DEAUVILLE LAKE CLUB
RULES & REGULATIONS

As amended 11/26/07

THESE RULES AND REGULATIONS have been promulgated as a result of suggestions from members and an extensive study of what other condominiums have learned from experience. They take into account the rights of all members and their obligations to others. Changing conditions may from time to time necessitate making revisions in rules or policies. Copies of the Rules and Regulations will be given to any unit owner upon request. It is the responsibility of the unit owners to make these available to all their resident guests and lessees. Please ask your guests and lessees to familiarize themselves with these rules to avoid any embarrassment to yourselves and management as well as the need for punitive action. COMPLAINTS should be directed to the Condominium MANAGER. Complaints should not be directed by telephone or in person to the Directors/Officers.

ABSENT OWNERS: The Association has the irrevocable right of access to each unit during reasonable business hours, when necessary for the maintenance, repair or replacement of any common elements, inspection for water leaks, or for making emergency repairs that are necessary to prevent damage to common elements or to another unit or units. Keys to your unit must be provided to Management.

ALTERATION OF CONDOMINIUM: Unit owners are specifically cautioned that their right to make any addition change, alteration or decoration to the exterior appearance of any portion of the Condominium or common grounds is subject to the provisions of the Declaration of Condominium. For example, no unit owner may install screen doors, hurricane shutters/windows, or apply any type of film or covering to the inside or outside of window or door glass without the prior approval of the Association. All such additions, changes or alterations must be presented in writing to the Board of Directors for approval. In addition, any changes to the interior of a unit consisting of wall removal, wall changes, floor coverings, etc. need prior approval of the Board of Directors. Contractors that are utilized by unit owners must be licensed in Collier County. Contractors may work on Deauville premises only during the hours of 8:00 A.M. to 5:00 P.M. Monday through Saturday.

BARBECUING: No barbecuing or outdoor cooking is permitted in any building walkway, stairway, lanai, parking lot or driveway. No storage of combustible materials or propane tanks is permitted anywhere on the premises.

BICYCLES: Shall be parked only in the bicycle racks provided. Bicycles shall not be left on the commons areas or attached in any way to the carport supports, trees, etc.

BOOK EXCHANGE: A book exchange is located at the large clubhouse. Please come down and exchange your book for one you haven't read. As soon as you have finished with a book please return it to the club house so that the next person can enjoy it. Book donations are also appreciated.

BUILDING REPRESENTATIVES: Each building will elect a representative to serve as liaison with the Board, the names to be submitted to the Association Manager at the Annual General Meeting. He/She should preferably be a year round resident and must be a non-board member. In the absence of the building representative, each will appoint his/her temporary substitute. In the advent that no representative is elected, the Board may appoint a representative. The name and unit number of the representative will be posted on the respective building bulletin boards. The duties are:

1) Be familiar with the location of building utility services, exterior main water turn-off, electric meter shutoffs, phone systems, TV cable systems, and air conditioning units. Check phones regularly in elevators to see that they are working

2). Notify Association Manager of any elevator problems.

3) Conduct a quarterly check of all emergency lighting and report defects to Association Manager.

4) Any problems are to be discussed with the Association Manager.

5) NOT to give directions to Contractors or their employees. Any problems are to be discussed with Association Manager.

6) Assist owners/lessees with questions and inform them on the procedure for non-emergency complaints.

7) Advise each unit owner of the proper procedure to be followed if the fire alarms are set off.

BULLETIN BOARDS:

1) The official locked bulletin board is located in the library of the large club house. This board will be used for official notices approved by the Board of Directors only. Notices of Board Meetings and Members Meeting will be posted on this board

2) Building bulletin boards are for approved notices of interest to all owners and guests of Deauville Lake Club only. *This is the area where pest control will post its notices of service to the units.* The names of building representatives and telephone numbers will be posted here. Individual owners may not post notices on these boards. Bulletin boards inside the club houses are provided for information such as rentals, sales, announcements and other notices by individual owners..

CLUB HOUSE RULES: The clubhouses are reserved for Deauville Lake Club owners, lessees, and their houseguests only.

1) Each owner or lessee using the clubhouse is responsible for locking the building after use.

2) Perishable food *should not be left in refrigerator at any time after use of clubhouse*

3) Children under twelve (12) years old are not permitted in clubhouse without adult supervision except to use the rest rooms. Parents are responsible for the conduct of their children at all times.

4) No bare feet or bathing attire permitted in the clubhouses except in the rest room areas.

5) Clean up after use and arrange furniture in original placement

6) Use receptacles for disposing of litter. Remove all trash from clubhouse and place in dumpster (Bldg. 'A' dumpster for small club house: Bldg. 'E' dumpster for large club house)

7) Animals are not permitted in the clubhouses

8) The cost of replacing any property of the clubhouses, broken, damaged or removed by a member, tenant or guest, or any member of their families, shall be charged to the member or tenant concerned

9) No smoking is allowed in either clubhouse (Florida Clean Air Act. 386.20 1)

EXTERIOR BALCONIES, SCREENED LANAIS AND STAIRWAYS

1) The streets, sidewalks, walkway entrances, and stairs must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the units, nor shall any carriages, toys, bicycles, wagons, shopping carts, chairs, tables or any other object of a similar type and nature be left therein or thereon. No drying or airing of clothing, carpeting or laundry or hanging of clotheslines is permitted on lanais, balconies or railings.

2) Personal property of unit owners shall not be stored outside their units.

3) No bicycles, garbage cans, supplies, containers, plants, pots or other articles shall be placed in or on the walkways, hallways, balconies and entry ways or under stairways, nor shall any linens, cloths, clothing, curtains, rugs, mops or laundry of any kind or other articles be shaken or hung from any of the windows, door, walkways, balconies or entry ways, or exposed to any part of the limited common elements. Association property shall be kept free and clean of refuse, debris and other unsightly material. Fire ordinances prohibit the

placing of doormats or pieces of carpeting outside of the unit door

4) During hurricane season, all unoccupied units shall have their lanais cleared of all furniture, rugs, plants and wall appurtenances, etc., that may become airborne during a hurricane. In a hurricane watch situation, all resident unit owners shall remove all appurtenances and furniture from their lanais so that they do not become airborne during a hurricane except those lanais that are protected by hurricane rated shutters.

FACILITIES AT DEAUVILLE LAKE CLUB: Facilities of the condominium are for the use of members, their house guests and lessees only. It is expected that such use of the facilities does not interfere with the rights of others.

FEEDING OF BIRDS OR ANIMALS: Feeding of alligators is strictly prohibited. Florida state law provides for the fining of anyone who does not abide by this law. Feeding of wild birds or animals not kept or permitted to be kept in units from any lanai, balcony, or common grounds is strictly prohibited.

FIREWORKS: *No fireworks of any kind shall* be allowed to be discharged on Deauville's premises

FIRE ALARM SYSTEM: The manual Fire Alarm Boxes located on the building walls, on each floor, **are not** tied in to the local fire department. If there is a fire in a building, the local fire department must be called by dialing 911. In addition, the manual fire alrm pull boxes must be pulled to alert other building residents of a fire so the building can be evacuated.

Each unit owner has a smoke alarm and a sentinel fire alarm horn located in their unit. The smoke alarm is to detect any smoke and is usually located on the living room wall near the ceiling. This alarm is hard wired with a battery backup. This unit will blink periodically when operating properly. When the battery approaches the end of its life, the alarm will periodically beep. This is an indication that the battery needs replacement. This smoke alarm is the responsibility of each unit owner. Your smoke detector **is not** connected to the local fire department. If you have a fire in your unit **YOU MUST CALL THE FIRE DEPARTMENT AT 911.**

The sentinel fire alarm horn is usually located in the hallway between the kitchen and the living room. This alarm is also hardwired and is activated when the any manual fire alarm pull station, located on the walls of the building walkways, is pulled. When this alarm goes off, it means that someone has pulled one of the manual fire alarm boxes in your building because of a fire, or by accident, or a fire alarm system test for which you will be notified. Once this fire alarm has been activated by other than a system test, and there is no fire in the building, someone must call the **East Naples Fire Department at 774-7111** to have the alarm deactivated. The manual fire alarm pull stations **ARE NOT** connected directly to the local fire department. **IF THERE ACTUALLY IS A FIRE, SOMEONE MUST CALL THE FIRE DEPARTMENT AT 911.** Under these conditions, all unit owners in the building should evacuate their unit until such time as the fire department declares it safe to re-enter the building.

In addition, there is a fire alarm panel located in the utility room of each building. This panel is the main control panel for the on site fire alarm system. It controls any inputs from the manual pull stations and sends an alarm signal to each horn in every unit in the appropriate building. This alarm panel also **IS NOT** connected to the local fire department. Sometimes these alarm panels malfunction and an alarm in the utility room will activate. Under no circumstances should any unit owner enter the utility room and attempt to reset this alarm so as to silence same. There are no owner serviceable items contained within these panels. In the event that this happens, please call the management company who will in turn contact the appropriate people to reset the fire alarm panel. Only a certified alarm company representative, or the local fire department, can reset these panels. The main control panels have a small battery backup system in them which allows them to function during any power in terruption. **REMEMBER – IF THERE IS EVER A FIRE ON DEAUVILLE PREMISES, THE FIRE DEPARTMNET MUST BE CALLED AT 911.**

FLAG DISPLAY: Any unit owner may display inside his unit window one small, portable, removable United States flag in a respectful way. On Armed Forces Day, Flag Day, Independence Day, and Veterans Day, an owner may display, inside his/her unit, in a respectful way, one portable, removable official flag, that represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

One portable, removable American flag no larger than 4 ½ feet by 6 feet may be displayed at each building on either the second or third floor railing in the center of the building in front of the elevators.

No American flags are to be flown on the mailboxes, nor shall any flowers be appended to the mailbox operators.

GARBAGE DISPOSAL: All garbage that cannot be disposed of in the garbage disposal unit shall be securely tied in plastic bags and placed in the trash disposal container located in the enclosed areas. If garbage is dropped outside the container, please pick it up. Cigarette butts, grease, coffee grounds, tea bags, paper toweling and other fibrous items shall not be placed into the kitchen garbage disposal. Cardboard cartons shall be flattened and deposited in trash container for collection. Garbage, rubbish, debris or other unsightly materials shall not to be left in the halls, on or under stairways or in any common area. All trash shall be placed in the proper receptacle . Unit owners who sell their unit shall not clean out their units, when moving out, and place material in dumpsters for disposal, under any circumstances

HOUSEGUEST: means any person who is physically present in, or occupies a condo unit on a temporary basis at the invitation of the condo owner, without the payment of consideration. No person under 18 years of age shall occupy a condo unit unless owner, lessee or other responsible adult is in residence. In the absence of the owner, the responsible person occupying the unit must register in advance with the Building Representative or the Board of Directors' Secretary. Persons occupying a unit without prior notice shall register with the Building Representative or the Board of Directors' within twenty-four (24) hours after arrival by submitting a Guest Registration Form. The information to be provided shall include the names, number of persons, length of stay, relationship to owner, make of car and license number. Failure to do so will result in a fine of the unit owner.

LAKE USE:

1) No Swimming

2) No use of floatation cushions or devices

3) Littering and/or dumping of any kind of material into the lake is strictly prohibited.

4) Persons fishing in the lake who catch fish must release them back into the lake

LANDSCAPING: The Board of Directors has adopted a general landscaping plan. Anything that does not appear on this plan must have board approval before changes can be made. No plantings of any kind, by unit owners, are allowed in the front of the buildings.

LEASES, TENANTS AND NON-RESIDENT UNIT OWNERS: All unit owners who do not reside in a unit owned by them shall provide the Association with their permanent residence address and telephone number where they may be reached in an emergency, both at home and at work. Any expenses of the Association incurred in locating a unit owner who fails to provide such information shall be assessed to the unit owner's account. Unless otherwise provided by law, any unit owner who fails to provide such information shall be deemed to have waived the right to receive notices at any address other than the address of the unit and the Association shall not be liable for any loss, damage, injury or prejudice to the rights of said unit owner caused by any delays in receiving notice resulting there from.

Every lease shall be in writing and submitted to management twenty (20) days in advance of the anticipated occupancy and shall be subject in all respect to the provisions of the Declaration, Bylaws and Rules and Regulations of the Association. Each unit owner shall be responsible for providing his or her lessee(s) with copies of the Rules and Regulations of the Association. Owners who wish to lease their units must submit an Application for lease (available at the Management Office) accompanied by:

1) A copy of the signed lease

2) Two (2) written references. If tenants have leased previously at Deauville, written references are not required.

3) An application fee of $100 payable to the Association

4) Any other information that the Board shall require.

The Board of Directors, prior to occupancy by the tenant, must approve all Applications for Lease. No unit owner may lease less than the entire unit, nor may the unit be leased for transient or hotel purposes. No unit may be leased for a period of less than thirty (30) days. No more than four (4) such leases will be approved in any calendar year. No lease will be approved unless the unit owner's account with the association is current. No lease may be for a period of more than six (6) months and no option for the lessee to extend or renew the lease for any additional period shall be permitted. No subleasing or assignment of lease rights by the lessee is allowed. Total number of overnight occupants of a leased unit is limited to two (2) persons per bedroom plus two. **NO PETS ARE PERMITTED IN LEASED UNITS.** The Board may require a personal interview with a prospective lessee as a condition of approval. After required notice and fees and all information or appearances required have been provided, the Board shall approve or disapprove the proposed lease within (20) twenty days. If a proposed lease shall be disapproved the lease may not be made. Any lease entered into without approval or in violation of the above provisions shall, at the option of the Board, be treated as a nullity and the Board shall have the power to evict the lessee without securing consent to such eviction from the unit owner. In the event of any violation of the Declarations, Bylaws or Rules and Regulations of the Association by a lessee, the Board in its discretion, shall determine what action or actions are necessary against the unit owner or lessee, as the case may be. When the Board, in its discretion, determines that a violation or series of violations warrant termination of the lease, the Board may take any necessary action or actions to terminate the lease, including fines and eviction of the tenant. All expenses of the Association, in connection with any violations under these rules, shall be assessed to the account of the unit owner responsible.

NOISE: No Unit owner shall make or permit any disturbing noises by himself, his family, servants, employees, agents, visitors, or lessees nor permit anything by such person that will interfere with the rights, comforts or conveniences of other unit owners. No unit owner shall play or permit to be operated a stereo, television, radio or musical instrument in such a manner as to unreasonably disturb or annoy other occupants of the condominium. Unit parties may not spill over into the hallways, stairwells or other common elements. No washing machine, dryer, or dishwasher may be operated between the hours of 10:00 p.m. and 7:00 a.m.

OWNER OCCUPANCY: Owners agreement provides for the use of a condominium unit for PRIVATE RESIDENCE ONLY. When owner is in residence, occupancy is restricted to members of his family (i.e. spouse, children, grandchildren, brother, sister or parents) and to houseguests.

PARKING OF VEHICLES: Use the one parking space assigned to your condo unit only. DO NOT PARK IN AREAS DESIGNATED FOR SPECIFIC PURPOSES such as delivery service and handicapped. Use of another unit owner's parking space must have written permission of the owner. **IF A UNIT OWNER LEASES HIS UNIT, HE CANNOT PARK HIS VEHICLE IN ANOTHER UNIT OWNER'S ASSIGNED PARKING SPACE EVEN THOUGH HE MAY HAVE PERMISSION TO DO SO.** Unit owners shall be responsible to inform a lessee of the parking number space for that unit. Inform guest and visitors to park in a guest space and emphasize they are not to utilize assigned spaces. Avoid unnecessary vehicle noises within the grounds. Vehicles should be parked tight against parking bumpers and in center of space. Backing into a parking space is prohibited with the exception of Building 'E' and 'F'. The parking of commercial vehicles on the condominium property is prohibited.

The parking of pickup trucks and vans will be permitted if the following requirements are met:

1) The vehicle must be intended for use as a passenger vehicle for personal, non- business purposes.

2) Vans must have windows on both side panels and must be equipped with seating throughout

3) No tools, equipment, merchandise, materials or supplies of any kind may be kept or stored in the van or pick-up truck, except for a jack and other emergency equipment normally found in passenger automobiles

Parking of boats, trailers, motor homes or RVs on condominium property is prohibited. Unlicensed or non-registered vehicles are prohibited on condominium property. Display of 'For Sale' signs on any vehicle parked on condominium property is prohibited. Parking of vehicles on condominium property for the purpose of washing or repairing of vehicle is prohibited. Each unit is limited to two vehicles in parking area. Each unit is entitled to one reserved parking space. Any additional vehicles must have written permission of the Association.

PARKING ENFORCEMENT: Failure to adhere to these regulations will result in the fining procedure as outlined in the bylaws of the Association.. Vehicles may move at a speed of not more than twenty-five (25) miles per hour. Any vehicle that is abandoned may be removed by the Association with due notice to the owners of said vehicle and at the vehicle owner's expense.

PARKING IDENTIFICATION DECALS: Unit owners or their lessees shall provide the Manager with a list of all vehicles to be parked on condominium property. A parking permit will be issued and must be displayed on the left rear window of their vehicle. Only permitted vehicles which have been identified to the Association shall be parked in the numbered guest spaces.

PETS: NOTICE TO ALL LESSEES, RENTERS AND GUESTS, NO PETS!!!
Owners are allowed one pet (cat or dog) 25 pounds or less. Pets must be accompanied by their owners and must be on a leash outside condominiums and on the grounds. Pets must be exercised off and away from the premises to avoid damage to plants and shrubbery or unsightly conditions. If walking pets on the road, they must be walked on the far side of the road farthest away from the buildings. Any deposit of waste by pets shall be immediately removed and properly disposed of by the individual attendant of the pet. Pets must be hand carried while on elevators.

RECYCLING: *Recycling of newspapers, magazines, corrugated cardboard, white office paper, junk mail, telephone books, metal cans, glass bottles and jars, and plastic bottles and containers is mandatory in Collier County.
*All cans, jars, and bottles must be rinsed of food and liquid before recycling to control insect problems in the dumpster area.
* Boxes must be broken down and placed in the dumpster

Recyclable items must be separated from other trash and placed in the plastic bins located in the dumpster area. Glass, papers, metal and plastic may be placed in the same bin. They no longer need to be separated. You must place any plastic bags used to transport these items to the bin in the trash dumpster.

* Plastic bags are **NOT** recyclable. Waste Management will not empty bins that contain non-recyclable items
* Do not place any trash or debris outside of dumpster
* Any large items, such as a refrigerator, that do not fit in the dumpster, contact Waste Management at 239-649-2212

RULES REGARDING ENFORCEMENT POLICIES; The Board of Directors may levy reasonable fines against units whose owners commit violations of the Condominium Act, the provisions of the Condominium documents, or Association Rules and Regulations or allow such violations by their family members, guest or lessees. The fines shall be in an amount deemed necessary by the Board to deter future violations, but in no event shall any fine exceed the maximum amount allowed by law.

No fine shall be imposed until the unit owner has been given fourteen days notice of a Fine Hearing and an opportunity to be heard before a fine committee consisting of other unit owners.

SAFETY: People walking the circle should walk no more than two abreast so that cars can proceed safely by. Also, for safety reasons, it is suggested that walkers walk against traffic so they will be able to see the on-coming cars. Bicycles should be ridden at a safe and orderly speed, going in the direction of the traffic. The Association does not assume responsibility for bicycles or other equipment stored in the common areas. SKATE BOARDS AND ROLLER SKATES/BLADES are not permitted in parking lots, elevators, building walkways, tennis courts, shuffleboard courts, pool decks, or Tiki Hut areas.

SALE OR GIFT OF CONDOMINIUM UNIT: An owner intending to make a sale or gift of his unit shall give the Board of Directors written notice at least twenty (20) days prior to the intended closing date together with:

1) *A Sales Application with the name & address of the proposed purchaser or donee.*

2) A copy of the Sales Contract.

3) Such other information about the proposed purchaser as the Board may require

The Board may require a personal interview with the prospective purchaser & spouse. Within twenty (20) days after receipt of the required notice and all appearances and information requested, or not later than sixty (60) days after notice required in above paragraph is received, whichever occurs first, the Board shall approve or disapprove the transfer.

A Sales Application is only valid for a period of sixty (60) days after Board approval. If a Sale is not consummated in that time frame, the buyer/seller shall make out a new Application for Sale, accompanied by the appropriate paperwork and a check for $100.

SEASONAL DECORATIONS: Seasonal decorations may be installed no earlier than one (1) month prior and shall be removed no later than one (l) week after the date of the holiday. Unit owners may hang a wreath on the door of their unit but cannot under .any circumstances hang decorations on the building walls. No unit owner shall, decorate a common element within the Deauville premises.

SECURITY: Inasmuch as we have open corridors, it will be impossible to exercise a continued surveillance. The co-operation of the occupants is a necessity. KEEP ALL CONDO UNIT DOORS SECURED at all times whether you are inside or not. REPORT ANY SUSPICIOUS PERSON, incident, or strange vehicle immediately to the SHERIFFS OFFICE phone 774-4434. DISCOURAGE SOLICITORS of any type and refer them to the Manager. DO NOT PERMIT STRANGE CHILDREN or teenagers to roam your open balcony. Advise the building representative or director of the arrival and departure of guests in the owner's absence.

SERVICE REQUESTS: *Unit owners should avoid making a verbal request to the management company to get something accomplished.* If a unit owner wants something done or sees something that needs to be fixed they should fill out a Service Request and give it or mail it to the management company. Service Request Forms are located in each clubhouse and one copy is included in the back of the telephone roster.

SEWER SYSTEM: Improper use of the sewer system can result in costly repairs, which could lead to an increase in your monthly assessment. DO NOT flush down toilets or otherwise place in the sanitary sewer system, disposal diapers, tampons, sanitary napkins, paper towels, Kleenex or other non-biodegradable materials. CAUTION YOUR GUESTS, particularly those with children. ENERGY TIP: Be sure that all plumbing in your unit is tight, especially the toilet. Be sure that all lights in common and limited common areas are off when not in use. PLEASE CONSERVE WATER AT ALL TIMES. When not in residence, please be sure that your main water valve is totally closed.

SMOKING: No cigarette, cigar butts, papers etc. shall be discarded on common grounds or parking areas.

SWIMMING POOLS AND POOL AREAS: Florida laws and Board of Health regulations cover these rules. Signs posted at the Pool outline some of these. The following list must be carefully observed and followed:

1) No lifeguard is provided and all persons swim at their own risk

2) Diaper age children are not permitted in pools with or without diapers of any kind.

3) CHILDREN UNDER 12 YEARS OF AGE MUST BE ACCOMPANIED BY AN ADULT WHEN IN THE POOLS OR POOL AREAS.

4) A shower MUST be taken by all bathers before entering the pools to minimize the leakage of suntan lotions and body oils into the pool filters.

5) All persons with hair of shoulder length or longer must have their hair securely confined before entering pools..

6) No DIVING or JUMPING into the pools. No frisbee or ball playing or toys in the pool areas.

7) Chairs and chaises MUST be fully covered with a towel or other covering at all times.

8) When leaving the pool areas, furniture may not be reserved for later use by placing personal items on it..

9) No glass or breakables are allowed in the pool areas

10) No food or alcoholic beverages are allowed in the pools or on pool decks.

11) No running or excessive water splashing in pools or pool deck areas.

12) Persons with infectious or contagious health conditions are not to use the pools or furniture pool side.

13) Only residents and their house guests may use the pools and areas and should refrain from inviting other than house guests to use the pools.

14) Pool hours will be from 7 a.m. to 10 p.m. at the large pool and from dawn until dusk at the small pool. No swimming is permitted after dark at the small pool.

15) Radios, stereos, etc., can be played ONLY with the use of ear phones to minimize the noise

16) No floating devices allowed in the pools except those used for safety or exercise.

17) No animals allowed in the pool areas.

18) Wear bathing attire only. No cut offs, Levis, etc. are allowed in the pool but may be worn around the pool areas

19) NO SMOKING in any pool areas.

20) No shoes used for walking outside of pool areas are to be used in the pools. Only aqua type shoes will be allowed in the pools.

21) In addition to adhering to these rules and regulations, all persons should observe and abide by the Board of Health rules posted at poolside.

SPA RULES:

1) Shower before entering spa for sanitary reasons and to remove suntan lotion which is damaging to filters

2) Bathing load is 6 persons.

3) Temperature of spa water is not to exceed 104 degrees.

4) Children under 12 years of age are not permitted in spa or on spa deck unless an adult accompanies them

5) Diaper age children are not permitted in the spa at any time with or without diapers.

6) Food or alcoholic beverages are not permitted in the spa or on the spa deck

7) Do not exceed 15 minutes in SPA

8) People with high blood pressure or respiratory aliments or pregnant women should avoid SPA use.

9) Hours: Dawn till Dusk. USE AT YOUR OWN RISK! (A recent article in a health magazine pointed out that a child's body temperature can elevate rapidly in a SPA and perhaps become life threatening.)

SWIMMING POOL KEYS: Keys are issued to unit owners. It is the responsibility of each unit owner who rents their unit to provide a pool key to the renter. A $25 refundable deposit must accompany each application for a key. There is a limit of two keys per condominium unit. Refunds requested for keys will only be made to the recorded holder of the key. The Association does not refund for lost or stolen keys. New owners receiving pool keys from the previous owner must report the change to the management company. All lost or stolen keys should be reported to the management company. Pool keys remain the property of the Deauville Condominium Association and should be returned promptly when no longer needed.

TENNIS RULES: The Tennis courts are reserved for Deauville Lake Club owners, lessees, and their house guests only.

1) Proper tennis attire is required. Tennis shoes must be worn at all times. Only shoes that are made with non-marking soles are allowed.

2) Courts can be reserved by placing your name on the court booking board. Players are asked to reserve only one court per day, unless courts are open.

3) Play is limited to one (1) hour for singles and two (2) hours for doubles, unless courts are open

4) Courts are strictly for tennis and are not to be used for any other purpose.

WASHING CARS: The use of soap, sudsy detergents or hoses are prohibited; their usage leaves a residue on the asphalt which becomes extremely slippery and could cause injury to an unsuspecting person, thus holding the Association liable. However, it is permissible to use a pail of clear water to wipe down your vehicle if you do not allow excess water on the asphalt or pour water over the car.

WINDOWS: To prevent damage from sudden storms to your own or adjoining condominium unit, it is suggested that occupants close all windows and doors when leaving the condo unit. Covering of windows and doors visible from the exterior of the unit shall be white or off white in color. The Board has adopted hurricane shutter specifications consistent with applicable building codes. Unit owner must have Board approval before installing hurricane shutters and/or hurricane windows.

USE OF LAWNS AND COMMON AREAS: The lawn in front of the first floor units must be kept free of all items such as furniture, lawn, games, barbecue grills, recreational equipment, and cigarette butts. Furniture used in the rear of the building along the Lake must be removed after use.

OWNERS' AWARENESS OF CONDOMINIUM DOCUMENTS IS ESSENTIAL: As you can surmise only portions of the Declarations, Bylaws and Rules and Regulations have been extracted from the Condominium Documents for this booklet. PLEASE READ YOUR ASSOCIATION DOCUMENTS - if you need further interpretation contact your building representative, or Board Members for clarifications. This booklet is designed to serve as a guide for condo owners, guests, and renters. It is not designed to cover all eventualities. In the event of any conflict between what is contained in these Rules and Regulations and the Deauville Declaration-documents, the Declaration takes precedence.