

EXHIBIT "C" DECLARATION  
AMENDED AND RESTATED  
RULES AND REGULATIONS

1. SAFETY: The sidewalks, entrances, halls, corridors and stairwells of the condominium shall not be obstructed nor used for any purpose other than ingress and egress.

To prevent wet, slippery floors, anyone entering the lobby or elevator must be towel dry.

Children shall not play with elevator controls nor loiter in elevator corridors or stairwells (emergency exists).

Lobby doors to the elevator and outside doors at each stairwell must be locked at all times for the security of all residents

Fire regulations prohibit the use of barbecues and similar devices in any part of the condominium building.

2. PARKING: Cars should be parked in their designed spaces. Boats, trailers, motor homes and commercial vehicles and any other vehicle that exceeds nineteen (19) feet in length may not be parked on the premises except for loading or unloading or by the written permission of the Board of Administration. Boats and boat trailers may not be parked in designated parking spaces.

Before lending or renting a designated parking space, the unit owner shall notify the Maintenance and Security Manager. If the space is under the building, the notice must be written.

Bicycles and mopeds shall be parked only in such areas as may be designated for that purpose.

3. RECREATIONAL FACILITIES: Use of pool facilities shall be in such manner as to respect the rights of other apartment owners, and the Association may regulate duration and schedule of use subject to the following: (State and local Board of Health regulations included).

No Diving

No floats are permitted except "noodles" and children's floating devices.

No food or glass containers in the pool area.

No glass containers on beach areas.

No hard ball, Frisbee or any hard object may be thrown in or around the pool. No other object may be thrown if it creates a nuisance. No rough-housing or excessive noise (including radios) of any sort is permitted.

A shower to be taken before entering the suntan creams and lotions must be removed before entering the pool.

No child under the age of twelve (12) is permitted in the pool or pool area without a responsible adult present.

Safety equipment such as the life ring, hooks or rope across the

pool shall not be played with. (No standing or hanging on the rope).

Pool is for use by owners, renters and their houseguests only.

Pool furniture should not be removed from pool deck.

No chairs shall be reserved for future use.

Pool hours are 9:00 a.m. to dusk to allow time for maintenance

Regulations are posted at the pool.

All persons use the pool AT THEIR OWN RISK.

No animals in the pool area.

All owners are responsible for their guests.

All litter should be placed in the containers provided.

NO private pool parties will be permitted unless approved by or sponsored by the Association.

Use of Tiki Huts (including snacks or light lunch) shall be for use of owners or renters during daylight hours as long as it does not create a disturbance to others. Those using same are to leave the area clean and orderly.

Floating devices or toys are allowed in the pool only when usage does not interrupt swimming or regular pool activities. Those objects must be free of sand and salt water before use in the pool.

The Board of Administration or its designated representative has

full authority over the common area and may ask that:

- Unauthorized person leave the premises;
- Any item that might come forth as to endanger or disrupt normal pool activities.

Shuffleboard Court hours are 8:00 a.m. to 10:00 p.m.

4. CHANGE OF EXTERIOR APPEARANCE: No radio or television antenna or wiring for any purpose may be installed on the exterior of the building without the written consent of the Board of Administration.

No beach towels or articles of any kind may be placed or hung over the walkway railings.

It is recommended that drapes and curtains with light-colored liners be used on the windows and doors. Under no circumstances shall such materials as aluminum foil, cardboard, etc. be permitted.

Hurricane shutters must comply with specifications adopted by the Board of Directors.

5. SIGNS AND DISPLAYS: In order to maintain an attractive appearance, no sign, advertisement, notice, object, awning, screen, plastic or glass enclosure shall be exhibited, inscribed, painted or affixed by any apartment owner on any part of the condominium property visible from the exterior of the building or from common areas without prior

written consent of the Board of Administration.

6. USE OF APARTMENTS AND COMMON AREAS: All apartments shall be used for residential purposes only. All common areas inside and outside the building shall be used for their designated purposes and no articles belonging to unit owners shall be kept therein or thereon and such areas shall at all times be kept free of obstruction as per Fire Marshall Code. The use and enjoyment of any portion of the recreational areas, including any portion not specifically mentioned and regulated herein, is hereby restricted to only unit owners and residents.

Each owner is responsible for any damage to the common property caused by family, guests or lessees.

No unit occupant shall create a nuisance (loud music, etc.) that will offend other unit occupants.

Lobby doors to the elevator and outside doors at each stairwell must be locked at all times for the security of all residents.

No commercial work shall be done in any apartment on Sundays, Holidays, or before 8:00a.m. or after 6:00p.m. except in case of any emergency or written approval of the Board of Administration.

No beach towels or articles of any kind may be placed or hung over the walkway railings.

7. GARBAGE AND TRASH: All garbage and trash shall be in closed containers (plastic, paper bags, etc., securely sealed at the top) and placed in Trash Chute on each floor.

Articles too large for floor Trash Chute shall be taken to the main trash room (outside main entrance) and placed inside an appropriate dumpster.

RECYCLING: All owners and renters are encouraged to recycle. Containers are available under the North side building adjacent to the emergency generator. Please place recycled items in the proper containers.

8. PETS: Usual pets of owners may be kept on the premises provided, however, if the Board of Administration shall determine that any such pet shall become a nuisance to other apartment owners, the pet shall be removed from the premises. Pets are not permitted on any portion of the condominium property except when adequately secured and retained by a leash which is hand held. The owner will be responsible for the removal and disposal of any droppings by pets on common property. Owners will determine if renters may have pets in their individual units and such pets will be under the preceding rules. Owners will be responsible monetarily for any damage done by pet to Sunset property. Guest and tenants are not permitted to have pets.

9. OCCUPANCY: All rentals shall be for a minimum of two weeks. Maximum is six (6) persons per unit, unless owner is in

residence.

10. REGISTRATION: Owners, renters and guests must complete a registration form in the lobby immediately upon their arrival.
  
11. ACCESS TO UNITS: The unit owners shall provide the Association with a key for the use of the Association pursuant to its statutory right of access to the premises.
  
12. FLOOR COVERINGS: The living, dining room, and bedroom floors shall be covered with carpeting over padding provided that use of alternative coverings must be as specified and approved in Section 12.8. of the Declaration. Floor coverings on lanais, if any, shall be only as specified and approved in Section 12.8.1. of the Declaration.
  
13. CHILDREN: There shall be no restriction as to the minimum age of children who may live in or visit the condominium. It is well recognized however that children may become a source of annoyance to adults. For this reason the activities and behavior of all children when upon condominium property, shall be regulated by an adult, including physical supervision where necessary. The Board of Administration or its designated representative, shall have the authority at all times to reasonably require the owner, lessee, guest or other adult who is

responsible for a particular child, remove him from any common area if the child's conduct is such that they believe this action is necessary.

14. MAINTENANCE AND SECURITY MANAGER: The Maintenance and Security Manager is hired by the Board of Administration for maintenance and security of the common area of Sunset, Inc. No personal request to him shall be made during working hours by owners, lessees or guests unless for an emergency.

The Maintenance and Security Manager is the direct representative of the Board of Administration and has the authority to inform residents and guests of infractions of the rules and regulations. If this fails to solve the problem, he shall inform the Board of Administration of the infraction (s) and, **if** necessary, notify the authorities.

Apartments' occupants should identify person calling before releasing the entry door.

15. RESPONSIBILITY OF OWNER: It is the responsibility of the owner or his agent to inform guests or lessees of the RULES AND REGULATIONS.

#### RADON GAS

*RADON is naturally-occurring radioactive gas that, when it has accumulated on a building in sufficient quantities, may present health risks to persons who are exposed to it, over time. Levels of RADON which exceed Federal and State*



*Guidelines have been found in buildings in Florida. Additional information regarding RADON and RADON-testing may be obtained from your County Public Health Unit .*