

ST. AUGUSTINE BEACH AND TENNIS
CLUB CONDOMINIUM

OCEAN TRACE ROAD
ST. AUGUSTINE BEACH, FLORIDA 32084

REGULATIONS

The pleasantness of Condominium living is greatly enhanced by a congenial atmosphere in which all residents of the Condominium have proper regard for the comfort of others. For this reason, these rules and regulations have been adopted by St. Augustine Beach and Tennis Club Condominium Association, Inc., a Florida nonprofit corporation, in order to assure residents and their guests that the Condominium property will be properly used for the benefit of all those persons. All residents are requested to cooperate with the management of the Condominium in seeing that the rules and regulations are observed.

1. Address. Residents should designate their address as follows:

(Name)
Unit Number _____
St. Augustine Beach and Tennis Club Condominium
Ocean Trace Road
St. Augustine Beach, Florida 32084

2. Condominium Living. Condominium living requires that each resident regulate the occupancy and use of his Unit so as not to unreasonably or unnecessarily disturb any other resident in the occupancy and use of his Unit. All residents are requested to use their Units accordingly.

3. Residents and Guests. The facilities of St. Augustine Beach and Tennis Club Condominium (hereinafter sometimes referred to as the "Condominium") are for the use and enjoyment of residents and their house guests only. Visitors will be permitted to use the facilities only as guests of residents who will remain responsible for the acts of their guests. Residents are requested to register their house guests with the management office in order to facilitate the receipt and forwarding of mail and the handling of telephone calls. Mail received for persons unknown to the management must be returned to the sender after holding for the period allowed by postal regulations.

4. Children's Activities. Children, to the extent permitted by the Declaration of Condominium establishing the Condominium (hereinafter sometimes referred to as the "Declaration") are welcome in the Condominium, and there is no desire to restrict their normal activities. Nevertheless, they are required to observe the same restrictions that apply to adults. This precludes the use of the balconies and halls for bicycling, rollerskating, skateboarding, or other play, the playful use of elevators, the use of any Common Elements for play areas other than any portions thereof that may be specifically intended for such usage, or any other conduct that will interfere with the quiet and comfort of the residents. Adult residents with whom children are living will be held responsible for the observance of these rules and regulations by the children.

5. Security. The management will attempt to provide security for residents of the Condominium, but all residents

must cooperate if effective security is to be obtained. This requires that all Unit doors be locked at all times. Solicitors or peddlers are not allowed in the Condominium without an appointment and must not be allowed to enter a Unit without an appointment. All suspicious appearing persons or incidents should be reported immediately to the management or security personnel.

6. Use of Units.

(a) Air Conditioning. A refrigerant agent is delivered to the air handling equipment in each Unit at all times. Air is cooled by operating the air handling unit in the Unit. When the air handling unit is operating, it is not advisable to open windows or doors. This is because the moisture in the warm air which is admitted through the open windows or doors will condense with resultant dampness and mildew within the Unit.

(b) Decoration. No Unit Owner shall decorate any part of his Unit or the Buildings so as to change the appearance of the Unit or the Building from the exterior. This precludes the painting of any balconies (except floors and inside parapets of private balconies), illumination of the exterior of the Buildings, display of plants or other objects upon balconies or railings or exterior window sills or ledges, unless approved by the board of directors in writing.

(c) Equipment Failure. Equipment shall be used only for the purposes intended. Failure of any equipment shall be reported immediately to the management, regardless of the responsibility for maintenance, in order that proper precautions may be taken to avoid damage to other equipment. Each Unit Owner shall be liable for all damage caused by misuse of equipment by the residents or guests of the owner's Unit.

(d) Fire Hazards. No article shall be stored nor any use made of any part of the Condominium property that will constitute a fire hazard.

(e) Hanging of Objects. The hanging of bathing suits, clothing, rugs, towels or other items upon balconies or railings or from windows is prohibited.

(f) Installations. Only such awnings, blinds, shades and sunscreens shall be used on balconies or patios as are furnished or approved by the Association.

(g) Maintenance and Repair. Unit Owners are reminded that maintenance and repair of the Buildings is the responsibility of the Association, except for the interior of the Units. As authorized by the Declaration, the board of directors has determined that the maintenance, repair and replacement of glass windows, glass doors, and individual air compressor units and attendant facilities shall be the responsibility of the Unit Owner, except in case of damage for which insurance proceeds are available. No work of any kind is to be done upon the part of the Buildings to be maintained by the Association without first obtaining the approval required by the Declaration. Occupants of Units under lease are reminded that the responsibility of maintenance and repair as between the lessor and lessee is established by their leases. Regardless of the responsibility for maintenance and repair, it is recommended that the need for such work be reported immediately to the management which can be of assistance in obtaining prompt service. Service provided by the management staff for which the

Unit Owner is liable will be charged to the Unit Owner at cost.

(h) Noise. In order to assure the comfort of all residents, the playing of phonographs, tape recorders, radios, television sets and musical instruments must not exceed a reasonable volume at any time, and between the hours of 10:00 P.M., and 10:00 A.M., shall be kept at a volume that cannot be heard outside the Unit in which such is located. All residents and guests shall refrain from any activity that would disturb other residents.

(i) Pets.

(1) The keeping of a dog or other pet at the Condominium is not a right of a Unit Owner but is a conditional license. This conditional license is subject to termination at any time by the board of directors upon a finding that a dog or other pet is vicious, is annoying to other residents, or has in any way become a nuisance. The owner of a pet assumes liability for all damage to persons or property caused by the pet or resulting from its presence at the Condominium.

(2) This license is subject to the following conditions:

(i) A dog must be on leash at all times when outside of the owner's Unit.

(ii) Because of the limited size of the grounds, a dog must not be curbed at any place on the property of the Condominium.

(j) Signs. A resident may identify his Unit by a nameplate of a type and size approved by the Association and mounted in the place and manner approved by the Association. No other signs may be displayed in any manner, except for signs of the Developer pending sale or leasing of the Units.

(k) Storm Shutters. Storm shutters are not required, but they may be obtained by Unit Owners at their own expense. In order that storm shutters will be a benefit and not a hazard, the design and installation must comply with the requirements of applicable building codes. Storm shutters may be installed only during times when hurricane warnings are in effect and must be promptly removed after danger of the hurricane has passed. Storm shutters will be installed and removed by the management as a Common Expense upon request of Unit Owners made in advance. Storm shutters must be properly stored.

(l) Use Restrictions. Residents are reminded of the restrictions upon the use of the Condominium that appear in §11 of the Declaration. The restrictions require, among other things, that a Unit may be used only as a private residence for one family, that no nuisances shall be allowed nor any practice followed that is the source of annoyance to other residents, that no unlawful use of the Property shall be made, that corporate ownership of Units is subject to certain restrictions, that no exterior antennas, etc., shall be allowed on the Buildings without consent of the Association, and that no electrical apparatus shall be used in a Unit which causes interference with radio or television reception.

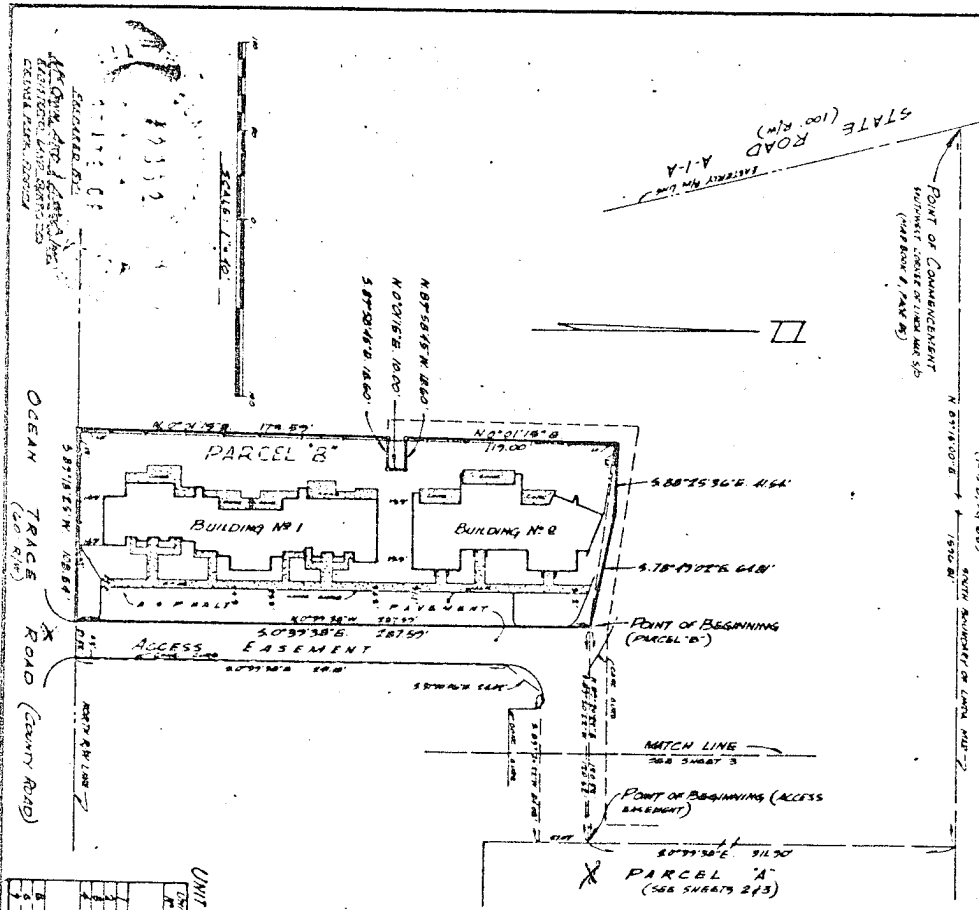
(m) Windows. This area is subject to sudden rainstorms without warning. In order to avoid water damage to a Unit as well as to other parts of the Buildings, occupants

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ST. JOHNS COUNTY, FLORIDA

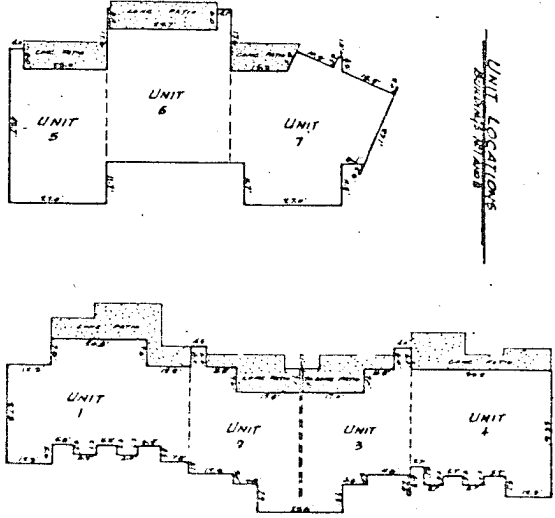
CONDOMINIUM PLAN
SHEET 1 OF 2 SHEETS

LINDA MAR
(M.A.B. 04 083)



- NOTE:
1. FOR DETAILS OF UNITS IN BUILDING NO. 1 AND 2 SEE SHEET M.A.
 2. SEE PLAN FOR UNIT IDENTIFICATION AND ELEVATION SCHEDULE.
 3. SEE PLAN FOR UNIT LOCATIONS FOR BUILDINGS NO. 1.
 4. ELEVATIONS SHOWN HEREON ARE THROUGHOUT REFERRED TO IN SECTIONS, DRAFTS, AND ALL FLOOR ELEVATIONS, SHOW HEREON AND THROUGHOUT REFER TO THE HORIZONTAL PLANE OF THE UNCORRECTED FINISHED FLOOR AND ALL CEILING ELEVATIONS, EXCEPT THOSE FOR UNITS NO. 2 AND 3 REFER TO THE ADDITIONAL PLANE OF THE UNCORRECTED FINISHED CEILING.

UNIT LOCATIONS

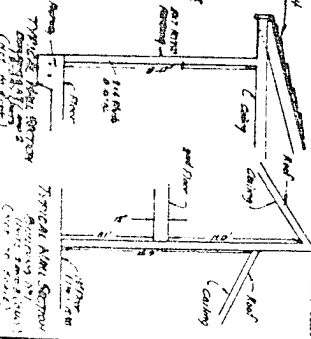


BUILDING NO. 2
SCALE: 1/8" = 1'-0"

BUILDING NO. 1
SCALE: 1/8" = 1'-0"

UNIT IDENTIFICATION AND ELEVATION SCHEDULE

| UNIT NO. | FLOOR FINISH ELEVATION | CEILING FINISH ELEVATION | UNIT NO. | FLOOR FINISH ELEVATION | CEILING FINISH ELEVATION |
|----------|------------------------|--------------------------|----------|------------------------|--------------------------|
| 1 | 7'-0" | 7'-6" | 5 | 7'-0" | 7'-6" |
| 2 | 7'-0" | 7'-6" | 6 | 7'-0" | 7'-6" |
| 3 | 7'-0" | 7'-6" | 7 | 7'-0" | 7'-6" |
| 4 | 7'-0" | 7'-6" | | | |



of a Unit are required to close all windows and doors exposed to the weather whenever no one is to be in the Unit. Failure to close windows and doors will render the Unit Owner liable for all resulting damage.

7. Use of Common Areas and Other Facilities.

(a) Fire Escapes, Halls, Stairways and Walkways.

(1) Fire escapes, halls, stairways and landings are for ingress and egress to and from Units and shall not be obstructed in any manner at any time. Exit lights shall not be obscured. These restrictions preclude the leaving of any articles in these areas, including baby carriages, bicycles, garbage cans, supplies, ice and milk containers. This prohibition is in compliance with the fire code, is for the protection of residents in case of fire or other emergency and accordingly, will be strictly enforced.

(2) These areas are part of the Common Elements and will be maintained and cleaned by the management. Residents are requested to cooperate by refraining from disposing on or from these areas any waste of any kind, including cigars and cigarettes.

(b) Elevators.

(1) The two passenger elevators in Building Number 3 are for the use of residents and their guests. The beauty of the elevators can be preserved only if care is taken not to mar the finishes by the unprotected usage thereof to carry bulky items. Use of the elevators to carry large packages, large quantities of items and freight must be by arrangement with the management in order that the car may be properly protected and padded. This use must be scheduled between 7:30 A.M., and 4:30 P.M., except on Sundays or holidays when no such use will be permitted.

(2) The operation of the passenger elevators and the emergency and safety precautions pertaining thereto will be explained by the management upon request.

(c) Exterior of Buildings. No one may mount any object upon the exterior or roof of the Buildings or upon the exterior of Units without approval of the board of directors in writing. No one may install or use any awnings, decoration, illumination, plants or signs without approval of the board of directors in writing.

(d) Garbage and Refuse Receptacles. Garbage disposal units in each Unit are to be used for disposition of most kitchen refuse. There is a chute for disposal of other refuse located on each floor. This chute will receive modest quantities of bottles, cans, waste paper and the like. All wet garbage placed in the chute must be securely wrapped in order to avoid fouling the chute and in order to avoid unpleasant odors from the chute and the garbage receptacles. The management should be called for aid in disposition of large quantities of matter that might overload the refuse chute.

(e) Swimming Pools. The use of the swimming pools is limited to residents and their house guests. All bathers are required to observe the following regulations, in addition to any other rules and regulations which might be posted by the management from time to time near the pools, in order to comply with requirements of public health authorities and to ensure the comfort and safety of all

concerned:

- (1) The pools may be used during daylight hours, except when the pools are being cleaned.
- (2) All bathers must shower immediately before entering the pools.
- (3) Bathers must remove suntan lotion, creams and bobby pins before entering the pools.
- (4) There shall be no running or shouting or boisterous games played within the pool area.
- (5) Children under 12 years of age are not permitted within the pool area unless accompanied by an adult who is and shall remain responsible for the children.
- (6) No dogs or other animals shall be allowed in the pools or within the pool area.
- (7) Persons leaving the pools should dry off before entering the elevators.
- (8) The pools are not guarded and all persons using the pools do so at their own risk.

8. Management. The management is employed to serve the residents but the cost and quality of that service depends largely upon the cooperation of the residents. Excessive demands for service will either deny service to some residents or increase the cost of service to all. Observance of the following provisions will be of much assistance to the management:

(a) Employees. Personnel of the management staff are to perform only such services as are made available to all residents and guests. All compensation for the staff will be paid by management. Costs chargeable to a Unit Owner, such as maintenance of a Unit, will be charged by management to the Unit Owner at cost. The management personnel, including all maintenance, office and service employees, are adequately compensated and no gratuities are to be given to them. This is not to be construed so as to preclude appropriate remembrances at Christmas or other particular occasions.

(b) Maid Service. Maid service can be obtained by residents through the management. If a maid is to be employed directly, it is requested that the management be advised for security purposes.

9. Rosters. The Declaration requires that the Association maintain a roster of owners and a roster of mortgagees. These rosters will be maintained by the management; and for the convenience of residents and security purposes, the rosters will include certain additional information. All residents and Unit Owners are required to furnish the following information to the management to be included in the rosters:

(a) Ownership Roster.

- (1) Original or certified copy of the deed or other instrument evidencing title of the owner to the Unit.
- (2) Telephone number of the Unit.

(3) Local business address and telephone number where the Unit Owner may be reached during normal business hours.

(4) Forwarding address and telephone number whenever the owner or resident is out of the city.

(5) Make, model, serial number and license number of all automobiles to be parked at the Condominium.

(b) Mortgagee Roster.

(1) Certified copy of each mortgage upon a Unit.

(2) Original or certified copy of each release or satisfaction of a mortgage upon a Unit.

(3) Business address and telephone number where the mortgagee may be reached during normal business hours, together with, if appropriate, the name and title of the individual employee of the mortgagee responsible for servicing the mortgage.

10. Transfer of Units. The Declaration requires that all owners and residents of Units in the Condominium be approved by the Association. All prospective owners and all prospective residents must submit an application for approval upon the form adopted by the Association, accompanied by payment of \$50.00 to meet the cost of processing the application. Application forms are available in the management office.

ADOPTED by the board of directors of St. Augustine Beach and Tennis Club Condominium Association, Inc., on April 29, 1976, and by its members on April 29, 1976.