

EXHIBIT NO. 6
 RULES AND REGULATIONS
 OF
CAPTAIN'S WAY AT ADMIRAL'S COVE
CONDOMINIUM ASSOCIATION, INC.

(A Florida Corporation Not For Profit)

NOTE: Unless otherwise stated, all terms used herein shall have the same meanings respectively ascribed to them in the Declaration of Condominium of Captain's Way at Admiral's Cove, a Condominium and the Master Declaration of Covenants, Restrictions and Easements for Admiral's Cove.

1. Sidewalks which are a part of the Common Elements or Limited Common Elements shall not be obstructed in any way or manner whatsoever and shall be used exclusively for ingress to or egress from the Units. By way of illustration and not limitation, no baby carriages, shopping carts, bicycles, toys, trash cans, garbage cans, chairs, benches, tables, or other articles will be allowed to stand in said areas nor shall children be permitted to play or loiter in or on said sidewalks.

2. Children shall not be permitted to play on or about the walkways, roadways or parking areas situate upon the Condominium Property, or the Water Areas.

3. No bicycles, toys, chairs, barbecues, or any other items of personal property shall be left on or about the Common Elements when not in use. All such items of personal property must be stored inside the Units.

4. No dirt or other substance or material shall be swept or thrown into or onto (a) any sidewalks which are a part of the Common Elements, or (b) the Water Areas. No clothes or towels shall be hung from any window or balcony, nor shall any rugs, mats, bedding or other item be shaken from any window, door or balcony.

5. All trash, refuse, garbage and other waste from the Units shall be kept in sanitary refuse containers which shall be placed in a walled-in area within a Unit so that they are not visible from the street, adjacent Units, Waterways or the golf course. No litter or other trash shall be placed or left upon the Common Elements, except at such times and in such manner as the Condominium Association shall direct.

6. No disturbing noises, either within the Units or in or on the Common Elements, which would interfere with the rights, comforts or convenience of Unit Owners, shall be permitted or allowed.

7. The toilets, sinks, garbage disposal units, baths, showers and other water apparatus within the Units shall not be used for any purpose other than that for which intended, and no sweepings, rubbish, rags or any other improper articles shall be deposited into the same. Any damage to the Common Elements resulting from misuse thereof shall be borne by the Unit Owner of the Unit where the misuse occurred.

8. No inflammable oil or fluid, such as gasoline, kerosene, carbon tetrachloride, naphtha or benzine, or explosives, fireworks or articles extra-hazardous to life, limb or property, shall be used or brought into any Unit without in each case obtaining the prior written consent of the Condominium Association.

9. No outside burning of wood, leaves, trash, garbage or household refuse shall be permitted.

10. Without the prior permission of the Condominium Association, no contractor or worker employed by a Unit Owner other than Developer shall be permitted to do any work in any Unit (except for emergency repairs) between the hours of 6:00 P.M. and 8:00 A.M., or on Sunday or legal holidays if such work is likely to disturb other Unit Owners.

11. If any Unit Owner desires to plant, at his own cost and expense, any additional trees, shrubs or plants outside his Unit upon any portion of the Common Elements or Limited Common Elements, the Unit Owner shall do so only with the prior written consent of the Condominium Association and the Architectural and Design Review Committee ("ADR Committee") and in accordance with such standards as the Condominium Association and the ADR Committee shall specify. If the Condominium Association and the ADR Committee permit any additional plantings pursuant to the previous sentence of this Paragraph 11, neither the Condominium Association nor the ADR Committee will be responsible to replace any such additional plantings, and if such additional plantings materially increase the Condominium Association's maintenance costs, the particular Unit Owner will be responsible to reimburse the Condominium Association for such increased cost.

12. All appliances and electrical equipment of any kind and all appliances of every kind, however powered, installed or used in a Unit, shall comply with all rules, requirements, regulations and recommendations of all public authorities and boards of fire underwriters having jurisdiction.

13. No fencing shall be placed on any part of the Common Elements without the prior written consent of the Board of Directors of the Condominium Association and the ADR Committee.

14. No trailers, campers, boats, recreational vehicles, trucks, commercial vehicles, unserviceable vehicles or other similar vehicles, other than motorcycles and four-wheel passenger automobiles, shall be placed, parked or stored upon any portion of the Common Elements or Limited Common Elements, nor shall any maintenance or repair be performed upon any boat,

trailer or motor vehicle of any nature, unless such placement, storage or maintenance, as the case may be, is within an enclosed garage. No golf cart shall be parked or kept upon any portion of the Common Elements or Limited Common Elements, except for in an enclosed garage or specially designed golf cart shed. For purposes of this paragraph 14, any vehicle weighing in excess of one (1) ton shall be conclusively presumed to be a commercial vehicle.

15. All parking regulations and traffic regulations from time to time posted by the Condominium Association shall be obeyed.

16. Any golf cart purchased must be electrically powered, and shall not be powered by gasoline or other types of flammable fluid. In addition, the model, type and color of the golf cart must be approved by the ADR Committee.

17. No vehicle of any kind shall be parked overnight on any street.

18. No vehicle horn shall be blown upon the Condominium Property except for the purpose of preventing an accident.

19. No employee of the Condominium Association or of the Condominium Manager shall be requested or required by any Unit Owner to perform any personal service for any Unit Owner not in the line of duties prescribed for such employee by the Condominium Association or the Condominium Manager.

20. The Condominium Association may retain a passkey to each Unit so that access thereto can be obtained in case of emergencies. No Unit Owner shall alter any lock or install a new lock on any door leading into his Unit without the prior written consent of the Condominium Association. If such consent is given, the Unit Owner shall provide the Condominium Association with a key for such lock.

21. There shall be no swimming in the Water Areas, or on any lake or pond on the Condominium Property, or boating on any lake or pond on the Condominium Property.

22. Cover-ups or tops shall be worn over bathing suits at all times while on the Condominium Property, except while at the swimming pool. Bare feet shall not be permitted on or around the Condominium Property.

23. Each Unit Owner shall be held accountable for any violation of these rules by the family members, guests, tenants, agents or employees of the Unit Owner.

24. Complaints regarding the management of the Condominium Property or regarding actions of other Unit Owners shall be made in writing to the Condominium Association.

25. Any consent or approval required of the Condominium Association by these Rules and Regulations must be in writing to be effective, and shall be revocable at any time.

26. These Rules and Regulations may be amended, supplemented, modified or superceded from time to time by the Condominium Association.

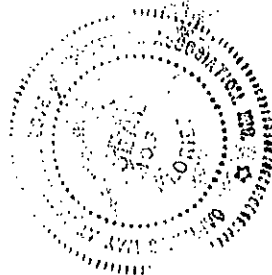
THE FOREGOING WERE DULY ADOPTED AS THE RULES AND REGULATIONS OF CAPTAIN'S WAY AT ADMIRAL'S COVE CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AT THE FIRST MEETING OF THE BOARD OF DIRECTORS.

CAPTAIN'S WAY AT ADMIRAL'S COVE
CONDOMINIUM ASSOCIATION, INC.

By: 
JACK MAKRANSKY, President

Attest: 
THOMAS FRANKEL, Secretary

[Corporate Seal]



STATE OF *Pennsylvania* :
COUNTY OF *Philadelphia* : SS

BEFORE ME, the undersigned authority, personally appeared *Jack Mikransky* and *Thomas Dankel*, to me known to be the President and Secretary of CAPTAIN'S WAY AT ADMIRAL'S COVE CONDOMINIUM ASSOCIATION, INC., who after being duly cautioned and sworn, deposed and said that they executed the foregoing Rules and Regulations for the purposes therein expressed.

SWORN TO AND SUBSCRIBED before me this day *OCT 19 1987*
of *October*, 1987.

JACK B. SOLOW, Notary Public
PHILADELPHIA, PHILADELPHIA COUNTY
MY COMMISSION EXPIRES NOV. 9, 1989
Member, Pennsylvania Association of Notaries

Jack B. Solow
Notary Public
(Notary Seal)

My Commission Expires: