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② TAVARES RIDGE CONDOMINIUM HOMEOWNERS' ASSOCIATION, INC.  
P.O. Box 668 Tavares, Fl. 32778-0668

The following rules and regulations promulgated by the Tavares Ridge Condominium Homeowners' Association shall govern the use of the family unit located on condominium property, as well as the use of the common elements (those portions of the condominium property not included in the individual unit) and limited common elements (those common elements which are reserved for the use of a certain unit only, to the exclusion of other unit owners) and the conduct of all the residents thereof as further defined in the Tavares Ridge Declaration of Condominium with attached exhibits.

A) The use of the condominium parcels shall be consistent with existing law and the condominium declaration of which these rules and regulations are part.

B) 1. Condominium parcels shall be only for single family residential purposes (See Page 20, Paragraph A, Article XIX of Tavares Ridge Declaration of Condominium). If condominium unit owner wishes to sell, lease or rent the unit, the owner shall before accepting any offer receive approval from the Board of Directors (See Page 22, Paragraph C, Article XIX of Tavares Ridge Declaration of Condominium).

2. There can be no further purchase of units for rental investment.

C) Unit owners shall not use or permit their premises to be used in any manner which would be disturbing or a nuisance to others, or in such a way as to devalue the property. The use of a phonograph, television, radio or musical instrument should be audible only in the unit in which it is located. Automobile and motorcycle noise shall be kept to a minimum. Posted speed limit---15 MPH for all vehicles.

Residents will be held responsible for the actions of their guests, and owners will be held responsible for the actions of their tenants (renters). If tenants (renters) are not in compliance with the rules and regulations the Board of Directors will talk with the tenant (renter) and notify the owner. After the third notification the Board of Directors will ask the owner to terminate the lease of the tenant (renter).

D) Common elements and limited common elements shall not be obstructed, littered, defaced or misused in any manner. Residents with children, or those having children as visitors, must closely supervise their activities in order to maintain the quiet and comfortable atmosphere of the complex. It is preferred that children and adults play in their own limited common area or in designated recreation areas, which are the pool area and the area where the basketball hoop is located (but 20 feet back from the road).

E) No outdoor clothes lines may be erected. Nothing shall be hung out or exposed on any part of the common elements or limited common elements, with the exception of not more than two hanging plants.

F) No unit owner shall display signs, advertisements or notices on the common elements nor on or within his unit which would be visible from the exterior of the unit without prior written consent of the Board of Directors, with the exception of "For Sale" or "For Rent" signs, the size of which must be approved by the Board of Directors.

G) No junk cars may be parked on the common elements or limited common elements, and no repair work may be done on cars in common elements or limited common elements.

H) 1. No resident may utilize any parking space for the storage of boats, campers, trailers, motor homes or motorcycles. Such vehicles may be parked in the storage area adjacent to the fenced area across from the pool.

2. Each unit owner has one parking space that is solely his and is so designated. Residents and their guests are to honor all unit owners' private parking space. All other parking spaces are designated for guests and are not to be presumed to be a part of any unit. (Exhibit B, Sheets 1 and 2 of 10 in the Tavares Ridge Declaration of Condominium).

3. Size limitations: Vehicles in parking spaces are not to exceed twenty feet in length, eight feet in width and eight feet in height.

4. Vehicles are to be parallel parked within the designated white lines. No vehicles shall be parked on any grassy area or the common street area.

5. Parking violators will be subject to having their vehicles towed at their own expense.

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I) All trash and garbage placed in dumpsters must be contained in secured plastic bags, and all boxes flattened. No paint or liquids of any kind may be put in the dumpsters. No trash or garbage is to be placed outside the dumpster. The garbage collector removes only what is IN the dumpster, so if one dumpster is full, use one that is not.

J) Pets must be leashed when outside, but not tied and left alone. All animal droppings must be picked up immediately, bagged and disposed of in a dumpster. Animals found loose will be subject to removal to the Humane Society.

K) As a means to insure a balanced roof design, the following are not permitted: television or radio antennas, satellite dishes, turbine fans or similar equipment. Roof vents must conform to specifications.

L) Interior alterations may be made only with prior written consent of the Board of Directors and any first mortgagee holding a mortgage on the unit.

M) Unit owners may not add any room or patio, or begin any exterior alterations, color changes, repairs, replacements or landscaping without prior approval from the Board of Directors. Upkeep of the bearing wall enclosed by a screen room becomes the responsibility of the unit owner.

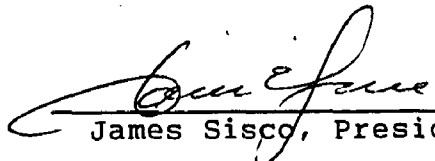
N) All vehicles must be parked far enough away from the grass as to allow easy access for mowing and edging.

O) All owners' maintenance fees are due during the first month of each quarter. If paid after the first month a late charge of \$ 10.00 will be added. Interest at 1½% per month will be charged after the second month on the unpaid balance. After the third month, a lien will be placed on the unit for the delinquent amount, plus late charges, interest and any additional collection costs.

P) Before occupying a unit all renters will be required to deposit \$ 100.00 with the Association, which will be refunded at the end of the lease period if no damage by occupants to the common elements has occurred and there are no unpaid fines.

Q) Operation and use of the pool shall be in accord with the revised rules and regulations approved by the Board of Directors.

New Rules and Regulations Document approved by the Board of Directors on June 24, 1992 replaces July 1, 1991 Document recorded in Lake County. Book 1109, Pages 2307, 2308 and 2309.

  
James Sisco, President


  
Louise Sauve, Secretary

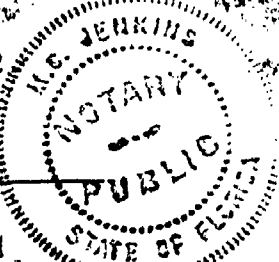
STATE OF FLORIDA)  
COUNTY OF LAKE )

Subscribed and sworn to before me this 30TH day of JUNE, 1992, JAMES SISCO, President, and LOUISE SAUVE, Secretary of Tavares Ridge Condominium Home Owners Association, to me known to be the persons who executed the foregoing instrument, for the purpose therein expressed.

Witness my hand and seal this 30TH day of JUNE, 1992

NOTARY PUBLIC, STATE OF FLORIDA.  
MY COMMISSION EXPIRES: June 6, 1995.  
DONE, WITH ME MY CO-CLERKS AND CO-SUBSCRIBERS.

  
M.C. JENKINS  
NOTARY PUBLIC  
COMMISSION # 461550



POOL HOURS

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	MAY 1 to OCT 1	OCT 1 to DEC 1	DEC 1 to MAR 1	MAR 1 to MAY 1
	8am - 11pm	8am - 9pm	8am - 6pm	8am - 9pm
Adults Only	8am - 11am	8am - 11am	8am - 11am	8am - 11am
Adults Only	8pm - 11pm			

POOL RULES

- 1) No alcoholic beverages allowed.
- 2) Maximum number of swimmers allowed in pool is 20.
- 3) Swimming is at swimmers' own risk.
- 4) Pool is for residents and their guests only. 4 guests per family. Please remember to bring your pool passes.
- 5) Lights must be on in the pool after dark.
- 6) No children under 14 unless accompanied by an adult 18 years or older.
- 7) No animals in the pool or on the deck.
- 8) Running and noisy behavior is not permitted in the pool area.
- 9) No diving.
- 10) No food allowed inside the pool area. Drinks are to be in aluminum, paper or plastic containers only, to be disposed of in receptacles provided.
- 11) Swimmers using suntan oil or lotion must shower before entering pool.
- 12) No diapered babies allowed in pool.
- 13) Floats are allowed only when no others are in the pool.
- 14) Pool equipment (Ropes, Life Rings, etc.) are not to be used as playthings.

IT IS THE RESPONSIBILITY OF RESIDENTS AND GUESTS ALIKE TO ABIDE BY THESE RULES