

RIVIERA DUNES, A CONDOMINIUM

EXHIBIT F TO DECLARATION

EXHIBIT F

RULES AND REGULATIONS

1. Automobiles may be parked only in the areas provided for that purpose.
2. Use of the recreational facilities of the general common elements will be in such manner as to respect the rights of other unit owners. Use of particular recreational facilities will be controlled by regulations to be issued from time to time, but in general, such use will be prohibited between the hours of 11:00 P.M. and 7:00 A.M.
3. No radio or television antenna or any wiring for any purpose shall be installed on the exterior of a building without the written consent of the Association.
4. Any owner may identify his unit with a name plate of a type and size approved by the Association and mounted in a place and manner approved by the Association. No other signs may be displayed except signs of the developer pending construction and sale of the condominium units.
5. The balconies, terraces and exterior stairways shall be used only for the purposes intended, and shall not be used for hanging garments or other objects, or for cleaning of rugs and other household items.
6. Unit owners are reminded that alteration and repair of unit buildings is the responsibility of the Association except for the interior of units. No work of any kind is to be done upon exterior building walls or upon interior boundary walls without first obtaining the approval required by the Declaration of Condominium.
7. Common household pets are permitted to be kept by unit owners (and shall not be kept by guests or tenants) but shall not be kept in such number as to be an annoyance to other unit owners. All pets must be held, or kept leashed and under the control of a responsible party at all times that they are in the common elements. All owners of pets shall be held strictly responsible to immediately collect and properly dispose of the wastes and litter of their pets. Should a unit owner fail to clean up after his pet, the Association shall perform that service and bill the unit owner accordingly. The Association reserves the right to designate specific areas within the common elements, if any, where pets may be walked on leashes by their owners. The Association further reserves the right to adopt and enforce additional pet regulations necessary to ensure that pets are not and do not become a nuisance, and demand that a member permanently remove any and all pets which create disturbances and annoyances from the condominium property.

8. No owner may make or permit any disturbing noises in the building whether made by himself, his family, friends or servants, nor do or permit anything to be done by such persons that will interfere with the rights, comforts or convenience of other tenants. No owner may play or suffer to be played musical instrument, phonograph, radio or television set in his unit between the hours of 11:00 P.M. and the following 7:00 A.M. if the same shall disturb or annoy other occupants of the condominium.

9. Each unit is restricted to residential use by only the owner thereof, his immediate family, guests, invitees or lessees. Such unit may be rented on a daily or longer basis.

RULES FOR THE POOL

10. The pool is open from 7:00 A.M. to 11:00 P.M., so long as conduct permits the 11:00 P.M. hour.

11. RIVIERA DUNES does not have a life guard on duty, and residents must realize that they swim at their own risk.

12. No bottles, glasses or cans will be permitted in the pool area. All beverages must be in paper or plastic containers.

13. Children must be accompanied by a responsible person if under the age of twelve (12).

14. Place all trash inside containers and clear all tables upon leaving.

15. Proper conduct is expected of all of our residents at all times. Rough play or poor behavior at the pool will not be tolerated.

16. The pool is restricted to residents and their guests, please exercise good judgment in the number of guests you have and be considerate of your neighbors. Residents are responsible for the conduct of their children and guests while in the pool area and while going to and from the pool.

17. Pool ropes, preservers, and hooks and other safety equipment are not to be removed from the pool area or played with.

The pool is yours; please treat it as such. It is for the enjoyment of all. Parents, please discuss the rules with your children, so that they understand them. If you have any suggestions that will aid us in the operation of the pool, please contact the management. Your suggestions and criticisms are always welcome, not only with reference to the pool, but to the operation of RIVIERA DUNES.

RULES FOR PARKING

18. Passenger cars and pick-up trucks only may utilize the parking facilities. No large trucks, boats and/or trailers, motorhomes, or any other vehicles other than those cited in Paragraph 18 may use parking facilities without prior written approval of the Board of Directors or its designee.

RULE CHANGES

19. The Association reserves the right to change, amend, delete and/or waive any of the rules set forth herein.

PROCEDURE FOR FINES

20. The party against whom the fine is sought to be levied shall be afforded an opportunity for hearing after reasonable notice of not less than fourteen (14) days and said notice shall include:

- (a) A statement of the date, time and place of the hearing;
- (b) A statement of the provisions of the Declaration, Bylaws, or rules which have allegedly been violated; and
- (c) A short and plain statement of the matters asserted by the Association.

The hearing must be held before a committee of other unit owners. If the committee does not agree with the fine, the fine may not be levied.

21. The party against whom the fine may be levied shall have an opportunity to respond, to present evidence, and to provide written and oral argument on all issues involved and shall have an opportunity at the hearing to review, challenge, and respond to any material considered by the Association.