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Barcelona Gardens Condominium Apts., Inc.
101 E. McNab Rd., Pompano Beach, FL 33060
Office: (954) 943-5075 Fax: (954) 943-1760

RULES AND REGULATIONS

Air Conditioner Installation, maintenance, and Owner Responsibility:

Unit Owner must notify the Association Board of Directors of intent to install a new A/C Unit.

The Air Conditioning contractor/installer and unit owner **MUST** make application to obtain a Permit from the City of Pompano Beach, Florida, prior to installation. Notify the Association office in advance of the date of new A/C installation. A copy of the AC contractors license and insurance is to be given to the Association to be filed in the owner's file.

The old condensing unit/compressor must be removed from the roof, and a new system replaced by a licensed crane operator and A/C contractor. All AC 220 electrical connections including suction hoses from your specific condensing unit to your apt. air handler is the responsibility of the unit owner for repair and maintenance pursuant to the documents. Any damages to the common area ceilings from leaking hoses from owner's AC system is the owner's responsibility for costs of repair.

The old AC system and debris must be carefully removed off the Barcelona property. Any damage caused to the roof area will be the responsibility and liability of the unit owner and their AC contractor. Alert your contractor to walk carefully on the roof and not throw tools and debris around which can cause 3rd party damages to the roof, not covered under a roof warranty. Contractors must have Association permission to access your building roof. No owners or handymen are to be on the building roofs, no exceptions.

The new system installation, including the air-handler inside your unit attic or ceiling, must be inspected and passed by the City inspector under the permit requirements. A copy of the permit and final inspection passed is required for the Association files. Licensed AC contractors are aware of the permit requirements by the City and must cooperate with owner in obtaining the required permits.

Under the documents, it is the owner's responsibility to have their AC system inspected and serviced by a licensed air conditioning contractor at least once a year. Owner/resident should change out the AC return air filter within your apartment, at least every 30 days in the heat of summer for proper cooling, and to avoid possible damage from an overflowing air handler pan which can cause water damage inside your unit.

In summary, all maintenance, care and all parts specific to the unit owner's AC system is the owner's financial responsibility.

ASSESSMENTS:

The monthly maintenance and reserve assessment is due the 1st of each month. Those delinquent after the second month will be referred to the Association attorney for collection, including interest, costs, and legal fees. No payment coupons are sent out, each unit owner is responsible for placing their checks into the incoming locked mailbox located at the Courtyard area of the Clubhouse, or mailing their monthly payment to: Barcelona Gardens Condominium, 101 E. McNab Rd. - Clubhouse, Pompano Beach, FL 33060.

BICYCLES: All bicycles are to be kept inside your apartment unit, not in the halls or around the property. To defer theft, bicycles should not be left on the patio area.

CLEANLINESS:

Do not shake laundry inside the hallways after removal from dryers.

Do not leave ANY FOOD on the grounds for birds, squirrels or animals. City Ordinance prohibits this, as it attracts roaches, rats, and squirrels, and the animals can become aggressive and damage screens attempting to get into the patio units for more food.

Clean up after your workmen and contractors, keeping the hallways and common areas free of equipment and debris.

Keep your interior hall apartment doors clean with no hanging objects, a small decorative wreath is permitted during the seasonal holidays.

Use outside containers at doors for cigarettes only, no smoking in the building hallways.

COMMON AREAS: No one may attach, add, or remove any object to/from the common areas, including areas outside the unit and patio walls or on the building roof. No satellite dish, planters, floor mats at doors inside the hallway or outside your screened patio doors. Your patio is a limited common area, and the Association restricts usage to "outdoor" patio furniture only. No boxes and excess furniture is to be stored on your patio. Due to continual control and prevention of termites in South Florida, no wood furniture or plywood is to be used or stored on your patio. Do not hang clothes up to dry on your patio.

COMPLAINTS, NOTIFICATIONS, SUGGESTIONS must be in writing, signed and dated and placed inside the locked incoming mailbox located at the East side of the Clubhouse. The Association will not respond to complaints unless they are in writing. Phone calls and messages to the Office phone regarding serious complaints must be in writing and signed.

DAMAGE RESPONSIBILITY: All owners are responsible for any damage they, their guests, children, workmen or renters cause within all common areas of the complex, including the recreation areas of the pool, courtyard, Clubhouse, sidewalks, and driveway areas.

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Barcelona Gardens Condominium Apts., Inc. Rules and Regulations

DELIVERIES: Large deliveries allowed Monday through Fridays, 9 a.m. thru 8 p.m. only. All large delivery trucks must park on SE 14th Street, as there is insufficient room for the delivery trucks passing throughout the driveways, and clearing the corners of each building and vehicles.

FIRE ALARMS: When the Building fire alarm goes off, get out of the building quickly and call 911, give the dispatcher the Building # and location for quick entry into the complex. The City Fire Dept must come out and check the building before the main alarm can be shut off and reset.

FLOORING IN APARTMENTS: All wet areas, kitchen, bathrooms, hallways and foyer areas around hot water heaters must be Association approved tiles, vinyl flooring that is sound proof and moisture proof, with Board approved soundproofing underlayment under all tile floors. Carpeting is to be installed over a thick moisture proof pad and not glued to the floor. NO wooden or laminate wood type flooring is allowed due to noise and lack of protection from possible water leaks causing damages. All flooring must be approved by the Board of Directors with samples including the soundproofing underlayment such as "Whisper Mat" which is approved by the City of Pompano Beach Building Department, prior to installation. EXCESSIVE NOISE on 1st and 2nd Floor Units can be a problem without the proper installation of flooring recommended by the Association. Sound carries between upper and lower apartment units, even with underlayment materials under tiles, and vinyl flooring. Nothing is 100% percent soundproof anywhere in the buildings. Please walk quietly in your Apartment, especially in a second floor unit.

GARBAGE: City ordinance requires **all bagged garbage** including bottles, kitty litter, and small debris is bagged and to be placed into the dumpsters located on the SE and SW corner of complex. NO FURNITURE, LARGE BOXES, MATTRESSES, ELECTRICAL APPLIANCES AND TV'S ARE TO BE SET ALONG SIDE OR INSIDE THE DUMPSTERS. Waste Management will only pick up bagged garbage in the dumpsters. Do not place ANY ITEMS outside the dumpster. Your contractors must remove your debris off the property. There is no "bulk pick-up" for the condominium. Residents must arrange for their large debris and other non garbage items to be picked up and removed off the property at their expense.

GUESTS: For security and code compliance, all guests are to be registered with the Condominium Office. Each unit has a total guest days of maximum 4 weeks per calendar year, and the guests and their vehicles must be registered with the office to avoid the vehicle being towed. No one can store an unregistered vehicle in your space or a guest space at any time. Due to the shortage of sufficient guest spaces, the vehicle may be towed.

HALLWAYS: No apt. hall door is to be left open to comply with the Fire Code. Do not place a rug or mat at your apt. door, keep your apt. door clean and installation of any new locks must be uniform. NO SMOKING IN THE BUILDING HALLWAYS. Please keep cell phone conversations and personal conversations out of the hallways and take inside your apartment. No open beverages or foods are to be carried through the building hallways.

KEYS: The Association requires an apt hall door key to each unit must be left with the office and locked up, in case of emergencies, such as fire, water, etc., under the Florida Condominium Statute the Association Board of Directors have the irrevocable right to enter any unit in an emergency, including the right to get a locksmith to enter the apt. to evaluate and try to abate an emergency problem. Owners/tenant, if not on residence, will be notified as soon as possible. It is suggested you also leave a copy of your apt door key with a reliable neighbor in your building.

Barcelona Gardens Condominium Apts., Inc. Rules and Regulations

The Association is not responsible if you lock yourself out, make an extra door key and hide it if necessary, otherwise you may be required to call a locksmith. Each unit owner is entitled to a building Medeco security key which is passed on to a new owner at a sale. An additional Medeco key may be purchased from the office for \$75.00 including a key to replace a damaged Medeco key. Medeco keys cannot be copied by any locksmith or key vendor. For security reasons, the Medeco key is for the building entry door, pool gate, McNab walk gate, and Clubhouse. All locks to your Apartment including your sliding glass door key, if any, is the responsibility of the unit owner, not the Association.

LANDSCAPING: No plants, pots, or any decorative items, are to be planted or placed anywhere on the common area grounds, which includes outside your patio area. The areas outside your patio are common areas and not your personal lawn. Do not set or place your personal property on the grounds outside your patio.

LAUNDRY ROOMS: The washers and dryers are to be used by the owners and approved tenants only. No outside laundry by friends, relatives, or from your place of employment, is allowed. Hours of laundry from 8:00 a.m. to no later than 11 p.m. Please open and close laundry room doors quietly, clean, and lock after use.

Do not overload the machines, keep any eye on your wash and the dryer, **remove your clothes promptly to allow others who are waiting to use the machines.** Do not leave the condo property while you have clothes in the washer or dryer. No rugs or heavy bedding may be washed, go to a commercial laundry mat. No rubber shoes or clothes with heavy metal belts or decorations are to go into the washer or dryer due to damage. Check pants pockets for loose coins. **No pet beds or bedding is to be washed in the machines.** Clean the machine after your use and check the dryer lint filters before and after each load. Use the laundry room designated on your half of the hallway, do not monopolize several machines. Keep the laundry room doors closed and locked during and after your wash. Use only liquid laundry detergents (no powdered soaps) with the "he" symbol which is required for efficiency of the newer washers. Take your empty laundry soap bottles back to your apartment for disposal.

LEASING AND OWNERSHIP: Please refer to the Amendment to Documents recorded in March 2001, with restrictions of no leasing during the first 2 years of ownership, and only if the complex is below 20% rentals at that time. Otherwise, you must give written request after the 2 year period, and be placed on a waiting list until the percentage is below 20%. One annual lease is allowed per calendar year.

The applicant for a purchase or as a rental tenant must complete an application and return it along with a \$100 check for the application fee, a color photo I.D. and employment and income verification, with a copy of the lease for Association approval. Only the rental tenant named on a lease contract, at least 21 years of age, may reside at the unit. No subleasing or transient tenants or additional occupants, including a tenant or owners family members and partners. All residents must complete an application for a background check, and be interviewed and approved by the Board of Directors prior to moving into a unit.

Owners lose all rights to use of the condominium facilities and amenities during the term of their leased apartment. Those rights pass on to the rental tenant during residency. At the end of the lease, the Association will review a new lease for approval, and if the tenant or owner has violated the Association Documents and By-Laws, a new lease may not be approved and the tenant must vacate the property in a lawful manner.

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MOVING IN AND OUT OF UNITS: The new owner or a rental tenant may move furniture into and out of the unit Monday through Saturdays, 9:00 a.m. to 8:00 p.m. The owner and/or tenant will be responsible for any damage caused by the movers or their trucks to the property. Due to the small areas of parking and driveways, no storage PODS can be parked anywhere on the property. All moving trucks or vehicles cannot block the driveways during the unloading or loading of the truck. Oversized furniture, waterbeds, and large fish tanks are not allowed in a second floor apartment. Delivery of large furniture and appliances is difficult getting up and down the stairways. All furniture is to be rolled on a "dolly cart" or carried down hallways. First floor apartments can move in and out through their patios, however, units directly facing the pool area should use the building hallway entry and exit.

NOISE NUISANCE: In accordance with the documents, no resident, owner, guest or tenant shall make or permit any disturbing noises, nor permit anything that will interfere with the right, comfort, and peaceful living of other residents. No loud TV's, barking dogs or loud pet birds, music, stereo, musical instrument, or excessive noise from remodeling, or any work being done in an apartment. No yelling up into residents patios, use a phone to call. No loud honking of vehicle horns or yelling and loud voices within the building hallways or outside near residents bedroom windows. The hallways are not for your socialization with neighbors, please take your personal conversations into your apartment, including loud cell phone conversations in hallways and on your patios. Loud conversations on the patios late at night are disturbing to those trying to sleep and the sound carries to other residential area apartments including other buildings. Any loud domestic issues, call 911 for the sheriff (not the Board of Directors) to come out. Consideration of others and their privacy is the key to getting along in community living. In a self managed community, each resident should try and peacefully and respectfully resolve an issue with their neighbor(s).

PARKING: Each apt. is assigned one parking space, **use rights only**, the parking space is not owned by individuals. Park in your assigned space, not in others spaces, unless you have written permission from an owner to park in their space while away, with Board approval. Vehicles owned by the owner or approved tenant cannot be stored in an assigned space or guest space without approval by the Board of Administration. If you are going out town, leave your vehicle keys with a neighbor or the Board of Directors, in case of emergencies. If you are one person in a unit, you cannot bring additional vehicles on the property or store a vehicle for a non resident. Those vehicles will be towed off the property at the owner's expense. **There is very limited guest spaces, so your guests may be required to park off the property or across the street. Owners/approved tenants take priority over guests.** No parking along side of maintenance shed, double gates on McNab Rd. side or anywhere that is not a marked parking space. The vehicle will be towed, if necessary, at the owner's expense.

Alert guests to park in guest parking or "compact only" parking spaces. No oversized trucks or vehicles can park on the property. Do not back into a parking space, and **enter and exit the property at a low speed of 5 mph.** All vehicles are to have current tags and registration.

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Barcelona Gardens Condominium Apts., Inc. Rules and Regulations

PET: Article X. A.2. of master documents. Only an "Owner" has a the right to keep not more than one (1) small household (domestic) pet for each of said apartment units in said building.

The pet, cat or dog, must have proof of the pet's current vaccinations each year. Only 1 small domestic pet, no more than 20 lbs in weight is allowed. All owners who maintain a pet, shall at all times restrict their animal to the interior of the said apartment, and at all other times outside said apartment, the unit owner shall be required to keep said animal at all times under a leash (under owner's control, leash in hand of walker). No pet is to run up and down the building hallways, keep the pet inside your apartment. Take the pet in and out under a leash attached to dog, and under owner's control of the dog. All dog fecal matter is to be picked up and placed in a bag and disposed of into the SE and SW large dumpster. Dogs are not to be walked or allowed around first floor patio areas, including the landscaped rock areas. The smell of urine is horrible under a bedroom window or patio areas, and will not be tolerated. Walk your dog along McNab Rd exterior side, or along S.E. 14th Street, no exceptions. No pet or animal shall be brought onto the "Recreation Facility" which is the entire center of the complex, that includes the pool area, the sidewalk areas, the Clubhouse inside or outside perimeter, under the decks, around the shuffleboard court or gas grill areas. No pet or animal shall ever be kept or maintained by a unit owner so as to in any way create a nuisance or disturbance of any kind or nature or in any way interfere with the use and enjoyment of the condominium property by the unit owners. **Document restriction is attached, which is part of your master condominium documents.** Continuation of pet violations or noise disturbance by the pet, the owner will be required to remove the pet from the property. Pet is to be kept off the "limited common area" patios unless the owner is at home and the pet is under their supervision and control. No bird, dog or cat to be left unattended on the patio. Due to dogs running in and out of patios and excessive barking, no patio "pet door" is allowed. Do not leave your sliding glass door open for dog to run in and out of your apartment and cause barking on the patio. Rental tenants cannot have a pet, guests cannot bring a pet on the property, and no boarding of a non residents pet is allowed.

PATIO: The patios are a "limited" common element and the Association has a right to access for maintenance when necessary. Use outdoor metal or PVC type patio furniture only. No wood furniture or storage of plywood or wood products that can attract termites common in South Florida. State Fire Codes does not allow a bar-b-que grill, gas or electric grills for cooking on the patio due to fire hazards. Use the natural gas grill located at the courtyard. Patios are not to be used as a storage area, no boxes, paints, or combustible products. Minimal hanging of potted plants which do not attracted bugs and termites, is allowed.

Only roll up sun shades are allowed over the interior of the screened areas, white or beige color. Keep your patios neat and do not hang clothes on patios to dry. Keep the appearance clean and uniform.

During the hurricane season, those leaving for extended periods of time or "snow birds" are to bring all their patio furniture and furnishings inside during your absence. Hurricane season is from June 1st through November 30th. Leave a contact phone number with the Board of Directors while out of the area, for emergency and notice purposes.

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Barcelona Gardens Condominium Apts., Inc. Rules and Regulations

REMODELING/RENOVATING OF APARTMENTS: Present the Board of Administration with your proposed plans for approval, including copies of license and insurance of your contractor(s). Obtain required permits from the City of Pompano Beach for all plumbing, electrical, and structural changes. The Association requires a copy of the permit(s) and final inspections, when completed due to master insurance requirements. The contractor must be approved by the Pompano Beach Building Department in obtaining your owner's permit. New AC systems, hot water heaters, and electrical fuse box changes requires a permit from a GC or AC Contractor, plumber, electrician or structural engineer. Removal and replacement of kitchen cabinets requires a City Permit. Contractors and workers hours are 9:00 a.m. to 5:00 p.m., Monday through Fridays, no holidays or weekends. No exceptions other than an emergency situation with approval by the Board of Directors.

SALE/PURCHASE PROCEDURES: No unit may be purchased by a corporation, partnership or joint venture. The apartment may not be used for transient, hotel or commercial vacation purposes. Refer to your master condominium documents. Apartments are for residential purposes only, no business may be operated from an apartment. All open permits must have the "final inspection" approved and signed off by the City Building Department prior to sale. Title Company cannot issue a buyer's title policy and insure good title and close the sale of an apartment when an open permit is outstanding with the City, State or County Building Departments.

Only conventional mortgages, with a minimum of ^{20%} ~~10%~~ percent down is allowed. The Association is not approved for FHA, VA, or Fannie Mae Mortgages. Owners are to inform the Association in writing when they intend to sell their unit, disclosing the name of their licensed real estate agent/broker.

As set out in the condominium documents, the screening, background check, and approval or disapproval of an applicant will be done up to 30 days or sooner of receipt of the applications with all required I.D. attached, including a \$100 check by applicant payable to Barcelona Gardens must be returned with the application for occupancy. Each individual applicant, unless married with joint accounts, must complete an individual application. Any incorrect information stated on an application may disqualify the applicant for approval. Complete application thoroughly and accurately, and contact the Board of Directors with any questions or concerns. Upon receipt of the "background report" if approved by the Association, the Board of Directors will contact the applicant to schedule a mutually agreed personal interview. A Certificate of Approval will be issued by the Board of Administration, in a recordable form to be recorded with the new deed at date of closing. No buyer/applicant/rental tenant can move in until the proper screening process is completed and applicant is approved by the Board of Directors.

SIGNS: No realtor advertising signs or rental signs may be placed on any part of the Association property, including patios or windows of a unit. No personal signs, or political signs of any kind are to be placed by residents in windows of apartments or patios, on bulletin boards, or in the hallways. You may place political flyers or information on the Clubhouse bar top during times of State, Federal or local elections. No advertising or door hanging ads to be placed on unit hall apt. doors or patio screen doors.

VEHICLE SPEED LIMIT: Due to the narrow driveways and patios located adjacent to the driveways, for safety of the residents, guests, and those walking a dog, keep the speed limit to 5 MPH into and out of the complex.

Barcelona Gardens Condominium Apts., Inc. Rules and Regulations

VEHICLES: No commercial vehicles with signs, commercial trucks, boats, trailers, motor homes, campers, recreational vehicles, motorcycles, mopeds, motor bikes, motor scooters, large pickup trucks, skate boards, or full size conversion vans are permitted to park on the property. Repair trucks and vehicles are allowed for the day to complete required repairs or replacements within an apartment. They cannot park in an area that would block the safe flow of vehicles entering and exiting the driveways, and they can not block residents vehicles at any time. Emergency vehicles must have sufficient clearance to enter and exit the driveways at all times.

Vehicles allowed, due to the small driveway areas, are private automobiles, minivans, and mid size SUV's that do not block the entry and exit drives on the East side of Building 300 or West entry drive of Building 100. Repairs to vehicles must be completed off property, other than AAA to change a tire or jump start or replace a battery. All residents are responsible for any leaking oil from their vehicles and will be charged for the clean up and resurface of a damaged driveway area. Keep the inside of your vehicles free of piled up junk and debris in the interior, including the beds of a small pick up truck. All approved vehicles must have a current license plate and tag, and registration. Vehicles are personal property of the owner, which is not the liability of the Association. Any accidental damage to your vehicle is your individual responsibility to properly insure pursuant to Law.

Vehicles cannot be washed on the property at any time. There are several commercial car wash businesses located in the Pompano Beach area.

RECREATIONAL AMENITIES AND CLUBHOUSE

CLUBHOUSE: Hours of use are 9:00 a.m. to 10:00 p.m.

Pool table to be used by residents and guests only. An adult must accompany and supervise children under 18 years of age. No one under age 18 may use the pool table. Do not monopolize the Clubhouse, it is open for all owners and residents use. Keep the pool table clean, replace cue sticks in the rack when done, and replace the pool table cover. Return all chairs under the Clubhouse tables. No beverages around the pool table area.

All doors and windows within the Clubhouse are to be closed at all times to prevent mosquitoes and bugs from getting into Clubhouse. No animals or pets are allowed in the Clubhouse at any time, unless it is a trained, licensed and documented "Service Animal" with veterinarian documentation, for an individual with a documented disability. Proof must be provided to the Association Board of Directors for the "Service Animal".

No bathing attire in Clubhouse, other than in the rest rooms and sauna. Appropriate street clothing and shoes are to be worn throughout the common areas and Clubhouse. No bare feet for safety and cleanliness. Adults over 18 years of age may use the sauna, follow the directions carefully. Bathing attire must be worn inside the sauna. No alcoholic beverages are allowed inside or outside the Clubhouse, decks, or grill areas. No smoking inside the Clubhouse.

The owners may reserve the Clubhouse for small parties only, on Monday through Thursday evenings only, 6:00 p.m. to 10:00 p.m. Two (2) week notice request in writing to the Board of Directors for approval prior to the event. A cleaning deposit of \$300 in advance is required, and refundable only if the Clubhouse is cleaned up after the event and no damages or violations of the

condominium rules or documents. No cooking allowed, other than use of the microwave is allowed inside the Clubhouse. No alcoholic beverages are permitted, and you cannot monopolize the bar-b-que grills or pool areas. The reservation is for the Clubhouse only. All rules of conduct apply, no loud music inside or out of the Clubhouse, all activities are confined to inside the Clubhouse only, not including the sauna area. You must clean up and be out of the Clubhouse and deck areas by 10:00 p.m.

Bar-B-Que NATURAL GAS GRILLS: located at the Courtyard, may be used by adults, following the operating instructions on the sign, clean grill, turn off gas when done. Ask for help to operate if needed. No children are to be around the gas grills during cooking for safety reasons.

POOL AREA - Open dusk to dawn per association insurance requirements. When the sun goes down, you must leave the pool area. All children must be accompanied and supervised by an adult at all times in the pool areas. Per County Health Department ordinances for a community pool, no incontinent baby or person of any age may go into the pool. No alcoholic or nonalcoholic beverages around the pool wet deck area or in the pool. **ABSOLUTELY NO GLASS, ALL PLASTIC UTENCILS AND DISHES ARE TO BE USED IN THE POOL COVERED DECK AND COURTYARD DECK AND BAR-B-QUE GRILL AREAS.**

Use cover up and shoes to and from pool area. Only appropriate bathing suits and attire is allowed. No street clothing inside the swimming pool. Cover lounges with a towel and replace the lounge chairs to proper position when you leave. Pick up all personal items when you leave. No food or beverages of any kind, including alcoholic beverages are allowed, per County Health Department, inside the pool or any where in the pool area. Plastic bottled water only, is allowed in the pool wet deck areas.

Keep the noise down at the pool areas, no loud shouting , diving, jumping, radios or music, no baby strollers, toys, cribs allowed around or in the pool area. No floats or rafts allowed in the pool. Do not block walkways with lounges.

Leave messages for any Board member at the condominium office at (954) 943-5075. Complaints must be in writing, signed and dated. Complaints will be not be handled by a phone message, must be in writing.

Fire, medical, police emergencies, call 911. For plumbing emergencies, call a plumber directly, not a Board Member. Notify the Board of Directors of any known damages to the common areas.

BARCELONA GARDENS CONDOMINIUM APTS., INC.

ENFORCEMENT OF RULES AND REGULATIONS

In the event there is a continual or willful violation of any of the Rules and Regulations, the Board of Directors may be required to take legal action for remedies under the Florida Law, to enforce these rules and regulations for the safety and comfort and well being of all residents of the community. The cost of any legal action required will be charged in accordance with the law to the individual(s) in violation of the Rules and Regulations.

I understand that the use of any illegal drugs, including marijuana, anywhere within my apartment or common areas of the entire complex and community will not be tolerated by the Association.

I have read and agree to abide by the Rules and Regulations as set out within this document.

Signature: _____
Printed name: _____

Date: _____

Signature: _____
Printed name: _____

Apt. No. _____

X. USE RESTRICTIONS

In order to provide for a congenial occupation of the buildings and to provide for the protection of values of each apartment unit and the entire condominium property, the use of the condominium property shall be restricted to and be in accordance with the following provisions for so long as the condominium exists and for so long as any of the apartment buildings exist in a tenantable condition upon the land:

A. Single Family Residences. Each apartment unit is hereby restricted to and shall be used only for single family residential use, by the owner or owners thereof, their immediate families, guests and invitees. No owner or owners of any apartment shall permit the use of the same for transient, hotel or commercial purposes, except as otherwise reserved in this Declaration to Developer, no apartment may be divided or sub-divided into a smaller unit nor any portion sold or otherwise transferred without first amending this Declaration as otherwise provided herein to show the changes in the apartments to be effected.

1. Common Elements. The common elements shall be used only for the purposes for which they are intended in the furnishing of services and facilities for the enjoyment of the apartments.
2. Restrictions As To Pets. Any one or more or all of the apartment owners in said Building shall have the right to keep not more than one (1) small household pet for each of said apartment units in said building. Each apartment owner in said building who shall maintain a pet shall at all times keep and restrict his animal to the interior of the said apartment building and at all other times outside said apartment building said unit owner shall be required to keep said animal at all times under a leash. In no event shall any such unit owner be permitted to bring said animal on to any part of the premises devised to Association in the Recreational Facility Lease otherwise described in this Declaration except in accordance with the pursuant to any regulations pertaining to such animals that may be promulgated by the Association with respect to said devised premises. It being the intent of this provision that no pet or other animal shall ever be kept or maintained by a unit owner so as to in any way create a nuisance or disturbance of any kind or nature or in any way interfere with the use and enjoyment of the condominium property by the unit owners. Except as provided in the preceding sub-paragraph, and as may be hereafter regulated by the Rules and Regulations of BARCELONA GARDENS CONDOMINIUM APARTMENTS, INC., no apartment owner nor any other person shall ever being, keep or maintain on any part of the premises of this condominium any pet or animal of any kind or nature.
3. Approval of Occupancy. No apartment shall ever be occupied by any person not approved in advance by the Board of Directors of the Association. The Association shall signify in writing such approval or disapproval within ten (10) days after the same is requested in writing, provided that simultaneously with such request there is submitted to the Association the name of the person in question, his residence address, and such other information as the Association may reasonably request. Any such approval once given may not thereafter be withdrawn; failure of the Board of Directors to disapprove the person as an occupant of an apartment within such period shall be deemed approval and occupancy by said person shall thereafter be permitted. The provisions herein shall not be applicable to any institutional first mortgagee or purchaser or lessee from such institutional first mortgagee as otherwise

provided in this Declaration.

- B. Nuisances. No nuisances shall be allowed upon the condominium property or any part thereof nor shall there be allowed any use or practice that is a source of annoyance to residents or which interferes with the peaceful possession and proper use of the condominium property by its residents. All parts of the condominium property shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage allowed to accumulate nor any fire hazard allowed to exist. No owner of any apartment shall permit or suffer anything to be done or kept in his apartment or on the common elements which will increase the rate of insurance upon the condominium property or any part thereof.
- C. Lawful Use. No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part thereof; and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereof shall be observed. The responsibility of meeting the requirements of governmental bodies which require maintenance, modification or repair of the condominium property shall be the same as the responsibility for the maintenance and repair of the property concerned.
- D. Leasing. After approval by the Association elsewhere required, entire apartments may be rented provided the occupancy is only by the lessee and his family, its servants and guests. In no event shall any part of an apartment be rented or sublet.
- E. Advertising Prohibited. No "For Sale" or "For Rent" signs or displays or advertising shall be maintained or permitted on any part of the condominium property including any individual apartment building or apartment unit. Provided, however, that there is reserved to Developer the right to place and display "For Sale" and/or "For Rent" signs on any portion of the condominium property Developer deems appropriate in connection with any unsold or unoccupied apartment units it may from time to time own including any it may acquire subsequent to its having conveyed each and every one of the apartment units in this condominium to persons other than Developer. The same right is likewise reserved to any institutional first mortgagee which may become the owner of an apartment unit and to the Association as to any unit which it may own.
- F. Regulations. Reasonable regulations concerning the use of the condominium property may be made and amended from time to time by the Board of Directors of the Association; provided, however, that all such regulations and amendments thereto shall be approved in the manner provided by the Articles of Incorporation and By-Laws of Association. Members not present at meetings considering such regulations or amendments thereto may express their approval in writing. Copies of such regulations and amendments thereto shall be furnished by the Association to all apartment owners and residents of the condominium upon request. Such regulations shall not impair or limit the right of institutional first mortgagees as otherwise provided in this Declaration.
- G. Proviso As To Developer's Use. Provided, however, that until Developer has completed and sold all of the apartments of the condominium, neither the apartment owners nor the Association nor the use of the condominium property shall interfere with the completion of the contemplated improvements and the sale of the apartments. Developer may make such use of the unsold units and common areas as may facilitate such completion and sale, including but not limited to maintenance of a sales office, the showing of the property and the display of signs.