

EXHIBIT X “RULES AND REGULATIONS”

RULES AND REGULATIONS MARINA COVE LANDINGS, A RESIDENTIAL CONDOMINIUM

1. All sales and rentals require prior approval by the Marina Cove Landings Condominium Association. Contact a member of the Board of Directors for requirements. Leases must be for a minimum period of six months. Subletting is not permitted.
2. No “For Sale” or “For Rent” signs are permitted. A list of units for sale or lease will be posed in the sales office at the entrance of Marina Cove Landings, a Residential Condominium.
3. Owners may not make any additions, change, alteration or decoration to the exterior appearance of any portion of a building, except in accordance with the provisions of the Declaration of Condominium.
4. No exposed radio antennas, masts or towers shall be permitted on any unit or on the exterior of any unit in the common area.
5. There shall be no solicitations by any persons or organizations for any cause, charity, or any purposes whatsoever. If you become aware of such activities, please inform your elected representative.
6. No owner or resident, other than officers of the Condominium Association, shall direct, supervise or in any manner attempt to asset any control over any of the employees of the Association, nor shall they attempt to send any of the employees upon private business of such owner or resident.
7. Except pursuant to a contract with the Association for repairs, no owners or residents or their families, guest, servants or agents shall enter or attempt to enter upon the roof of any building or structure.
8. (Replaces Rule 8 & 8a. 5/9/12)
As a condition of having a pet in Marina Cove the unit owner must agree in writing to all of the following pet rules.
No more than one dog or cat per unit.
All pets must be on a leash and attended by a responsible person while on common property.
Pets are not allowed in pool, clubhouse, tennis court or adjoining recreational area.
Under no circumstances may pets be walked in the grassy areas on the marina side of the units for the purpose of pooping and doing pet business. Pet owners will do their best to restrict such activity to the outer lying areas of the subdivision.

Pet owners are responsible for removing their pet's waste in a wrapped or sealed plastic bag.

Pet owners are fully responsible for any/all property damage, personal injuries or disturbances their pet may cause.

are under the same restrictions and rules as residents' pets. A Marina Cove resident who accepts a visiting pet takes full responsibility for the animal's actions.

Owners who lease their property shall obtain from the lessee a written agreement to abide by these rules, and shall submit a copy of that agreement to the association management company.

Any dog, resident or visitor, whose aggressive behavior or training requires it to be fenced to maintain the safety of people or other pets is not allowed as a resident pet.

The Association reserves the right to require an owner to permanently remove a pet that is perceived as a danger to others.

9. Motor vehicles and bicycles are not permitted to be parked or used on grassed or planted areas.
10. Automobile parking spaces shall be used solely and exclusively for that purpose. Only private passenger automobiles in good operating condition may be parked at Marina Cove Landings, a Residential Condominium. Boats, trailers, campers and recreational vehicles may not be parked or stored on the condominium property. Trucks and commercial vehicles may not be parked or stored except during deliveries or performance of repairs or other services.
11. No outdoor cooking shall be permitted on the common elements, except areas at the pool or clubhouse which may be designated by the Board of Directors and the terraces which are limited common elements appurtenant to the townhome units.
12. No outdoor clotheslines shall be installed or used.
13. All residents and guests shall comply with the rules relating to the use of the pool which will be posted poolside.
14. These rules and regulations may be changed from time to time by a majority vote of the Board of Directors of the Association. Owners will be notified of amendments or changes in the rules and regulations as expeditiously as possible. Violation of these rules may result in a limitation upon your use of recreational facilities, or in legal action for damages or injunction.