Partial Summary of Rules & Regulations

PLEASE READ ALL PAGES CAREFULLY

The following pages summarize some, but not all, of the rules and regulations, which are in place at Royal Greens. It is suggested that you keep a copy of these pages for reference.

1. The sidewalks, entrances, passages, lobbies and hallways and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables, clothing, shoes, tables, clothing shoes or any other objects be stored therein, except in areas (if any) designated for such purposes.

2. The personal property of Unit Owners and occupants must be stored n their respective Units.

3. No articles other than patio-type furniture shall be placed on the balconies, patios, terraces or lanais or other Common Elements or Limited Common Elements. No linens, cloths, clothing, shoes, bathing suits or swimwear, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from any of the windows, doors, balconies, patios, terraces, lanais, railings or other portions of the Condominium or Association Property.

4. No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium or Association Property, nor sweep or throw from the Condominium or Association Property any dirt or other substance onto any of the balconies, patios, terraces and/or lanais or elsewhere in the Building or upon the Common Elements. Each Unit Owner shall be responsible for cleaning up after themselves, and their guests, tenants and invitees when within the Condominium Property, including, without limitation, placing all trash and/or garbage in the proper receptacles.

5. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements for m time to time of the company or agency providing trash removal services for disposal or collection shall be complied with. All equipment for stage, recycling or disposal of such material shall be kept in a clean and sanitary condition.

6. Employees of the Association are not to be sent out by Unit Owners or occupants for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.

7. No repair of vehicles shall be made on the Condominium Property and no inoperable vehicles shall be permitted on the Condominium Property.

8. No Unit Owner or occupant shall make or permit any disturbing noises, nor allow any disturbing noises to be made by the Owner's family, employees, pets, agent, tenants, visitors or licensees, nor operate or permit to be operated a phonograph, television, radio or sound amplifier in his Unit in such a manner as to disturb or annoy other residents. No Unit Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.

9. No sign, advertisement, notice or other graphics or letter shall be exhibited, displayed, inscribed, painted or affixed I, on or upon any part of the Condominium or Association Property, except signs used or approved by the Developer (until such time as Developer is no longer offering units for sale in the ordinary course of business, and thereafter by the Board). Additionally, no awning, canopy, shutter or other projecting shall be attached to or placed upon the outside walls or roof of the Building or on the Common Elements, without the Prior written consent of the Board of Directors of the Association.

10. No flammable, combustive or explosive fluids, chemicals or substances shall be kept in any Unit or on the Common elements, other than as is reasonable and customary in vehicles and/or in cleaning supplies.

11. A Unit Owner or occupant who plans to be absent during the hurricane season must prepare his Unit prior to his departure by designating a responsible firm or individual to care for his Unit should a hurricane threaten the Unit or should the Unit suffer hurricane damage, and furnishing the Association with the name(s) of such a firm or individual.

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12. A Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, railings or windows of the Building. Notwithstanding the foregoing, any Unit or should the Unit suffer hurricane damage, and furnishing the Association with name(s) of such firm or individual.

13. A Unit Owner or occupant shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, railings or windows of the Building. Notwithstanding the foregoing, any Unit or should the Unit suffer hurricane damage, and furnishing the Association with name(s) of such firm or individual.

14. Installation of satellite dishes by Unit Owners shall be restricted in accordance with the following: (a) installation shall be limited solely to the Unit or any Limited Common Elements appurtenant thereto, and may not be on the Common Elements; (b) the dish may be no greater than one meter in diameter, and (c) to extent that same may be accomplished without (i) impairing reception of an acceptable quality signal, (ii) unreasonably preventing or delaying installation, maintenance or use of an antenna, or 9III) unreasonably increasing the cost of installing, maintaining or using an antenna, the dish shall be placed in a location which minimizes its visibility from the Common Elements.

15. No window air-conditioning units may be installed by Unit Owners or occupants. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved, in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass door or be visible through such window or glass door.

16. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Condominium Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Association. Loud Noise by children will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities.

17. Pets, birds, fish and other animals, reptiles or wildlife shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration:

    a. Dogs and cats shall not be permitted outside of their owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said dogs and cats shall only be walked or taken upon those portions of the Common elements designated by the Association from time to time for such purposes. In no event shall said dog or cat ever be allowed to be walked or taken on about any recreational facilities contained within the Condominium Property.
    b. Fish or caged domestic (household-type) birds may be kept in the Units, subject to the provisions of the Declaration
    c. Unit owners shall pick up all solid wastes from their pets and dispose of same appropriately.

18. Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration and By-Laws, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combination thereof. In addition to all other remedies, a fine or fines may be imposed upon an Owner for failure of an Owner, or such Owner's family, guests, invitees, lessees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, Articles of incorporation or By-Laws, provided that the procedures set forth in the Declaration are adhered to. Fines shall not be construed to be an exclusive remedy and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner or occupant.

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19. These rules and regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of same shall control over these rules and regulations in the event of a conflict or a doubt as to whether a specific practice or activity is or is not permitted. Further, anything to the contrary notwithstanding, these rules and regulations shall not apply to the Developer, nor its agents or employees and contractors, nor to the Units owned by the Developer, except:

    a. Requirements that leases or lessees be approved by the Association (if applicable); and
    b. Restrictions on the presence of pets; and
    c. Restrictions on occupancy of Units based upon age (if any); and
    d. Restrictions on the type of vehicles allowed to park on Condominium Property; however, the Developer or its designees shall be exempt from any such parking restrictions if the vehicle is engaged in any activity relating to construction, maintenance, or market of Units.

All of these rules and regulations shall apply to all other Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific ruled and regulations upon written request therefor and good cause shown in the sole opinion of the Board.

Pool & Patio Area Rules

The use of the facility is intended for Royal Greens Residents and their Guests. For your protection we ask that you observe the following rules:

1. POOL AND POOL AREA HOURS ARE DAWN TO DUSK
2. No Lifeguard on duty. Persons using the pool should do so at their own risk.
3. Only residents or invited guests may use the pool. A guest must be accompanied by the resident.
4. 43 is the maximum number of people allowed in the pool at any one time.
5. Please shower before entering the pool.
6. No glass allowed in pool or pool area.
7. Food and Beverage consumption is prohibited within (6) feet of the pool edge per Lee County Health Department.
8. Smoking in designated area only.
9. Animals are not permitted in pool or pool area.
10. Children fourteen (14) years and under are permitted to use the pool facilities ONLY if accompanied and supervised by a responsible adult.
11. No running, pushing or roughhousing is allowed near the pool.
12. Be courteous for the comfort and enjoyment of others.
13. Share pool water space for the comfort and enjoyment of others.
14. No climbing on Bail formations next to the pool.
15. Radios and all musical devices must be kept at low volume.
16. No Diving. Pool depth is measured in feet.
17. Loud, unruly behavior is not allowed.
18. No pets.
19. No Intoxication.
20. No Profanity.
21. Appropriate attire must be worn in the pool and pool area.