TARA BAY HOMEOWNERS ASSOCIATION

RULES AND REGULATIONS--GENERAL

1) No unit shall be used for any purpose other than a SINGLE FAMILY DWELLING

2) All unit owners shall keep and maintain their respective units in good condition and repair and keep same free and clear of rubbish,debris and other unsightly material.

3) Except for name plates of uniform size and design approved by the Board of Directors, no unit owner shall cause any signs to be posted or affixed to any common element or in any unit whereby the sign may be seen from the common element.

4) Unit owners, their families, guests, invitees or renters shall in no way deface, mar, make any alterations, repairs, replacement or changes to the common elements, and they shall be liable for damages thereto.

5)No such items as lawn chairs, bicycles, etc.may be left outside of the residence overnight.(except when on Patios or Decks and out of sight from the common areas).

6) No clothing, bedding, or any other similar items shall be dried or aired in any outdoor area, nor shall any such items be hung over Deck or Dock railings. overnight

7) All garbage or trash shall be placed in the Dumpsters provided,in proper, sealed containers. All boxes are to be cut up and placed inside the Dumpster. Any trash which cannot be fitted into the Dumpster, such as Christmas trees, cast-off furniture, etc. must be removed from the premises by the individual.

8) All occupants of units shall exercise extreme care about making noise or the use of musical instruments, radios, televisions and amplifiers that may tend to disturb other occupants.Between the hours of 11.00pm -- 07.00am all occupants shall comply with the civil noise ordinance.

9) Residents or owner approved renters shall be permitted to have visitor/guest's of any age.

10) No inflammables or explosives may be stored in units. All units must contain an operable fire extinguisher. and smoke alarms

11) Any damage to the property of others, including the common elements, caused by the moving or carrying of furniture or articles into or out of the buildings, including damage inflicted by the movers, tradesmen or others, shall be the responsibility of the unit owner and / or renter.

PETS NO

12) The following Rules and Regulations apply to Pets.

a) Dogs (One (1) only per residence) and Cats shall not be allowed to run loose and shall be leashed when outside of the residence.

b) Dogs and Cats walked on the premises must be "Scooped"

c) No unusual or exotic pets (pets other than dogs,cats,birds,aquarium fish) shall be permitted within the Units or on the premises at any time.

d) Any pet facilities such as dog houses,cages,etc,are permitted only in the enclosed residece area and must not be visible from the common areas.

PARKING

13) The following Rules and Regulations apply to vehicles.

a) Only automobiles are permitted in the unitowners space. No boats, trailers, campers, trucks with commercial designations etc. shall be permitted to be parked without prior written Board approval.

b) Vehicles which cannot operate on their own power shall not remain on the Association premises for more than twenty-four (24) hours, and no major repair of vehicles shall be made on the Association premises.

c) The three (3) Tara Cay parking spaces located next to the complex entrance are for Tara Cay visitors / guests on a first come - first served basis and must display the TARA CAY GUEST card on the dash.(two (2) cards were originally given to each unit (Replacement cards available at $10.00 each)

d) Unlicensed(unregistered) vehicles which are abandoned for more than SEVEN (7)days shall be towed away by order of the Board of Directors at the owners expence.

e) No parking shall be permitted on the grass in front of the units or in any posted area (Fire lanes /Turn around area)or in any common elements at any time. Unit owners, renters, and their guests who violate this rule shall have their vehicle towed away at the vehicle owners expense.. Damage to the grass or sprinkler heads shall be charged to the unit owner or renter concerned.

f) The overnight parking of any kind upon any of the properties roadways is prohibited.

RENTALS

14) The following Rules and Regulations apply to rental of any unit.

a) Owners are prohibited from entering into a rental lease for less than Ninety (90) days.

b) A copy of the Rules and Regulations shall be provided to renters prior to occupancy, by the Board of Directors. All leases must provide that violation of the Rules and Regulations shall be grounds for termination of the lease.

c) Renters are requested to provide their Names and Telephone numbers to the Board of Directors for use in case of emergency.

email addr

BOARD OF DIRECTORS.

15) The Tara Cay Board of Directors is comprised of five officers:

President.. R.Frickmann
Treasurer.. D.Roehm
Secretary.. B.Mills
Member .. B.Nelson
Member .. W.Neidecken

a) The Board of Directors shall have the right to make and amend and enforce reasonable Rules and Regulations respecting the use of the property as is provided for in its Articles of Incorporation and By-Laws.

b) Those unit owners and/or renters who violate these Rule and Regulations shall be responsible for all costs incurred by the Association in enforcing and rectifying the noncompliance, including attorneys fees and court costs. These costs shall also include the removal of all articles, vehicles, and substances from the property which were placed hereon in violation of these rules.

c) Unit owners complaints and /or recommendations regarding the maintenance and operation of the Association shall be made in writing to the Board of Directors of the Association:

14601, Loridawn Drive
Seminole,
Fl. 34646.

AMENITIES

SWIMMING POOL AND POOL AREA

16. Rules for the use of the swimming pool and pool area are as follow:

a) Use is restricted to owners who are in residence, renters, families and their guests. Non-paying guests who are occupying an owner's unit are required to register with the Board of Directors.

b) Pool hours are from 6:00 a.m. to 10.00 p.m.

c) All who use pool must shower before entering pool.

d) Towels must be utilized to cover chairs and lounges.

e) No bicycles, skateboards or other wheeled conveyances are allowed in the pool or pool area.

f) No pets are allowed in the pool or pool area.

g) No glass containers are permitted in the pool or pool area.

h) Floats are to be used only when they do not interfere with pool use by others.

i) All children under eighteen (18) years of age are restricted to having only two (2) guests per unit.

j) Boisterous conduct such as water fights, running, roughhousing, frisbee throwing, ball throwing, pushing swimmers into pool, etc, is not permitted in the pool area at any time.

k) Screaming, yelling or other loud noises (such as radios or tape decks played at such volume as to annoy others) are not permitted in the pool area at any time.

l) In addition to the foregoing, "Regulations for Use of Public Pools" as issued by the Public Health Department are in full force.

m) The use of pool furniture is restricted to the immediate pool area, and the pool furniture shall not be removed from this area.

n) Littering of the pool area is prohibited. Trash cans must be utilized.

o) The pool and pool area are reserved for the exclusive use of unit owners in residence, renters and their families and their guests. The pool and pool area are not available to unaccompanied guests for entertainment purposes.

p) Each owner and/or renter shall be responsible for any damage caused to the pool and pool area by himself or his guests.

q) Minors under the age of sixteen (16) years of age are not permitted to use the pool and pool area unless accompanied by a unit owner, an adult family member (18 years of age or over) or a parent-authorized adult (18 years of age or over).

r) Only unit owners in residence or renters may sponsor all adult (only) pool parties. They are to be posted two (2) days in advance. The time limitation on pool parties is three (3) hours, and they must be approved by the President or his/her appointee. The unit owner or renter sponsoring the party is responsible for any damage and is responsible for leaving the pool area clean.

s) Replacement (Pool entry) keys are available at $20.00 per key.

ALL TARA CAY RESIDENTS.

For your information, in order to maintain free entrance and exit for all Tara Cay residents, maintain Fire Lanes and a Turn-a-round area in the West end of our complex, the Board of Directors are making the areas outlined below, Tow-a-way Zones.

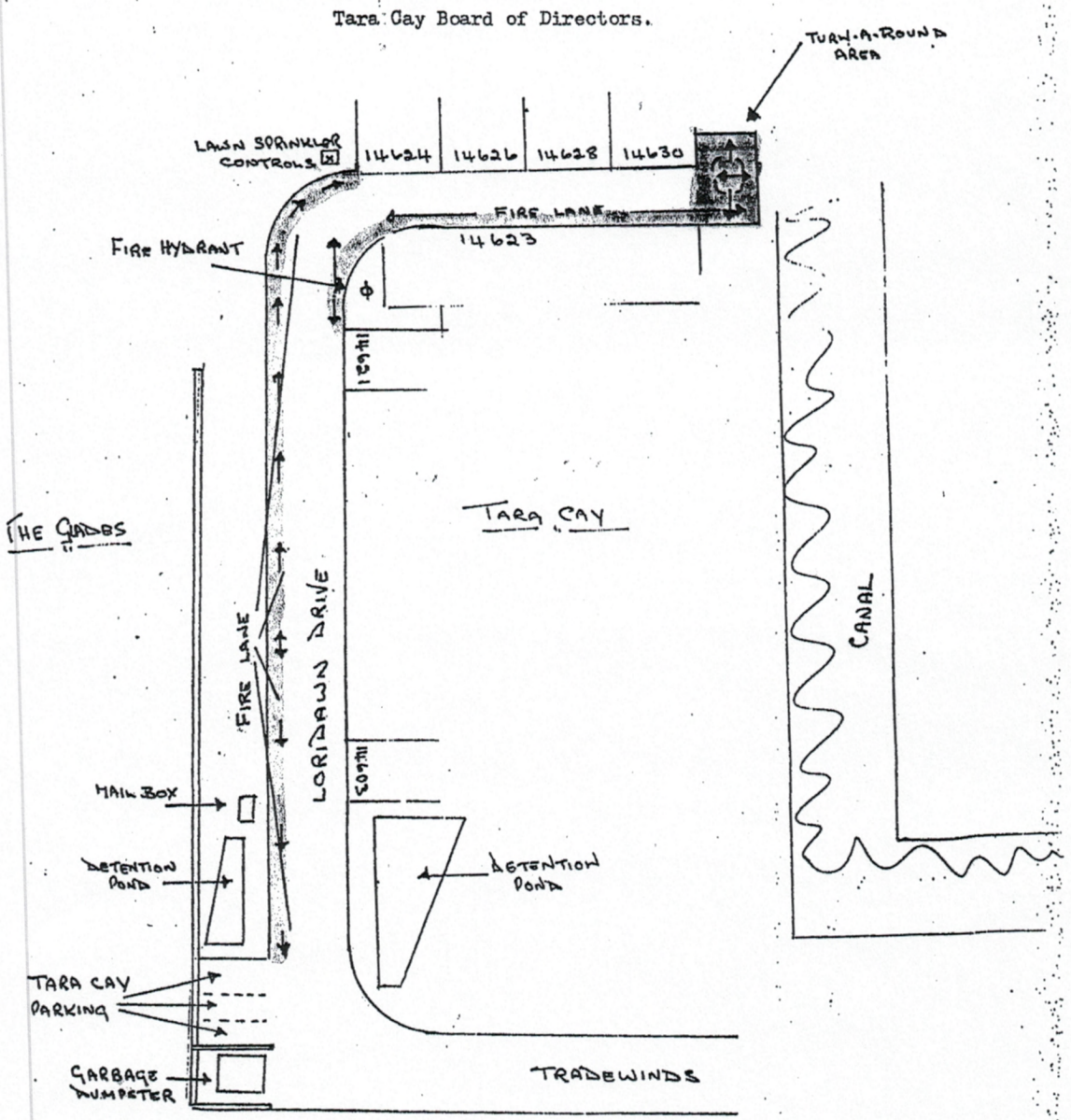
Please make your Visitors / Renters aware of these No Parking Zones in order to avoid being towed away.

We have Three (3) Visitor spaces available beside the Garbage Dumpster. (each residence has Two (2) Tara Cay Guest identity cards, one of which must be placed on the dash of any vehicle using the parking space).

All signs have been installed and the above procedure is effective this date February 24 th, 1994.

Thank you for your cooperation,

Tara Cay Board of Directors.



TENNIS COURT

17. Rules for the use of the tennis court are as follows:

a) The tennis court is to be used for no other purpose than playing the game of tennis.

b) No bicycles, skateboards or other wheeled conveyances are allowed on the tennis court.

c) No pets are allowed on the tennis court.

d) The tennis court is reserved for the exclusive use of unit owners in residence, renters, and their families and their guests.

e) Each owner or renter shall be responsible for any damage caused to the tennis court by himself, his family or his guests. The owner or renter shall pay for such damages, including damages to the contents.

f) Only proper tennis shoes and clothing are allowed on the tennis court.

g) There is a limit of one (1) hour of playing time if people are waiting.

f) Minors under the age of sixteen (16) years of age are not permitted to use the tennis court unless accompanied by a unit owner, an adult family member (18 years of age or over) or a parent-authorized adult (18 years of age or over).