SUN POINTE VILLAGE CONDOMINIUM ASSOCIATION, INC
RULES AND REGULATIONS

The following rules and regulations are adopted by Sun Pointe Village Condominium Association Board of Directors (the "Association") for the purpose of assuring that the Condominium is operated in an efficient and orderly manner to create a pleasant living environment.

ARTICLE I

GENERAL

1.01. Applicability to All Residents. All rules and regulations shall apply to and shall be complied with by all Unit Owners, residents within Units, and their guests, families, invitees, and tenants.

1.02. Definitions. All capitalized terms not defined herein shall have the definitions assigned to such terms by the Declaration of Condominium for Sun Pointe Village, a condominium (the "Declaration"), and the By-Laws.

1.03. Winter Heating. Whether occupied or vacant, all Units shall be heated to at least 60° Fahrenheit during the winter months. If you are a snowbird, please change the batteries in your thermostat before leaving your unit for the winter.

1.04. Rental of Units. Units may be rented out for a minimum term of four (4) months; subject to rules and regulations adopted by the Association.

1.05. Occupancy of a unit in the condominium shall be limited to a maximum of two persons per bedroom per unit. Occupancy is defined to mean residing in the unit overnight for sleeping purposes and shall not be deemed to restrict or limit social entertaining.

ARTICLE II

APPEARANCE

2.01. Signs. No sign of any kind shall be displayed to the public view without the written consent of the Association, except that a sign supports or opposes a candidate for public office or a referendum question may be displayed inside of a Unit

2.02. Hanging of Garments and Window Coverings. The hanging of garments from the windows or any facades of the Condominium is prohibited. No sheets shall be used for window coverings.

2.03. Protrusions. No awning, machines, air conditioning units, wiring for electrical or telephone installation, or similar protrusions shall be allowed on the exterior of the Condominium without the prior written consent of the Association.

2.04. Antennae. To the extent this restriction is permitted by applicable law, no exterior antennas, windmills, or satellite dishes shall be erected on any Unit without the prior written approval of the Association.

2.05. Laundry. No laundry is to be hung on the balcony or in windows for any reason.

2.06. Limited Common Elements. All decks and patios, which are open to public view, shall be kept in a neat and orderly condition. No personal property shall be stored thereon except for grills and for patio and deck furniture. Grills or any incendiary or other potentially hazardous devices, must be at least 10 feet from buildings when in use.

2.07. Garage, Estate, Lawn, etc. Sales are not permitted. Sales are allowed inside the Unit only.

2.08. Bird Feeders. Only thistle seed for finches and nectar for hummingbirds are allowed.

2.09. Discarding, tossing, dropping etc. of any bread, food, seeds, etc. in the Common or Limited Common Elements is prohibited.

ARTICLE III

USE RESTRICTIONS

3.01 Animals. Unit Owners shall be allowed to keep up to: (i) two (2) cats or one dog per Unit; (ii) one (1) dog and one (1) cat per Unit; or (iii) subject to a combined weight limit of fifty (50) pounds, two (2) dogs per unit. No Rottweilers or Pit Bulls shall be allowed anywhere within the Condominium. Animals should always be carried or kept on a leash when not in the Unit. In addition to cats and dogs, small animals that are kept in a cage or tank may also be permitted with Association approval. All animals shall not unreasonably disturb other Condominium residents and shall not be left unattended in any portion of the

Common Elements. All animals must be registered with the Association and owners of animals shall be pecuniarily liable for damage caused by their animals. Kennels shall be kept inside their respective owner's Unit. Unit Owners are responsible for the immediate cleanup of their animals regardless of the circumstances or be subject to a fine.

3.02. Damage to Common Elements. Damages to Common Elements caused by a resident or visitors of a resident or an agent of a resident shall be the responsibility of the Unit Owner and the person causing such damage.

3.03. Maintenance of Unit. All Unit Owners shall promptly perform or shall have promptly performed all maintenance and repair work within their own Unit, which would adversely affect any portion of the Condominium. Each Unit Owner shall be responsible for all damages and liabilities that any failure to maintain or repair may engender.

3.04. Maintenance of Common Elements. Unit Owners shall be prohibited from discarding any materials from the windows, balconies, or doors of the Units and shall be prohibited from discarding any materials into the Common Elements.

3.05. Nuisances. No offensive or unlawful activity shall occur in the Condominium. No offensive or unlawful use shall be made of the Condominium. All Unit Owners at their own expense shall comply with all city, state, and federal laws applicable to their Unit. No Unit shall be used or maintained as a dumping ground for garbage.

3.06. Storage. The Association shall not be liable for any loss of or damage to property placed in any Unit or Common Elements. No materials prohibited by law or local ordinance may be stored in any of these areas.

3.07. Salting. Unit Owners are hereby prohibited from using salt on the access walks or driveways of the Condominium and shall be liable for the cost of repairing all damage caused by the use of salt. Salting shall only be done by a contractor approved by the Association, except that Unit Owner may use ice melts that have Calcium Chloride, as needed.

3.08. Landscaping. Unit Owners may not plant outdoor vegetation within the Common Elements. Unit Owners may place pots and other flower containers on that Unit's porch or patio Limited Common Element. Replacement of destroyed, damaged, diseased, etc. vegetation is to be done by the Association and not the Unit Owner unless prior written approval is obtained from the Board of Directors.

ARTICLE IV

RESTRICTIONS

4.01. Obstructions. Driveways shall not be used for any purpose other than the ingress and egress to and from Units.

4.02. Vehicle Parking. Unit Owners shall not be permitted to park their vehicle in any space other than their garages and in the areas of their driveway immediately in front of the garage door for that Unit and/ or in other assigned spaces. Unit Owners shall not park, nor shall they permit their families, guests, invites, or tenants to park upon or to block access to the parking areas of other Unit Owners. Improperly parked vehicles shall be subject to removal at the vehicle owner' s expense. Unit Owners shall not leave their vehicles idling in any garages.

(a) No motor vehicles shall be used, stored, or maintained on the Common Elements, except motorcycles, pickup trucks, passenger vans, and standard automobiles including sedans, coupes, station wagons, convertibles, sports cars, economy cars and antique automobiles, without the prior written consent of the Association Board of Directors. This restriction shall not be construed to prohibit deliveries of products, moving of personal effects, or service vehicles from having access to all units during reasonable hours or in case of emergency. This restriction shall apply to all power-driven vehicles including trucks (except pickup trucks), recreational vehicles, motor homes, campers, all-terrain vehicles, snowmobiles, boats etc., unless prior written approval from the Board of Directors is obtained.

(b) In the event any Unit Owner, occupant, guest, invitee, family member, or licensee shall dismantle or otherwise make inoperative any motorized vehicle on the Common Elements, except for temporary or emergency repairs, and refuse to remove same within twelve (12) hours after receipt of written notice to immediately repair or remove said motorized vehicle. The Board shall have the right to enter on the Common Elements and remove therefrom said inoperable motorized vehicle. The cost of removal and storage of said vehicle shall be assessed against the Unit Owner.

4.03. Refuse. Garbage, and other waste shall be kept only in enclosed sanitary containers, and shall be disposed of in a clean, sightly, healthy, and sanitary manner. Refuse containers shall be kept inside the garage portion of the unit until the day of or night

before the scheduled pickup. The containers, once emptied, shall be returned to the inside area within twelve (12) hours after the refuse has been picked up.

4.04. Patios. Fencing and screening or enclosing of patios or balconies shall only be done with the prior written approval of the Association Board of Directors. The installation, repair, and maintenance of same shall be the expense of the Unit Owner.

4.05. Garage Door. The garage door to any Unit shall remain closed at all times except when in use for ingress or egress purposes.

ARTICLE V

AMENDMENTS

5.01. This document may be amended at any time by a majority of the Board of Directors of the Association.

ARTICLE VI

FINES

6.01. In addition to all other remedies available to the Association under the Declaration, the Bylaws, or these Rules and Regulations, the Association shall have the right to impose against any Unit Owner in violation of the Declaration, the Bylaws, or these Rules and Regulations, a fine against such Unit Owner according to the following schedule:

(a) For the first offense in each twelve-month period: $100.00

(b) For the second offense in each twelve-month period: $200.00

(c) For the third offense in each twelve-month period: $300.00

6.02. Fines are to be paid immediately to the Association. Any fine not paid within ten days after written notification by the Association shall accrue a late charge in the amount of $50.00 for every month the fine is not paid. The Association shall have the right, following the imposition of any fine, to collect the same as a Special Assessment against the Unit Owner's Unit, or to place a lien on the Unit.

Board of Directors of Sun Pointe Village Condominium Association, Inc.

2-19-2026

Date

Ray Potenziani	Judy Sebetic	Michael R. Iselin