

RESTRICTIONS UPON USE OF APARTMENTS OR UNITS AND
RULES AND REGULATIONS

GLADIOLUS GARDENS CONDOMINIUM, SECTION V
Fort Myers, Florida

1. Automobiles, vans and motorcycles may be parked in the general parking area provided for that purpose. Trucks, boat trailers or other conventional non-private passenger vehicles, such as trailers and motor homes shall not be parked in the parking areas. Boats and other water vessels shall not be maintained in the automobile parking area nor in the common area. Bicycles owned by condominium unit owners shall be parked only in the areas provided for that purpose as shall golf carts or other motorized vehicles.

2. Use of the recreational facilities of the general common elements shall be in such manner as to respect the rights of other unit owners. Use of particular recreational facilities will be controlled by regulations to be issued from time to time, but in general, such use shall be prohibited between the hours of 10:00 P.M. and 9:00 A.M.

3. No radio or television antenna or wiring for any purpose may be installed on the exterior of the building.

4. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the outside or inside of the building without the prior written consent of the Association.

5. The sidewalks, entrances, passages, vestibules, stairways, corridors and halls must not be obstructed or encumbered or used for any purposes other than ingress and egress to and from the premises.

6. All stairways shall be used for the purposes intended and shall not be used for hanging garments or other objects or for cleaning of rugs or other household items. No washlines of any kind will be maintained outside owner's unit. No unit owner shall discard or permit to fall any items from the windows or the premises, nor shall they place or permit to be placed any foreign objects in the hallways, stairways and other common areas.

7. All common areas inside and outside the building will be used for their intended purposes and no articles belonging to unit owners shall be kept therein or thereon and such areas shall at all times be kept free of obstruction.

8. All units shall be used for residential purposes only.

9. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of receptacles approved by the Association.

10. No pets or animals shall be allowed to be kept or maintained by a condominium owner except dogs, cats, tropical fish and caged birds, which must be kept on a leash or caged at all times when outside the unit. If the Association or the Developer shall determine that such pet shall become a nuisance to the other unit owners, the pet shall be removed from the premises.

11. No owners may make or permit any disturbing noises in the building whether made by himself, his family, friends, employees or pets, nor do or permit anything to be done by such persons that will interfere with the rights, comforts and conveniences of other owners or occupants. No owner may play or suffer to be played any musical instrument, phonograph, radio or television set in his unit if the same shall disturb or annoy other occupants of the condominium.

12. There shall be no restriction as to the minimum age of children who may live in or visit Gladiolus Gardens Condominium, Section III, or any condominium unit owner. It is well recognized however, that Children particularly young children may become a source of annoyance to adults, just as adults may become a source of annoyance to each other. For this reason, the activities and behavior of all children upon the condominium property shall be regulated by an adult, including physical supervision where necessary. The Directors or their designated representatives shall at all times have the authority to reasonably require that the owner, lessee, guest, or other adult who is responsible for a particular child to remove him from any common area if the child's conduct is such that they believe this action is necessary. In no event shall children under the age of ten (10) years be permitted in the pool, if constructed, unless accompanied by an adult.

13. No garbage cans, supplies, milk bottles or other articles shall be placed in the halls or on the staircase landings, nor shall anything be hung from the windows or balconies or placed upon the window sills. Neither shall any linens, clothes, clothing curtains, rugs, or mops be shaken out or hung from any of the windows or doors. No fire exits shall be obstructed in any manner.

14. House guests of unit owners may not maintain residence for a continuous period exceeding three (3) months. House guests shall not be permitted for more than an "occasional" visit in numbers which shall exceed the number of bedrooms in the unit, multiplied by two, plus one.

15. Leasing or renting of the unit by unit owners shall be as permitted and subject to the provisions of the Condominium Declaration herein. However, all leases are required to contain an express provision that each Lessee agrees to abide by the rules and regulations applying to the unit as set out in the Condominium Declaration and in the Rules and Regulations.

The foregoing regulation shall not apply to Developer.

16. No unit owner or guest of a unit owner shall drive upon the roadways or common areas of Gladiolus Gardens Condominium in a motorized vehicle equipped to produce greater than normal sound (either by the addition of or extraction of the standard equipment). While motorcycles and motorbikes are not prohibited, the same shall be driven and ridden upon the roads, streets and paths in such manner as not to annoy other owners or damage or destroy the common areas.

17. All bicycles and other vehicles owned by the owner shall be maintained in the area provided for such vehicles. Persons using the walkways shall at all times use the same in such manner as not to annoy others or cause damage to the areas provided therefore and pedestrians shall have the right of way in such areas.

18. No unit owner shall permit any open fires, barbecue grills or other similar fire or smoke cooking procedure on the premises of his unit or in any common areas, the same to be done only in the areas provided therefore.

19. The Developer, or in its stead, the Association, may retain a pass key to the premises. No unit owner shall alter any lock or install a new lock or a knocker on any door of the premises without the written consent of the Association or the Association's agent. In case such consent is given, the unit owner shall provide the Association with an additional key for the use of the Association pursuant to its right of access to the premises.

20. All draperies used on window casings shall be covered by white lining, except where draperies themselves are white or off-white in color.

21. No unit owner shall make repair, remodel or alter his unit in any manner which will affect the appearance of the exterior of the building without the approval of the Association; provided that this limitation shall not apply to the Developer.

22. No unit owner shall clutter nor leave any debris, recreational material or other matter on the grounds, without specific approval of the Board or Association Directors or the Developer.