

**To all Unit Owners of Amblewood Condominium Association, Inc. (Amblewood)**

Please be advised that at a meeting of the Board of Directors of Amblewood (Board) on January 24, 2008 the Board of Directors has deemed it in the best interest of the community of Amblewood to restate and publish the existing Rules and Regulations for Amblewood a copy of which are attached hereto.

In addition upon review of the same the Board felt that in accordance with Section 7. of the Bylaws of Amblewood and in conjunction with the Board's general observation of the unit owners use of the common areas of the Association; that it was incumbent upon the Board to adopt and issue further rules and regulations which shall be in addition to and become part of the Rules and Regulations attached hereto.

Section 7 of the Bylaws of Amblewood states:

"The board of Directors may from time to time adopt and amend administrative rules and regulations governing the use, maintenance, management and control of the common elements and the operation of the association. Copies of such rules and regulations shall be furnished to each unit owner. Any rule or regulation created and imposed must be reasonably related to the promotion of health happiness and peace of mind of the unit owners and uniformly applied and enforced"

The Board of Directors at the said meeting on January 24, 2008 unanimously

**"Voted**

**That there is hereby added to rule 6. of the By laws of the Amblewood Condominium Association, Inc. the following:**

- (c) All out door grills and any other type of cooking devise shall are not permitted to be used or stored on lanais or stored or remain out side on common areas when not in use. Unit owner shall store such grills in there respective garages or units when not in actual use.**
- (d) No trash containers of any kind shall be placed or maintained on common area except on those days and for that day only when trash is collected as designated by the Home Owners Association.**
- (e) No ornaments, lighting of any kind shall be attached to or displayed on the buildings of which the units are a part or in common area without the prior written approval of the Board**
- (f) No Christmas lighting, ornaments or displays of any kind or nature shall be erected in common areas with out on each occasion first obtaining the written approval of the Board as to the location and the extent of the same. In no event shall such Christmas displays so called be permitted to be displayed for the period before Thanksgiving and subsequent to January 10 of each calendar year.**
- (g) No bicycles shall be stored or parked out side the unit when not in use.**

- (h) No basketball hoops, stands or any other kind of sporting equipment shall be stored outside or used in common areas an more specifically and without limiting the generality of the same they shall not be erected and or used in any driveway.**
- (i) All Garage doors should be in a closed position when not in use.**
- (j) All Automobiles when not in use must be parked in the respective unit owner's garage and not be permitted to remain in driveways over night except however visitor vehicles may be parked in unit owner's driveway during the time of visitation. No overnight parking is permitted in streets.**
- (k) No chairs, tables or settees of any kind shall be placed on common area with out the prior written approval of the Board and if any such items are in existence and the Board deems it not in the best interest of the community for the same to remain the unit owner shall remove the same at the request of the Board.**
- (l) The following are not permitted in common areas or attached to the exterior of any building or structure: Antennas, Satellite dishes, outside storage of any kind, out side storage container, clothes lines or drying areas, dog leash lines, signs of any kind and garage sales.**
- (m) Unit owners may not alter, modify, erect or install any landscaping in the common area (with the exception of annual flowers in established disturbed beds) without first having submitted such proposed changes in writing to the Landscape Committee, The Board of Directors and ARC of the Home Owners Association and without having obtained their written approval of the same.**

**Very Truly Yours**

**Phelps Edwards, President  
Amblewood Condominium Association  
January 26, 2008**

## EXHIBIT C

RULES AND REGULATIONS  
FOR  
AMBLEWOOD, A CONDOMINIUM

In addition to the provisions of the Declaration of Condominium of AMBLEWOOD, A Condominium, (the Declaration), and the Articles of Incorporation and Bylaws of the AMBLEWOOD CONDOMINIUM ASSOCIATION, INC., the following rules and regulations as may be adopted hereafter by the Board of Directors, shall govern the use of units and common elements and the conduct of all residents thereof whether the same are Unit Owners, approved lessees, or the guests of Unit Owners or lessees:

1. Purposes. Each Unit shall be used for residential purposes unless specified otherwise in the Declaration.

2. Insurance. Unit Owners shall neither permit nor suffer anything to be done or kept in their units which will increase the rate of insurance or the insurance premiums on the Condominium Property.

3. Nuisance. Unit Owners shall neither use nor permit the use of their unit or the Condominium Property in any manner which will be disturbing or be a nuisance to other owners, or in any way be injurious to the reputation of the Condominium.

4. Noise. Owners and occupants of units shall exercise extreme care to regulate the use and occupancy of their units and to minimize noises and in the use of musical instruments, radios, television sets, amplifiers or other loudspeaker devices in said unit so as not to disturb the other persons occupying units within the Condominium Property.

5. Compliance with laws. Unit Owners shall comply with all laws, orders, codes and regulations of federal, state, county, municipal, and other governmental authorities.

6. Use of Common Elements and Limited Common Elements.

(a) Obstructions. The Common Elements shall not be obstructed, littered, defaced, or misused in any manner.

(b) Clothes lines. Outdoor clothes lines may not be erected and nothing shall be hung nor exposed on any part of the Common Elements.

## EXHIBIT C

7. Advertisement Displays. "For Sale" and "For Rent" signs or other window displays or advertising shall not be permitted on any part of the Common Elements nor in any Unit without the prior written consent of the Association except that the developer submitting said property to Condominium use shall have the right to exhibit such signs without said prior written consent.

8. Trash. All garbage and refuse or other waste materials must be stored in areas designated for the same and must be placed in covered containers approved by the Board of Directors.

9. Parking. Parking areas are solely for automobiles. Boats, golf carts, trailers, recreation vehicles or any other transportable personal property shall not be permitted in the parking areas nor drives, but may be stored only in locations, if any, that may be designated for such purpose by the Board of Directors. The Association is to have the power to designate and assign the use of certain parking spaces for the storage of boats, trailers, campers, and like vehicles.

10. Employees. Employees of the Association shall not be sent out of the Condominium by any Unit Owner or resident at any time for any purpose. Unit Owners and residents will not direct, supervise or in any manner attempt to assert control over the employees of the Association. All requests for service must be directed to the Manager or designee of the Association.

11. Storage of Dangerous Substance. Inflammable, combustible and explosive fluids, chemicals, or substances shall not be kept in any Unit or storage area except those sold and required for normal household use.

12. Structural Changes. Structural changes and alterations shall not be made in any Unit without prior written consent of the Board of Administration and any Mortgagee holding a Mortgage on said Unit.

13. Hurricane Protection. In order to protect the Condominium Property, each Unit Owner who plans to be absent from his Unit during the hurricane season (June 1, through October 31) must prepare his Unit prior to departure by:

(a) Removing all furniture, plants and other objects from the patio, terrace or balcony; and

(b) Designate a responsible firm or individual to care for the Unit should the Unit suffer hurricane damage and

## EXHIBIT C

furnish the Association with the same name of such firm or individual.

(c) If the Owner fails to perform either (a) or (b) above, the Association may have the power to do so and to bill the Owner for the cost.

14. Children. Children, who shall be guests of Unit Owners, will be the direct responsibility of said Unit Owner, their parents or legal guardians, including full supervision of them while within the condominium property and including full compliance by them of these Rules and Regulations and all other Bylaws and Rules and Regulations of the Association. Playing shall not be permitted in any of the hallways, stairways, elevators, and lobby areas, and loud noises will not be tolerated. ---

15. Paragraph Titles. The paragraph titles are inserted only as a matter of convenience and for reference, and in no way limit the scope or content of these Rules and Regulations.

16. Compliance with Rules and Regulations. Each Unit Owner and tenant and guest of the Unit Owner shall comply with and abide by all of the Rules and Regulations and also those Rules and Regulations as may hereafter be adopted from time to time by the Manager and/or the Board of Directors. Additionally, the Board of Directors reserve the right to change or revoke the existing Rules and Regulations and make such additional Rules and Regulations from time to time, as in their discretion shall be deemed necessary or desirable for the safety and protection of the buildings or their occupants.