

RULES AND REGULATIONS
OF
WATERSIDE AT ADMIRAL'S COVE
CONDOMINIUM ASSOCIATION, INC.

(A Florida Corporation Not For Profit)

1. Personal property shall not be left on or about the Common Elements when not in use. All such items of personal property must be stored inside the Units. Walkways shall not be obstructed at any time.
2. Dirt or other substance or material shall not be swept or thrown into or onto (a) any sidewalks which are a part of the Common Elements, or (b) the Water Areas. Clothes or towels shall not be hung from any window or balcony, nor shall any rugs, mats, bedding or other item be shaken from any window, door or balcony.
3. 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.
4. 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.
5. Flammable oil or fluid, such as gasoline, kerosene, carbon tetrachloride, naptha or benzine, or explosives, fireworks, propane storage tanks or articles extra-hazardous to life, limb or property, shall not be used, brought into or stored within any Unit.
6. Burning of wood, leaves, trash, garbage or household refuse shall not be permitted.
7. If any Unit Owner desires to remove any trees or landscape material, or to plant, at his own cost and expense, any additional trees, shrubs or plants outside his Unit and upon any portion of the Common Elements or Limited Common Elements, the Unit Owner shall do so only with the prior written consent of Waterside ("Condominium Association") in accordance with such standards as the Condominium Association shall specify. The Board of Directors may consult neighbors to ensure there is no adverse impact caused by the proposed landscaping changes. If the application is approved, the particular Unit Owner will be responsible for any such increased maintenance or replacement costs due to such changes.

8. Waterside Renovation Process

With the exception of routine repairs or replacements, any repair, alteration or addition performed within Waterside Condominium Association Units, property or facilities, including docks, to include but not limited to structural, electrical, mechanical or plumbing, must meet the following requirements:

- An ADR Application, along with applicable Architectural & Engineering drawings signed and stamped plans, must be first submitted to the POA ADR for review and approval. The ADR will forward to the Waterside Board of Directors for review and approval. This may include a review by the Board's third-party licensed Engineer or Architect; a response by the Board will be provided to the applicant within a reasonable time but no more than forty-five (45) days after receipt of a completed application;
- Contractors must be licensed, provide proof of all applicable insurance and, comply with all rules published by Admiral's Cove Master Property Owners ADR such as hours of operation;
- All work must be performed in compliance with all requirements of the ADR manual;
- Change orders must also be submitted to the ADR process above for approval;
- An Alteration Agreement may be required to be signed and recorded with the County;
- A Town of Jupiter Building Permit must be provided;
- The Waterside Board of Directors will provide an approval letter that will detail the basis of the approval. A sample letter, along with a sample Alteration Agreement, are available on the Waterside Condominium Association's web site;
- With regard to electrical work related to a boat lift, or other structure requiring electrical connection on the docks at Waterside, all work shall be completed directly by Waterside's designated contractors. Unit Owners and their contractors shall not access the Brooks Boxes, or perform any work on the docks or related systems without the express written consent of the Association. Failure to follow any of these rules may lead to suspension of the rights of the slip Owner to use the dock until the problem or violation has been remedied to the satisfaction of the Waterside Board;
- In any case where an Owner is in doubt if a certain repair, alteration or modification requires an ADR application, the Owner must consult with the Association through its manager and the decision of the Board will be final.

9. 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.

10. Fencing shall not be placed on any part of the Common Elements or Limited Common Elements without the prior written consent of the Board of Directors of the Condominium Association and the ADR.

11. Trailers, campers, boats, recreational vehicles, trucks, commercial vehicles, unserviceable vehicles or other similar vehicles, other than motorcycles and four-wheel passenger automobiles, shall not 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.

12. Any golf cart purchased must be electrically powered, and shall not be powered by gasoline or other types of flammable fluid.

13. Agents of the Condominium Association or of the Condominium Manager shall not 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.

14. The Condominium Association shall retain a key to each Unit to be held by Admiral's Cove Master Property Owners Association, Inc.'s security provider, so that access thereto can be obtained in case of emergencies.

15. The following maintenance standards are required for all Units to protect the common elements and other Units:

- The main shut off valve for water must be in the off position any time the Unit will be unoccupied for more than seventy-two (72) hours. The shut off valve is located against the garage wall;
- Drain lines for Air Conditioning Units must be properly cleaned and flushed at least every six (6) months;
- Hoses for washers must be replaced at least every five (5) years;
- Dryer vents must be cleaned at least annually;
- Waterside shall retain a copy of the current HO6 and Boat (if applicable) insurance policy.

16. Barbecue Rules

Propane grills are prohibited in any location in the Waterside property or a Unit. Electric and charcoal grills are permitted. Charcoal grills, per fire codes, must be at least ten (10) feet

from any building while in use. In order to minimize the disturbance to downstairs neighbors, the use of electric and charcoal BBQ shall be restricted to Unit Owner's driveways only. Used charcoal must be disposed of properly. Charcoal and electric grills must be stored in a garage when not in use.

Owners are permitted to bring their own BBQ to the pool and utilize them within the gated area. Owners utilizing the pool area for grilling are expected to leave the vicinity as they found it, cleaning up any mess that is made.

17. Generators

Battery operated or gasoline driven generators may be utilized in cases of long-term power outage. Generators shall be stored in a garage. Gasoline tanks may be stored in the pool storage closet but may not be stored in a Unit, Limited Common Element or garage. When in use, care must be taken so that power lines do not present a tripping hazard.

18. Pets

No pets except one (1) dog which when fully grown weighs no more than thirty-five (35) pounds, two (2) cats, fish capable of being kept in indoor aquariums and domesticated birds may be kept in any Unit. If any dog, cats, fish and/or birds become annoying to other Unit Owners by barking or otherwise, the Unit Owner in whose Unit the animal is kept shall immediately cause the problem to be corrected, and if the problem is not corrected after written notice from the Condominium Association, the Unit Owner shall no longer be permitted to keep the animal in his Unit and may be required, at the Condominium Association's discretion, to take such other steps as the Condominium Association shall direct. No pets shall be permitted upon any portion of the Common Elements at any time except under leash. Pets shall be "curbed" only in low traffic portions of the Common Elements using common sense, and in areas designated by the Master Property Owners Association for such purposes.

19. For their safety and wellbeing, children shall be supervised while playing on Common Areas. All Owners and children shall respect the area of Waterside which borders the Golf Course, taking care to not play / make noise while games are in session.

20. 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.

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

22. 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 for cause.

23. These Rules and Regulations may be amended, supplemented, modified or superseded from time to time by the Condominium Association. Failure to abide by any Rule or Regulation

may lead to the imposition of a fine, suspension of use rights, a claim for damages or other appropriate legal action.

24. Each Owner, family members, guest, tenant, agent or resident is also subject to all terms and conditions of the rules for Admiral's Cove Master Property Owners Association, Inc.

THE FOREGOING WERE DULY ADOPTED AS THE RULES AND REGULATIONS OF WATERSIDE AT ADMIRAL'S COVE CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AT A MEETING OF THE BOARD OF DIRECTORS ON SEPTEMBER 23, 2014.

WITNESSES:

WATERSIDE AT ADMIRAL'S COVE
CONDOMINIUM ASSOCIATION, INC.

(1) _____

By: _____
President

(2) _____

ACTIVE: W18454/338853:6007053_1