

BOBCAT VILLAS HOMEOWNERS ASSOCIATION, INC.

Rules and Regulations

In addition to the provisions of the Declaration of Covenants, Restrictions and Easements for BOBCAT VILLAS (the "Declaration"), the Articles of Incorporation ("Articles") and By-Laws ("By-Laws") of BOBCAT VILLAS HOMEOWNERS ASSOCIATION, INC. ("Association"), the following rules and regulations, together with such Common Properties and other property owned by the Association or subject to use rights held by the Association ("Association Property"), and the conduct of all Owners of Lots within BOBCAT VILLAS including the Owners, their family members, approved lessees, guests and invitees. All defined terms herein shall have the same meaning as in the Declaration, Articles and By-Laws.

- (1) Owners shall store personal property within their respective Units.
- (2) To provide a healthy environment and in order to eliminate odors and vermin, all garbage must be placed in plastic bags and deposited with all refuse ONLY in the areas so designated. The Common Properties and Association Property shall be kept free and clear of rubbish, debris, and other unsightly material.
- (3) In order that labor costs may be kept to a minimum, employees of the Association may not be sent out of BOBCAT VILLAS by any Owner at any time for any purpose. No Owner or resident may direct, supervise, or in any manner attempt to assert control over the employees or agents of the Association.
- (4) Servants and domestic help of the Owners may not gather or lounge in the Common Properties of BOBCAT VILLAS.
- (5) In order that all Owners may have the quiet enjoyment of their property, no Owner shall make or permit any disturbing noises within BOBCAT VILLAS by himself, his family, servants, employees, agents visitors and licensees, nor shall any Owner do or permit anything by such persons that will interfere with the reasonable rights, comforts of conveniences of the Owners. No Owner shall unreasonably play or suffer to be played upon any musical instrument or operate or suffer to be operated, a phonograph, television, radio or sound amplifier, in hi Unit in such a manner as to disturb or annoy other Owners.
- (6) No radio or television installation may be permitted in a Unit which interferes with the television or radio reception of another Unit. No antenna or aerial may be erected or installed on the roof or exterior walls of any Unit without the written consent of the Board of directors of the Association, except that this prohibition shall not be applicable to television or radio installations permitted or contemplated by the Declaration.

- (7) In order to maintain an attractive appearance, no sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed, in, on or upon any part of BOBCAT VILLAS without the written consent of the Board.
- (8) In order to protect BOBCAT VILLAS, each Owner who plans to be absent from his Unit during the hurricane season must prepare his Unit prior to his departure by:
 - (a) Removing all furniture, plants and other objects from his Lot; and
 - (b) Designating a responsible firm or individual to care for his Unit should same suffer hurricane damage, and furnishing the Board of directors with the name of such firm or individual. Such firm or individual shall contact the Board for clearance to install or remove hurricane shutters, and such party shall be subject to the approval of the Board.
- (9) In order that the Units may maintain an attractive and uniform appearance, no Owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, windows, patios, or roof or any Unit nor shall an Owner place anything on a Lot, other than porch furniture or plants, except with the prior written
- (10) No fences may be erected with BOBCAT VILLAS, except with the prior written consent of the committee.
- (11) Only pets belonging to Unit Owners or their lessee will be allowed with BOBCAT VILLAS and Association Property subject to the following restrictions:
 - (a) No animal other than household, domestic animals (dogs, cats, small Birds) shall be permitted within BOBCAT VILLAS at any time.
 - (b) No animal may be kept, bred or maintained for any commercial purpose.
 - (c) Each animal brought or kept within BOBCAT VILLAS shall be at all times under the control of its Owner.
 - (d) Each Owner shall promptly remove and properly dispose of all waste matter deposited by his animal upon any portion within BOBCAT VILLAS.
 - (e) No animal shall be allowed to constitute a nuisance.
- (12) In case of any emergency originating in, or threatening any Lot, the Board or any other person authorized by it shall have the immediate right to enter such Lot for the purpose of remedying or abating the cause of such emergency, notwithstanding that the Owner of such Lot is present at the time of such emergency.
- (13) There shall be no solicitation by any person anywhere within BOBCAT VILLAS for any cause, charity, or any purpose whatsoever, unless specifically authorized by the Board.