THE VILLAS AT SHADOW BAY
RULES AND REGULATIONS

The rules and Regulations hereinafter enumerated as to the Condominium Property, shall be deemed in effect until amended, modified or rescinded by the Board of Directors of the Association, and shall apply to and be binding upon all unit owners and occupants. the unit owners shall, at all times, obey such Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, permitted lessees and persons over whom they exercise control and supervision. The initial Rules and Regulations are as follows:

1)BUILDING APPEARANCE AND MAINTENANCE

A) All sidewalks, walkways, hallways, stairwells and entrances which are part of the common elements must not be obstructed or used for any purpose other than ingress. No personal property may be left or stored in any such areas, either on a temporary or permanent basis. Unit owners may store their personal property only within their respective units.

B) No clothing, bedding, linens, curtains, laundry or other articles shall be dried, aired or hung in any outdoor area, including the balcony or patios, where such may be seen from outside the unit.

C). Nothing may be shaken or hung from doors, window, balconies or patios, or any of the common elements, nor shall any personal property, other than plants or patio furniture, be stored or kept in any patio area which can be seen from outside the unit.

D) None of the common elements shall be decorated or furnished by any unit owner or person without the prior written approval of the Board of Directors of the Association.

E.) All garbage or trash shall be properly placed in plastic bags and placed in appropriate dumpsters to be picked up by Dump-All, Inc.

F) All unit owners shall keep and maintain the interior of their respective units in good condition and repair, and shall promptly pay for all utilities which are separately metered to the unit.

G) No unit owner shall make or permit any disturbing noises by himself, his family, or other occupants of his unit no do or permit anything to be unnecessarily interfere with the rights, comforts or convenience of other unit owners. No unit owner shall play or permit to be played any musical instrument, or operate or permit to be operated, a phonograph, television, radio or sound amplifier in his unit, in such a manner as to disturb or annoy other occupants of the Condominium. All parties shall lower the volume as to the foregoing from 10:00PM to 9:00AM each day.

H) No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed, in or upon any part of the common elements or any part of a unit which is visible from the exterior of the building by any unit owner or occupant without written permission of the Board of directors of the Association. this provision, however, shall not apply to the Developer.

I) No inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any unit or limited common element except such as are required for normal household use.

J) Unit owners and persons in the building with their consent, permission or approval, express or implied shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof or the utility or telephone rooms of the building, if any, Such areas shall be restricted to those person specifically authorized by the Association or management agent in connection with maintenance, repair or operation of the building.

2) PARKING

All automobile parking spaces shall be used solely and exclusively for that purpose. Parking shall be generally open. No unit owner or other person shall keep, park, store or leave boats, trailers, campers, recreation vehicles, inoperable motor vehicles or the like in any parking spaces or on the condominium Property at any time, without the written permission of the Board of Directors of the Association.

3) OCCUPANTS OF UNITS

Each unit is restricted to residential use by the owners, or permitted lessees thereof, their immediate families and guests. No unit shall be occupied by more than two persons for each bedroom in the unit.

4) MANAGEMENT AND ASSESSMENTS

A) No unit owner or occupant shall direct, supervise, or in any manner attempt to assert any control over the employees of the Association or of any management agent employed by the Association. complaints regarding the service of the condominium shall be made in writing to the management agent, and long as the Management Agreement remains in effect, and thereafter, to the Board of Directors of the Association.

B) Payment of assessments and maintenance fees shall be made at the office of the management agent, as of checks shall be made to the order of such party as the management agent shall designate.

5) ALTERATION OF CONDOMINIUM

Unit owners are specifically cautioned that their right to made any addition, change, alteration or decoration to the exterior appearance of any portion of the buildings or other condominium property is subject to the provisions of the Declaration of Condominium.

6) NOTICE AS TO MORTGAGE

Each unit owner shall notify the Secretary of the Association in writing within five (5) days of the date a mortgage or other lien is placed of records encumbering his unit, such notice shall state the name and address of the mortgagee or other lien holder, and representative to receive notice in case of casualty loss. In the event the name, address or representative shall change, the unit owner shall give written notice to the Association's secretary advising of the change within five (5) days thereof. The Association shall be entitled to rely on the information received pursuant hereto, and shall have no obligation to make independent inquiry.

7) DECLARATION CONTROLS

In the event of any inconsistency or conflict between these Rules and Regulations, or any amendments thereof or additions thereto, and the Declaration, the Declaration shall control.

8) VIOLATIONS

In the event a unit owner or occupant of the unit is in violation if the Rules and Regulation from time to time adopted by the Board of Directors of the Association, and after notification by the Board of Directors, continues to violate such Rules and Regulation, such unit owner shall pay for the costs and expenses, including reasonable attorney's fees and court costs of legal proceedings brought to enforce the violated Rules and Regulations; provided that the party seeking to enforce the Rules and Regulations has been successful in the litigation.

9) ADDITIONAL RULES AND REGULATIONS

The Board of Directors of the Association reserves the right to made additional Rules and Regulations as may be required from time to time, and to amend, modify and rescind the present Rules and Regulations, all without the consent of the Association members. Such amendments or modification shall be as binding as all other Rules and Regulations previously adopted.

Signature_____ Date_____

Address_____

THE VILLAS AT SHADOW BAY CONDOMINIUM PHASE VI ADDITION ASSOCIATION, INC.

President: James Piasecke – PO Box 450314, Kissimmee FL 34745 – Home: 407-944-9673 – Cell 407-342-6059 – E-mail: jimpgold@aol.com

Vice President: Frank J. Donofrio – 2749 Rio Grande Trail, Kissimmee FL 34741 – Home: 407-933-1445 – E-mail: vdonofrio@live.com

Secretary: Jessica Felix – 2730 Rio Grande Trail, Kissimmee FL 34741 – Cell: 407-412-9141, email; jf1574@msn.com

Treasurer: Irene M Lichtefeld – Neff – 2150 Gulf Shore Blvd #701, Naples, FL 34102, Ph: 239-262-8464, cell: 239-290-5069, fax: 239-262-5185, email: tour70s@yahoo.com

Director: Yeliza Fernandez - 2734 Rio Grande Trail, Kissimmee, FL 34741 – home: 407-552-1248 – work: 407-518-1014

24 Units – Seven buildings – five with 4 units, two with 2 units

Assessments: $200.00 - 18% after the 15th

FEI# 59-2980344

Annual Meeting: First day in February

Quorum: 40% in person or by proxy

Budget: proposed budget mailed 30 days prior

Special Assessments: greater than $5,000.00 needs homeowner approval

Amendments to By-Laws – need 75% approval

Amendments to Articles – 2/3 Board, 51% membership

Pool: Casella's Cleaning & Maintenance, 2646 Kendall Avenue, Kissimmee, FL 34774, Office: 407-847-7425, Cell: 407-973-1637, Fax: 407-847-3640

Insurance: Tony Blankenship Insurance Agency, Contact: Tony or Darlene, 407-331-7080 ext. 208 for Tony, ext. 207 for Darlene

Termite Bond: Middleton (subterranean – only) 1-866-352-3764

Landscaper: Terra Green Maintenance Co. – PO Box 772201, Orlando, FL 32877, Phone: 321-443-6045

Exterminator: Florida Pest Control – 3300 Commerce Blvd, Kissimmee, FL 34741, Phone: 407-932-4432

Tow Company: Russell's R & S Repair & Towing Service, Inc. – 407-892-5466 Fax: 407-892-6386

Rules for mailing out Condo election info

- 1st notice: not less than 60 days
- not less than 40 days prior to election notice to Association of candidacy for board
- 35 days prior election , deadline for candidates personal sheet
- 2nd notice: not less than 14 days prior to election (envelope: ballot, proxy & return)
- Sign should be posted 2 weeks or so