

INITIAL RULES AND REGULATIONS OF

DEERFIELD PINES ASSOCIATION, INC.

Adopted at Meeting of Board of Directors held

1. The sidewalks, entrances, halls, corridors and stairways of the apartment buildings shall not be obstructed or used for any other purpose than ingress to and egress from apartment units.
2. No article shall be placed in any of the corridors, halls or stairways in the buildings nor shall the same be obstructed in any manner. Nothing shall be hung or shaken from doors, windows, walks or corridors of the apartment buildings.
3. Children of residents or of guests of residents, shall not be permitted to play in the laundry rooms, corridors, stairways or meter rooms of any apartment building.
4. None of the common elements of the Condominium shall be decorated or furnished by any apartment unit owner or resident.
5. No apartment unit owner or resident shall play upon or permit to be played any musical instrument or operate or permit to be operated a phonograph, radio, television set or other loud speaker in an apartment between the hours of 11:00 o'clock P.M. and the following 7:00 o'clock A.M. of any day if the same shall disturb or annoy other occupants of DEERFIELD PINES.
6. All garbage and refuse is to be deposited only in the facilities provided in or for each apartment building for that purpose.
7. All doors leading from an apartment to common elements shall be closed at all times except when in actual use for ingress and egress to and from common elements and except during times when the air conditioner for the apartment unit is out of operating order.
8. Automobile parking spaces shall be used solely and exclusively for that purpose. They shall not be used for the storage of campers or inoperative automobiles. An apartment unit owner may not lease or assign his automobile parking space except in conjunction with a lease of his apartment, which lease has been approved in accordance with the provisions of the Declaration of Condominium or except to another apartment owner or lessee. The extra parking spaces shall be for the use of guests and business invitees, and not for apartment owners, on a first come, first serve basis.
9. Complaints regarding the service of the Condominium shall be made in writing to the Board of Directors or to the President.
10. Apartment unit owners, residents, their families, guests, servants, employees, agents, visitors, shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof or power rooms for any building.
11. There shall not be kept in any apartment any inflammable, combustible, or explosive fluid, material, chemical or substance except for normal household use.
12. The use of the common facilities and the leased recreation area shall at all times be subject to such rules and regulations as the Directors may establish.

EXHIBIT "B" to BY-LAWS OF
DEERFIELD PINES ASSOCIATION, INC.

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