

THE FIRST SCHEDULE HEREINBEFORE REFERRED TO

CORAL BEACH APARTMENT HOTEL

RULES AND REGULATIONS GOVERNING THE USE OF UNITS AND THE COMMON AREAS

To provide for the greatest common benefit and good, to provide for the most congenial use and occupancy of the premises and its occupants, and to provide for the maximum protection of the value of the Owner's investment, the Board of Directors of Coral Beach Management Company have adopted the following Rules and Regulations Governing the use of the Apartment Units and of the Common Areas:

- 1.1 The Owner of each Unit shall:
 - a). Observe the conditions and restrictions set forth herein, and in the Declaration of Condominium and in the Bylaws.
 - b). Do nothing to interfere with the peaceful use and occupancy of any other apartment Unit.
- 1.2 All persons, including Owners, must register at the Front Desk at the time of their arrival and advise the Front Desk at the time of their departure.
- 2.1 No structural modification or alteration shall be made to any apartment Unit.
- 2.2 No existing apartment unit may be divided or subdivided into a small unit or units without the prior written consent of the Board of Directors.
- 2.3 No Owner of any Unit shall allow such Unit to fall into a state of disrepair.
- 2.4 The floor areas of each apartment unit shall be covered with carpeting, ceramic tiles, linoleum, parquet flooring, or such proper material.
- 2.5 No Owner shall, in any manner, including by way of painting or decorating or by the installation of any item or device, do anything that shall alter or modify the exterior of appearance of any unit.

Hotel service shall not be available for rental apartments (except those in the Hotel Pool).

- 2.6 No signs, billboards or other advertising devices of any kind or nature whatsoever shall be erected or displayed on or about any apartment unit.
- 2.7 Each unit have installed draperies, blinds, or curtains on the exterior windows. To maintain the aesthetic appearance the buildings, all such coverings shall have an off-white or white surface visible from the exterior.
- 2.8 All units shall be equipped with a separate electric meter.
- 2.9 Hotel service shall not be available for private apartments, and is available only to units in the Hotel Pool. Maid and other services are available to Owner, guests of Owners, or tenants at the established charges, and such services may be arranged at the Front Desk.
- 2.10 Hotel linens shall not be furnished to private apartments. Linen changes shall be made using the Owner's linens. Laundry service for Owner's linens is available through the Front Desk.
- 3.1 No apartment unit shall be used for any other purpose than as a private residence. No trade, business or commercial undertaking of any kind, nor any professional undertaking of any kind (save that of a hotel, and providing accommodations for hotel and other guests, and that of rental of residential apartments) shall be carried on in any apartment unit.
- 3.2 No occupant shall do or permit to be done anything that may be a hazard to the health and safety of any other occupant, of which may increase the rate of insurance on any of the property or buildings, or which may obstruct or interfere with the rights of other occupants.
- 3.3 No person shall do anything that shall obstruct or not permit the free use of any Common Area, nor shall anything be stored in or upon the Common Area by any occupant of any unit.
- 3.4 No occupant of any unit shall conduct or permit the conduct of any activity which may result in any noise that shall be disturbing to other occupants.
- 3.5 No immoral, improper, offensive, or unlawful use shall be made of any unit or of the Common Area.
- 3.6 No occupant of any unit shall conduct any activity which may result in an obnoxious smell or odor.
- 3.7 The occupant of any unit shall keep the premises in a clean and orderly manner, including the interior of each such unit. No garbage or waste of any kind shall be kept or stored on the premises except in proper sanitary containers.
- 3.8 No occupant of any unit or any other person, shall at any time hang or display any clothing, sheets, towels, laundry, or any other such items on any railing, outside window or wall.

3.9 No obnoxious or offensive activities shall be carried on in any apartment unit or upon Common Areas, nor shall anything be done either willfully or negligently, which may be or may become an annoyance or nuisance to the occupants of any other unit.

3.10 Proper dress is required in all areas. Bathing suits are not considered proper dress within the Lobby or Common hallways or all persons in such areas must at all times wear robes, beach jackets, or other proper covering.

Shoes, sandals or other suitable covering are also required within the Lobby or Common hallways and other such areas.

4.1 No pets or animals of any kind shall be kept in any unit or be permitted upon the Common Areas.

To provide for the orderly implementation of this rule, the Board of Directors has ruled that those Owners or occupants who presently have at the time this Rule is published, small domestic pets within the living unit be exempted from this Rule during the life of such particular pet or animal. No further extension or exceptions will be permitted. Any Owner or occupants affected by this Rule should make prompt application to the Board of Directors for exception as stated herein.

4.2 Designated Parking Spaces, whether under cover or not under cover, are available to owners only on application, in order of application, on payment of an annual fee.

Such Designated Parking Spaces, are for the exclusive use of the Owner or his guests, and are not available to tenants renting or leasing.

Owners may continue to occupy such Designated Parking Spaces once assigned upon payment of the annual fee when due. Vacancies shall be filled in order of application.

4.3 No person shall park in the entrance or driveway area except to load or unload, or to register.

4.4 No person shall park in any area marked "No Parking", or any other area that has been restricted.

No unauthorized persons shall park in any "Designated Parking Spaces".