

82-164153

Town Colony Condo Corp Inc
2915, 2917 Plunkett St.
2916, 2918 Funston St.
Hollywood, Fla.

Rules and Regulations

The following rules and regulations of Town Colony Condominium Corporation Inc. are made in accordance with provision as outlined in the documents of: Declaration of Condominium as recorded in Office of Records Books #2861 page 204, and the By Laws as recorded in office of Records Book # 2894 page 517 thru 527, and all revisions to these documents. The office of records in Broward County, Fla.

1. An owner may give a key and grant the right of entry to his apartment to the Manager, or person authorized by the Board of Directors.

2. When and if dogs, cats or other pets now allowed in the building expire, they cannot, under any circumstances, be replaced by another dog, cat or other pet. No dog or other pet shall be permitted in the pool, patio, lawn areas. Guests shall not be permitted to bring pets onto the premises.

Walk dogs rear of buildings.

3. Residents shall exercise care about making noises, or in the use of musical instruments, radios, televisions and amplifiers. This rule applies not only to your apartment, but also the pool and shuffleboard areas, and is particularly important for the period after 11:00 P.M. No owner shall conduct himself in a loud or boisterous manner, use improper or profane language or otherwise comport himself in a manner offensive to other owners.

4. Furniture, bicycles, packages, or other objects, shall not be placed in storage rooms, stairways or other areas outside the building.

5. Barbecuing or cooking on terraces or any portion of the common property is prohibited.

6. No resident shall post any advertisements or posters of any kind in or on buildings, except as authorized by the Board of Directors.

All owners will paint their outside door "white" when needed. Directors will supply paint.

No trees or plants to be removed or planted without permission of Directors.

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7. No owner shall make any alterations or additions to alter the exterior appearance of the common property without the express permission of the Board of Directors.

No painting of walks or walls near owners apartment.

8. Any complaint regarding the management of the condominium or regarding actions of other unit owners shall be made in writing to the Board of Directors and signed.

9. Any violation of these Rules and Regulations shall be reported to the Board of Directors.

10. Unit owners will be held accountable for the actions of their family, guests, sublessees and servants, for non-compliance of these Rules.

PARKING AREAS

11. Parking spaces may be used only for automobiles, not trucks, boats, motorcycles, trailers, or motor homes.

12. No person shall use the parking space assigned to others without the express permission of such person in writing, which permission must be filed in the office of the Corporation.

13. Guest parking spaces are only for the temporary use of guests and invitees of unit owners, or of the corporation.

GUESTS

14. If guests are to occupy your apartment in your absence, you must notify the Board of Directors in writing, stating names, relationship, length of stay, and number of persons.

SWIMMING POOL

15. The pool will be available for use during the hours from 9 A.M. to 9 P.M. daily. Children under 13 years of age are not allowed in the pool unless accompanied by a responsible adult. Children under 3 years of age will not be permitted in the pool.

Swim at their own risk.

No chairs moved from pool area.

Only plastic containers at pool side.

Friends may use pool only when accompanied by owner of apartment.

Management may bar undesirables from pool.

16. All individuals must take a shower in facilities provided for that purpose before entering the pool. All oils and lotions must be washed off before entering the pool.

17. Ball playing in the pool or pool area is forbidden.

18. Persons using suntan lotions must use towels to completely cover chairs or lounges, as this is not only a health hazard but damage to clothing will also occur.

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19. Except for swimming aids, floats, tubes, beach balls and underwater equipment are forbidden in the pool.

20. A unit owner desiring to transfer or sub-lease an apartment must submit to the Board of Directors a signed copy of the proposed contract of sale or lease.

21. An interview by at least three members of the Board with the proposed buyer or sub-lessee will be arranged within a reasonable time.

22. No approval of transfer or sub-lease shall be given unless the proposed new occupants satisfy the Board as to character, financial ability to meet their obligations, and that the apartment will be used only for the persons listed in the application.

23. The proposed purchaser shall supply an acceptance of the lease, and all its terms and conditions, including these rules and regulations before approval is given.

PENALTIES

24. If it is necessary for the corporation to employ an attorney to collect the penalties herein, the attorney's fees and court costs shall be borne by such owner.

Nancy S. White
Kenneth White
Witnesses

BY: Elizabeth J. West President
Attest: Edward J. Woznicki Secretary



STATE OF FLORIDA)
COUNTY OF BROWARD)

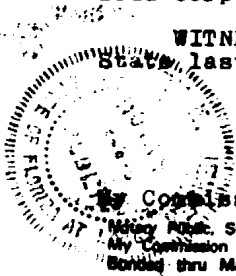
I HEREBY CERTIFY that on this day, before me, an officer duly authorized to take acknowledgments, personally appeared,

ELIZABETH J. WEST + EDWARD J. WOZNICKI

well known to me to be the President and Secretary respectively of TOWN COLONY CONDOMINIUM CORPORATION, INC. and that they severally acknowledged executing the same in the presence of two subscribing witnesses freely and voluntarily under authority duly vested in them by said corporation and that the seal affixed thereto is the true corporate seal of said corporation.

WITNESS my hand and official seal in the County and State last aforesaid this 21st day of JUNE 1982.

Robert E. Deuser
Notary Public



My Commission Expires:
My Comm. State of Florida at Large
My Commission Expires March 18, 1985
Bonded thru Maynard Bonding Agency

RECORDED IN THE PUBLIC RECORDS BOOK
OF BROWARD COUNTY, FLORIDA
F. T. JOHNSON
COUNTY ADMINISTRATOR

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