, recreation facilities or other common areas or equipment caused by any resident or his guests shall be repaired at the expense of the condominium parcel owner causing such damage.

3. All common areas and facilities of a similar nature must remain unobstructed and shall be used only for normal transit.
4. Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on ledges or balconies. No objects shall be hung from balconies or window sills. No cloth, clothing, rugs or mops or the like shall be hung up or shaken from windows, doors or balconies. Members shall remove all loose or movable objects from balconies during the hurricane season. No cooking shall be permitted on any balcony of a condominium parcel. Members shall not allow anything to be thrown or to fall from windows, doors, balconies or the interior of the building from hall doors.
5. Throwing garbage or trash outside disposal installations provided for such purposes is prohibited. All garbage and trash shall be disposed of only in sealed, plastic garbage bags.
6. All damage to common elements caused by the moving or carrying of articles therein shall be the responsibility of, and shall be paid for by the owner or person in charge of such articles.
7. Units shall be occupied and used by respective owners or lessees only as private dwellings for such owners, their families, tenants, and social guests, and for no other purpose whatsoever.
8. Residents shall exercise extreme care to not make any noises or to play music and/or television or the like in such a manner that would disturb or annoy any other resident, particularly between the hours of 9:00 p.m. and 8:00 a.m.
9. Owners shall not take or cause to be taken within their units any action which would jeopardize the soundness or safety of any part of the condominium property or impair any easement or right appurtenant thereto or affect the common elements without the unanimous consent of all unit owners who might be affected thereby.
10. Owners shall not permit anything to be done or kept in their units that would increase the rate of fire insurance thereon or on the condominium as a whole.
11. No owner, lessee, or licensee shall install wiring for any electrical or telephone installation, or any television antenna, machines, air conditioning units, or the like on the exterior of the building, or which protrude through walls or the roof of the building except as authorized by the governing board.
12. No exterior shades, awnings, or the like shall be used except as shall have been installed or approved by the governing board, and no signs of any kind shall be placed in or on windows, doors, terraces, facades or other exterior surfaces of the building.

13. The exterior of the condominium and all other areas appurtenant to the condominium shall not be painted, decorated or modified in any manner without prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the condominium except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association.

14. Water shall not be kept running for an unreasonable and unnecessary length of time.

15. Within his own unit each unit owner shall promptly perform all maintenance and repair work that, if omitted, would affect any common elements, any portion of the property belonging to other owners, or the condominium as a whole. Each unit owner shall be responsible for all damages and liabilities that any failure to maintain or repair may engender.

16. No immoral, improper, offensive, or unlawful use shall be made of condominium property or any part thereof, and each unit owner shall, at his own expense, comply with all city, state and federal laws, statutes, ordinances, regulations, orders, or requirements affecting his unit.

17. Units shall be occupied only by an owner, members of his family, his servants, guests and tenants, as a resident and for no other purpose. No occupants under the age of thirteen (13) years shall be permitted to regularly occupy any unit.

18. Unit owners shall be permitted to have a parakeet, canary or similar birds, a small or medium size dog, or a cat. Dogs and cats must be leashed at all times outside the owner's unit, and the owner shall promptly dispose of any feces from the property and shall be responsible for any inconvenience or damage caused by such animal.

19. These regulations shall be posted at all times in a conspicuous place, and a copy shall be furnished to each unit owner.

The governing board reserves the right, subject to approval by a majority of unit owners, to amend, repeal, or add to these rules and regulations from time to time as may be deemed necessary for the safe and efficient maintenance of the condominium and for the comfort and convenience of the occupants thereof.

Adopted on October 15, 1984.

FILED, RECORDED AND  
RECORD VERIFIED  
E.D. 'Bud' DIXON, Clk. Cir. Cl.  
POLK COUNTY, FLA.  
BY *[Signature]* D.Q.