

EXHIBIT "C"

Initial Rules

The following initial Rules shall apply to the Community in addition to the restrictions on use, occupancy, and transfer of Units set forth in Section 7.1 of the Declaration. These initial Rules shall be subject to amendment or modification in accordance with the procedures set forth in Section 7.2 or Chapter 21 of the Declaration.

1. Restricted Activities. Unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board or the Declaration, [the following activities are prohibited within the Community, except to the extent undertaken by the Declarant in the course of development of the Community:]

(a) [Parking, leaving or storing of any automobile, motor home, truck, trailer, boat trailer, camper or other vehicle, or boat of any kind, upon any Unit, unless it is parked, left or stored in a garage or other enclosure so it is not open to view by the public or residents within the vicinity. No vehicle of any kind shall be parked overnight on any road right-of-way; provided, however, that nothing in this subsection (a) shall preclude: (i) service and delivery vehicles from using the streets and servicing the homes; (ii) parking a motor home upon a Unit for a period not to exceed 48 hours while the owner or driver thereof visits the home of an Owner; or (iii) the Declarant, Declarant Affiliates, and authorized Builders may park and use construction vehicles, trailers, and other equipment on a Unit or Common Area in connection with their construction, development, marketing, and sale of property in the Community];

(b) [Raising, breeding, or keeping of animals, livestock, or poultry of any kind, except that a reasonable number of dogs, cats, or other small common household pets of the type typically confined to cages or tanks, may be kept in a dwelling on a Unit, provided they are not kept, bred, or maintained for any commercial purposes. In the event of dispute as to the reasonableness of the number of such cats, dogs, or household pets kept on a Unit, the decision of the DRB shall control. Pets shall be registered, licensed, and inoculated as required by law and shall be kept on a leash or otherwise confined in a manner acceptable to the Board whenever outside the dwelling.] No pet shall be allowed to roam unattended. Pet owners shall clean up after their pets. Pets that are permitted to roam free or, in the Board's sole discretion, make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to the occupants of other Units, shall be removed from the Community upon the Board's request. If the pet owner fails to honor such request, the Board may remove the pet.

(c) [Any activity that emits foul or obnoxious odors outside the Unit or creates noise or other conditions] that, in the Board's judgment, tend to disturb the peace or threaten the safety of or cause embarrassment, discomfort, or nuisance to the occupants of other Units or persons using the Common Area, except that this Rule shall not restrict the ability of the Association and its contractors, agents, or employees to engage in such activities as part of a continuing resource management plan for the Community. [In addition, no noxious or offensive trade or activity shall be permitted on any Unit, nor shall anything be done thereon which may become an annoyance or nuisance to the neighborhood];

(d) [Using any Unit for an immoral, improper, offensive or unlawful use or any activity that violates local, state, or federal laws, ordinances, regulations, or zoning]; however, the Board shall have no obligation to take action to enforce such laws or regulations or to prevent a violation;

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(continued)

(e) Pursuing hobbies or other activities that tend to cause an unclean, unhealthy, unsafe or untidy condition to exist outside of enclosed structures on the Unit;

(f) Dumping or burying of garbage, trash, or other debris, or outside burning of garbage, trash, leaves, debris, or other materials on any property within the Community, except that this shall not preclude customary use of outdoor grills, fireplaces, fire bowls, chimineas, and similar devices designed for outdoor use on decks or patios and the Association and its contractors or agents may engage in ecological burning as part of a continuing resource management plan;

(g) Using or discharging any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be audible to occupants of other Units, except fire and security alarm devices used exclusively for such purposes;

(h) Using or discharging firecrackers and other fireworks;

(i) [Accumulating or allowing to remain on a Unit trash, garbage, yard clippings, rubbish, debris, waste materials, or other refuse except between regular garbage pick ups, and then only in approved containers and no such accumulations shall be permitted which would render the Unit unsanitary, unsightly, offensive, or detrimental to the occupants of other property in Bent Pine Preserve or in the vicinity thereof. Unless otherwise approved by the DRB, all garbage cans and trash containers shall be kept, stored and placed in screened enclosures, and in no event shall a garbage can or trash container be placed for collection on any portion of a Unit or an easement or right-of-way unless in such screened area. All garbage placed in such areas shall be sealed in standard trash bags made of material of sufficient strength to contain garbage placed therein without ripping or tearing. All Units shall be kept in a clean and sanitary manner, and no fire hazard shall be allowed to exist];

(j) [Placing or storing upon any building material of any kind or character upon any Unit so as to be open to view by the public or neighbors, unless such material will be used and is used within three months after the construction of buildings or structures upon the Unit on which the material is stored or unless otherwise approved by the DRB];

(k) Discharging firearms; provided, the Board shall have no obligation to take action to prevent or stop such discharge;

(l) On-site storage of fuel, except that a reasonable amount of fuel may be stored on each Unit for emergency purposes and operation of mowers and similar tools or equipment, and the Association shall be permitted to store and sell fuel for refueling of boats, operation of maintenance vehicles, generators, and similar equipment. This provision shall not apply to any underground fuel tank authorized pursuant to Chapter 5;

(m) Dumping, pumping out, or discharging fuel, gray water, pesticides, or toxic substances onto the land or into bodies of water within or adjacent to the Community;

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(n) Hunting, trapping, or killing of animals, except that the Association, its contractors, agents, and employees may engage in such activities as part of a continuing resource management plan for the Community;

(o) Any activities that materially disturb or destroy the vegetation, wildlife, wetlands, or air quality within the Community, that use excessive amounts of water, or that result in unreasonable levels of sound or light pollution;

(p) Operating motorbikes, mini-bikes, or all-terrain vehicles anywhere in the Community, on or off roadways; operating any golf cart or other motorized vehicle capable of exceeding 10 mph in the Community unless the vehicle meets all requirements of Florida law for operation on public streets and the operator holds a valid motor vehicle driver's license (not a provisional or "learner's" permit); or operating any motor vehicle in the Community in excess of posted speed limits or in a reckless or irresponsible manner;

(q) Operating motorized boats on lakes or ponds within the Community, except that the Association and its agents and contractors shall not be subject to this Rule;

(r) Use of any garage for storage or other activities that preclude its use for parking of at least one automobile, or conversion of any carport or garage to finished space for use as an apartment or other integral part of the living area on any Unit without prior approval pursuant to Chapter 5 of the Declaration;

(s) [Outdoor airing or drying of clothes, rugs, bedding, or similar items or construction or use of an outdoor clothesline of any kind except in such manner and location as may be approved by the DRB and Board consistent with Florida Statutes Section 163.4];

(t) Conducting of yard sales, garage sales, estate sales or similar public sales of personal or business property from a Unit, except as part of a community-wide garage sale or similar event sponsored by the Association;

(u) [Erection, installation, placing, or maintaining any radio, television or aerial, antenna, tower or transmitting or receiving aerial, or support thereof, without prior DRB approval, except as otherwise provided in Exhibit "F"];

(v) Constructing or modifying any thing, permanently or temporarily, on the outside portions of the Unit, whether such portion is improved or unimproved, or within Common Area or any right-of-way within or adjacent to the Community, or on or over any marsh, wetland, creek, pond, lake or waterway within or abutting any portion of the Community (regardless of ownership), except in strict compliance with the provisions of Chapter 5 of the Declaration. This shall include, without limitation, signs, basketball hoops, and swing sets and similar sports and play equipment (except for portable basketball hoops stored inside the dwelling or garage when not in use); clotheslines; garbage cans; woodpiles; above-ground swimming pools; docks, piers, and similar structures; hedges, walls, dog runs, animal pens, or fences of any kind.

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(w) [Displaying or placing upon a Unit a sign of any character except such signs as the Declarant may permit Builders to place on Units prior to first occupancy, not to exceed 4'x4' in size, and such signs as are otherwise permitted by the DRB or permitted or protected by law, and except that a "for sale" sign shall be allowed on a Unit after a certificate of occupancy has been issued for the Unit as and to the extent permitted in the BPCA Declaration];

(x) [Open burning to reduce solid waste on occupied residential premises; however, this shall not prohibit open burning on unoccupied Units of wooden materials or vegetation generated by land clearing or demolition of a structure according to applicable governmental regulations]; and

(y) [Boating on, accessing, or otherwise using any lake which is part of the lake system within the Club's property or the Bent Pine lake system without the consent of the owner of such lake, except to the extent that Owners of certain Units have been or are hereafter granted an easement for use of that lake lying immediately to the northeast of the property described in Exhibit "B" (the "GC Lake"). The Community shall have no riparian rights with respect the GC Lake or other lakes within the Club's property. Such lakes shall not be a source of irrigation by the Declarant, and no water shall be withdrawn by the Declarant or its successors or assigns].

2. Prohibited Conditions. The following shall be prohibited in the Community:

(a) Accumulation or storage of combustible materials or debris on Units, except to the extent reasonably necessary during construction of a dwelling on the Unit. This Rule shall not preclude storage of a reasonable amount of firewood on a Unit provided it is stacked and stored in a safe manner and location;

(b) Allowing structures, equipment, or other items on the exterior portions of a Unit to become rusty, dilapidated, or otherwise fallen into disrepair; and

(c) [Drilling or exploration for or development of oil, gas or other hydrocarbons, or refining, quarrying or mining operations of any kind, upon or in any Unit, nor shall any wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any Unit, and no derricks or other structure designed for use in boring for oil or natural gas shall be erected, maintained, or permitted upon any Unit.]

EXHIBIT "D"

Articles of Incorporation of Bent Pine Preserve Homeowners Association, Inc.

[see attached]