

MIRIMAR ARMS CONDOMINIUM ASSOCIATION, INC  
RULES & REGULATIONS

1. Automobile parking spaces shall be used solely and exclusively for that purpose. No commercial vehicles, buses, open-bed vehicles (except permitted pick-up trucks), or campers, mobile homes, motor homes, golf carts, off road vehicles, inoperable vehicles, boats, trailers of any kind shall be permitted to be parked or stored at any time upon condominium property. This provision applies to all owners, tenants, guests and other invitees of owners or tenants.

Unit owners or tenants who are not residing at the condominium, and whose unit is unoccupied, may store no more than one operable vehicle on the condominium property (assuming same is otherwise permitted by the provision), and must store said vehicle in their assigned parking space. Covers may be placed over stored automobiles. No automobile may remain if it is inoperable (e.g. not currently licensed) and/or becomes unsightly (e.g. flat tires, broken glass, rust holes, etc.). Any vehicle which is in violation of any provision of this provision may be towed away, at the owner's expense, without limiting other remedies of the Association for enforcement of this provision.

No vehicle which is not currently licensed or cannot operate on its own power shall remain on the premises for more than twenty-four (24) hours. As used in this section, the term licensed shall mean that the vehicle displays, at all times, a valid license plate or license tag to which is affixed a sticker indicating that the vehicle is currently registered with the State of Florida or other state as the case may be.

Vehicle maintenance is not permitted on the condominium property. For purposes of this section, vehicle maintenance shall include, but not be limited to, changing of oil and other fluids, engine maintenance or repair, body maintenance or repair. Cleaning the interior of the vehicle, waxing and checking fluid levels is permissible. Exterior vehicle washing is permitted.

2. Use of the recreational facilities will be in such a manner as to respect the rights of other Unit Owners.
3. No radio or television antenna or any wiring for any purpose may be installed on the exterior of the building without the written consent of the Association.
4. No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed by any Unit Owner on any part of the Condominium property visible from the exterior of common areas without the prior written consent of the Association.
5. No wash lines will be erected outside an Owner's Unit. No Unit Owner shall discard or permit any items to fall from the windows.
6. All common areas inside and outside the building will be used for their intended purposes and no articles belonging to Unit Owners shall be kept therein or thereon and such areas shall at all times be kept free of obstruction.

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7. Servant and domestic help of Unit Owners shall not gather or lounge in the common areas.
8. Occupancy of the units shall be limited to four (4) persons. Additionally, no more than two (2) children under the age of sixteen (16) shall be permitted to occupy a Unit.
9. Disposition of garbage and trash shall be only by the use of garbage disposal units or by use of receptacles approved by the Board of Directors.
10. Pets (which shall include domestic dogs (less than ten (10) pounds), cats, fish, birds or caged animals of less than two (2) pounds may be kept at the premises. Pets shall never be allowed to run freely upon any of the Condominium Property except within a Unit or any Limited Common Elements adjacent to and appurtenant to it, and when outside of a Unit shall be leashed on a leash no longer than six (6) feet and in the company of an individual willing and able to fully control it. All pets shall be walked only in that part of the Common Elements designated by the Condominium Association for that purpose. Any Owner maintaining a pet upon the Condominium Property, or whose guests, lessees or invitees bring any animal upon the Condominium Property, shall be fully responsible for and shall bear the expense of, any damage to persons or property resulting there from. Any such damage shall be determined by the Board and collected by the Condominium Association. If the Board determines, in its sole judgment, that any particular pet is a nuisance, it shall have the power to compel the Owner thereof to remove said pet from the Condominium Property.
11. No glass containers shall be permitted in or around the pool or pool deck area.
12. No Owner may make or permit any disturbing noises, improper, immoral or offensive use of the premises whether made by himself, his family, friends, servants, or lessees, nor do or permit anything to be done by such persons that will interfere with the rights, comforts and conveniences of the Owners. No Owner may play or allow to be played any musical instrument, phonograph, radio, cd player, or television set in his Unit between the hours of 11:00 p.m. and the following 8:00 a.m. if the same shall disturb or annoy other occupants of the Condominium.
13. It is well recognized that children, particularly young children, may become a source of annoyance to adults. For this reason, the activities and behavior of all children when upon the Condominium's property shall be regulated by an adult, including physical supervision where necessary. The Directors of their designated representatives shall at all times have the authority to reasonably require that the Owner, lessee, guest or other adult who is responsible for a particular child remove him from any common area if the child's conduct is such that they believe this action is necessary. In no event shall children under the age of twelve (12) years be permitted in the pool unaccompanied by an adult. Each Condominium Owner shall be responsible for the actions of himself, his family, guests, or any one to whom he leases his Unit.

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14. Nothing shall be hung from windows or balconies or placed upon the window sills. Neither shall any rugs or mops be shaken out of any of the windows.
15. No awning or other projections shall be attached to the outside walls or roof of the building and no screens shall be attached to or hung in or used in connection with any exterior door of the premises.
16. All interior window coverings shall be white or off white.
17. Balconies may not be enclosed without the permission of the Condominium Association and the Developer.
18. Swimming shall not be permitted in the pool after 10:00 p.m. at night or before 7:00 a.m. weekdays and 8:30 a.m. weekends.
19. Bicycles shall not be kept on any common area but must be stored inside the individual Units.
20. No "For Sale" sign shall be posted on any unit without the consent of the Association, except as specifically provided by the Association.
21. No barbecue grills shall be permitted other than in areas designated by the Association for that use.
22. These Rules and Regulations shall apply equally to Owners, their families, guests and lessees.