

EXHIBIT "F"

RULES AND REGULATIONS

1. Automobiles may be parked only in the areas provided for that purpose.
2. Use of the recreational facilities 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. Limitations on the use of the recreational facilities by persons under eighteen years of age may be established by resolution of the Board from time to time. Provided, however, that the use of the meeting rooms shall not be subject to this restriction, so long as the unit owners are not unreasonably disturbed.
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, and other signs deemed necessary by the Developer, its successors, lessees and assigns for the uses set forth in Article XII of the Declaration, all of which may be attached to the common elements; while such signs shall not be required to have the approval of the Board or the Association, they should be in character with the nature of those throughout the property.
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. Notwithstanding anything to the contrary above, any unit owner may display one portable, removable United States Flag in a respectful way.
6. Unit owners are reminded that alteration and repair of the condominium building 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. 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 allow to be played any 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. Unit owners have shall have full right to keep pets in their unit; however, said pets shall always be controlled and properly attended by owner in accordance with rules and regulations promulgated by the Association, so as not to be a nuisance to other owners or guests.

8. 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 weekly or longer basis.

RULES FOR THE POOL

9. The pool opens at 7:00 A.M. to 11:00 P.M., so long as conduct permits the 11:00 P.M. hour. The hours of operation of the pool may be shortened as may be required by Florida law.

10. The Capri Owners' Association, Inc. does not have a life guard on duty, and residents must realize that they swim at their own risk.

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

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

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

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

15. 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.

16. 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 THE CAPRI, A CONDOMINIUM.

RULES FOR PARKING

17. Passenger cars, motorcycles, boats and/or trailers, motorhomes, and pick-up trucks only may utilize the parking facilities.

18. No large trucks or any other vehicle other than those cited in Paragraph 18 may use parking facilities. Limitations on oversize vehicles and vessels, and on the term of use of parking by any vehicles or vessels, so that the parking facilities benefit unit owners and guests

and are not used for storage or for an excessive period, shall be determined by the Board.

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.