

SCHEDULE A TO BY-LAWS
RULES AND REGULATIONS FOR
COUNTRYSIDE VILLAGE CONDOMINIUM " 8 "

1. The roadways, sidewalks, entrances, and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, chairs, tables or any other similar objects be placed therein.
2. The personal property of Unit Owners must be stored in their respective Units or in storage areas.
3. No Unit Owner shall permit anything to fall from a window, or door of the Condominium Property, nor sweep or throw from the Condominium Property any dirt or other substance onto or upon the Common Elements.
4. All refuse must be deposited with all other refuse in areas designated for such purpose by the Developer.
5. Parking areas are solely for non-commercial passenger automobiles with a current vehicle registration.
6. Employees of the Association are not to be sent out by Unit Owners for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.
7. No vehicle which cannot operate on its own power shall remain on the Association Property for more than forty-eight (48) hours, and no repair of vehicles shall be made on the Association Property, that are major in nature.
8. No Unit Owner shall make or permit any disturbing noises on the Association Property by himself or his family, servants, employees, agents, visitors or licensees, nor permit any conduct by such persons that will interfere with the rights, comforts or conveniences of others.
9. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, on or upon any part of the Association Property, except signs used or approved by the Developer. Additionally, no awning, canopy, shutter or other projection shall be attached to or placed upon the outside walls or roof of a Building or on the Common Elements, or recreation area.
10. Barbecuing shall be permitted only in designated areas.
11. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any part of/on the Common Elements, except for use in barbecuing and then only upon approval of the Board of Directors.
12. An Owner shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies, or windows of any Building on the Association Property.
13. Food and beverages may not be consumed on the Association Property except as designated by the Board of Directors.
14. No structure of a temporary character, nor trailer, tent, mobile home or recreational vehicle, shall be permitted on the Association Property at any time or used on the Association Property at any time as a residence either temporarily or permanently. No gas tank, gas container or gas cylinder shall be permitted, except as approved by the Board of Directors.

15. No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted, on, upon or in the Association Property, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in the Association Property. No derrick or other structure designed for use in boring for oil, natural gas or minerals shall be erected, maintained or permitted upon any portion of the Association Property.

16. No trucks or pick-up trucks, motorcycles, jeeps, commercial automobiles (registered or with markings as such), other commercial vehicles, campers, mobile homes, motorhomes, house trailers, travel trailers, or trailers of every other description, recreational vehicles, boats or boat trailers, commercial or personal passenger vans, shall be permitted to be parked or to be stored at any place on the Association Property. Vehicles are to be classified as per manufacturers description or classification of same, regardless of how they are registered by State or local authorities. Temporary parking of the above mentioned prohibited vehicles by Owners, Tenants, and visitors shall be limited to six hours in any given (24) twenty-four hour period, and then only in the designated area for same. This prohibition of parking shall not apply to:

- (a) Temporary parking of trucks and other commercial vehicles, such as for pick-up, delivery and other temporary commercial services, nor to any of the Developer's vehicles. These vehicles however, must park in the designated area for prohibited vehicles if feasible, or in a guest spot if the vehicles must be closer to the area where the commercial service is to be rendered.
- (b) Vehicles of owners, tenants of owners or vehicles of those residents having a rental or lease agreement with the Developer, prior to the date that this instrument was approved by the Board of Directors of this Association. The following stipulations apply to those mentioned in this paragraph (paragraph b).
 - (1) The vehicle must be registered and approved by the Board of Directors of this Association or its authorized agent(s). Registration to include make, model, license plate number, vehicles serial number and date of expiration of lease if non-owner.
 - (2) The vehicle will be parked in the designated area only.
 - (3) There shall be a limit of one "prohibited" vehicle per unit.
 - (4) The vehicle is owned or used only by the owner, lease holder, or their immediate family; not be invitees, sub-leases, or "roommates".
 - (5) When this specific registered vehicle is sold or the Tenants lease is ended, this "registered" vehicle may not be replaced with a similar or any other type of vehicle as prohibited above.
 - (6) Approval shall be limited to: vans registered as passenger automobiles (non-commercial), small pick-up trucks (non-commercial), jeeps, automobiles with commercial markings only as necessary to meet legal requirements not for advertising purposes. Vehicles must have standard stock suspensions (no lifter springs and shocks), standard paint schemes.

17. No exterior antennae shall be permitted on the Association Property or Improvements thereon provided that Developer shall have the right to install and maintain community antennae and radio and television lines and other temporary communications systems.

18. No chain link fences shall be permitted on the Association Property or any portion thereof, except during construction by Developer, or as approved by the Developer or the Board of Directors of the Association.

19. Children shall be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Association Property and including full compliance by them of these restrictions and all the rules and regulations of the Association. All children under fourteen (14) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreation facilities.

20. No pets shall be permitted on any portion of the Association Property except when adequately secured and restrained by a leash, where applicable, and all such pets shall be walked in such areas designated by the Association so as to control the deposit of animal waste on the Association Property. No guests or invitees of an Owner shall be permitted to bring animals of any kind on the Association Property. No animals shall be allowed to commit a nuisance in any public portion of the Association Property. The term "pet" shall be limited to one (1) dog or one (1) cat so long as said dog or cat weighs twenty pounds or less.

Each Owner owning a pet shall assume full responsibility for personal injuries or property damage caused by his pet, and each owner hereby agrees to indemnify the Association and all other Owners and hold them harmless against any loss, claim or damage caused by such violation of the provisions of this paragraph shall entitle the Association to all of its rights and remedies, including, but not limited to, the right to fine Unit Owners (as provided in any applicable rules and regulations) and/or to require any pet to be permanently removed from the Association Property upon three (3) days' notice.

21. Use of Common Elements. The Common Elements shall be used only for furnishing of the services and facilities for which they are reasonably suited and which are incident to the use and occupancy of Units.

22. Nuisances. No nuisances (as defined by the Association) shall be allowed on the Association Property, nor shall any use or practice be allowed which is a source of annoyance to residents or occupants of Units or which interferes with the peaceful possession or proper use of the Association Property by its owners or occupants.

23. No Improper Uses. No improper, offensive, hazardous or unlawful use shall be made of the Association Property or any part thereof, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction thereover shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction thereover relating to any portion of the Association Property, shall be corrected by and at the sole expense of the party obligated to maintain or repair such portion of the Association Property, as elsewhere herein set forth.

24. No unlicensed motorized vehicles may be operated on the ASSOCIATION PROPERTY, nor may motorized vehicles be operated by unlicensed or uninsured individuals.

25. Every Owner and occupant shall comply with these Rules and Regulations as set forth herein, and any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws, and Articles of the Association, as amended from time to time. Failure of an Owner or occupant, licensee or invitee, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Association shall have the right to suspend the voting rights and use of the recreation facilities in the event of failure to so comply. In addition to all other remedies, in the sole discretion of the Board of Directors of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, By-Laws, or Articles, provided the following procedures are adhered to:

- (a) Notice: The Association shall notify the Owner or occupant, and if applicable, his licensee or invitee of the infraction or infractions. Included in the notice shall be a date and time of the next Board of Directors meeting at which time the Owner or occupant shall present reasons why penalties should not be imposed. At such meeting, the Owner or occupant shall be entitled to be represented by counsel (at his expense) and cross-examine and present witnesses and other testimony or evidence.
- (b) Hearing: The non-compliance shall be presented to the Board of Directors after which the Board of Directors shall hear reasons why penalties should not be imposed. Formal rules of evidence shall not apply. A written decision of the Board of Directors shall be submitted to the Owner or occupant by not later than twenty-one (21) days after the Board of Directors' meeting.
- (c) Penalties: The Board of Directors may impose a fine not in excess of Fifty Dollars (\$50.00) for each non-compliance or each violation.
- (d) Payment of Penalties: Fines shall be paid not later than thirty (30) days after notice of the imposition or assessment of the penalties.
- (e) Collection of Fines: No fine shall become a lien against a Unit. However, the Board may take such other affirmative and appropriate action as may be necessary to effect collection of fines.
- (f) Application of Penalties: All monies received from fines shall be allocated as directed by the Board of Directors.
- (g) Non-Exclusive Remedy: These fines shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending Owner shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner.

26. These Rules and Regulations shall not apply to the Developer, nor its agents or employees and contractors, or to Institutional First Mortgagees, nor to the Units owned by either the Developer or such Mortgagees. All of these rules and regulations shall apply, however, to all other Unit Owners and occupants, and, if applicable, their licensees or invitees even if not specifically so stated in rules hereof. The Board of Directors shall be permitted (but not required) to grant relief from one or more Unit Owners from specific rules and regulations, upon written request therefor and good cause shown in the sole opinion of the Board.

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 RECORDS
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CLERK NOTE:
 FOR CONDOMINIUM PLANS SEE OFFICIAL
 RECORDS CONDOMINIUM PLANS BK. 186 PAGE 35

RECORDED IN OFFICIAL RECORDS BOOK
 IN DADE COUNTY, FLORIDA
 **MIRI VERIFIED
 RICHARD P. DRINKER
 CLERK CIRCUIT COURT

RICHARD P. BRINKER, CLERK
 CIRCUIT & COUNTY COURT

BY John Lemancey D.C.