

Creciente Condominium Association, Inc.
7150 Estero Boulevard, Fort. Myers Beach, FL 33931

EXHIBIT "C"
RESTRICTIONS UPON USE OF UNITS AND
RULES AND REGULATIONS FOR
CRECIENTE CONDOMINIUM ASSOCIATION, INC.

THE FOLLOWING RULES AND REGULATIONS HAVE BEEN ESTABLISHED BY THE CRECIENTE CONDOMINIUM ASSOCIATION BOARD OF DIRECTORS FOR THE PROTECTION AND PRIVACY OF ALL. THEY ARE IN ADDITION TO THOSE CONTAINED IN THE DECLARATION OF CONDOMINIUM. OWNERS ARE TO FAMILARIZE THEMSELVES WITH ALL THE RULES AND INFORM ALL OF THEIR RENTERS AND GUESTS OF THESE RULES. THESE RULES WILL BE STRICTLY ENFORCED AND FINES WILL BE IMPOSED IF APPROPRIATE.

1. Vehicles may be parked only in the areas provided for that purpose. All vehicles of residents (owners, guests and renters) must be registered with the Association office and display a tag or sticker. Vehicles leaking fluid (motor oil, transmission fluid, brake fluid, steering fluid, coolant, etc.) *must* be repaired or removed in a timely fashion.
2. Owners are responsible for damages to common element areas incurred while moving in or out, or during remodeling. Owners will be assessed the cost for repairs of damages, plus a fine if determined by the Board.
3. Satellite dishes, radio or television antennas, or wiring for any other purpose, may not be installed on the exterior of the buildings.
4. Signs, advertisements, notices or other lettering may not be exhibited, inscribed painted or affixed to/or on any part of any building, parked vehicles, or placed anywhere on Creciente property.
5. Sidewalks, entrances, passages, vestibules, stairways, corridors and halls may not be obstructed or encumbered nor used for any purpose other than ingress and egress to and from the premises. All swinging doors to and from common elements must not be propped open and must be locked at all times. Stairways are to be used only for the purpose intended, and may not be used for hanging garments or other objects, or for cleaning of rugs or other household items. Laundry drying lines of any kind may not be maintained outside the unit. Owners may not discard, or permit to fall, any item from the windows of the premises. Fire exits may not be obstructed in any manner.
6. Each unit has an assigned storage locker in the lower floor of the unit building. Volatile, flammable liquids, obnoxious or odorous liquids, or flammable oil-based paints in the lockers are prohibited. No items of any kind are to be stored in the walkways. All storage unit entrance doors must be locked at all times.
7. All common areas inside and outside the buildings must be used only for their intended purposes, and no articles belonging to owners, their guest or tenants may be kept therein or thereon. Such areas must, at all times, be kept free of obstruction.
8. Domestic help and/or service personnel may not gather or lounge in interior common areas.
9. All trash must be placed in securely tied plastic bags before placement in trash chutes. Boxes must be broken down and flattened before placing them in the cardboard containers located in the Dumpster rooms on the ground floor of each building. Owners may arrange for *free* large item removal (furniture, TV, appliances, etc.) by calling Veolia Trash Removal Company at 239-334-

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1224. Hazardous materials (paint, chemicals, etc.) cannot be disposed of in the Dumpsters or left in the Dumpster rooms.

10. Items required by law to be recycled must be placed in recycle bins provided by the Association. Discarded large appliances and furniture can be hauled away at no charge by calling Veolia Environmental Services at 239-334-1224 (customer service). If you call to have large appliances or furniture removed, DO NOT leave these items in the trash room. These items must be placed outside the evening prior to the day of the arranged pickup.

11. Installation of glass enclosures, hurricane shutters, sliding doors or windowed walls on the balconies must adhere to specifications and criteria established by the Association. A copy of these specifications can be obtained from the Manager.

12. Pets are not allowed in the pool or courtyard area. If you wish to walk your pet to the beach, please use the north side of the north building and the south side of the south building then walk to the gulf side gates down to the sand.

13. No restrictions as to minimum age apply to children who live or visit the Association. However, activities and behavior of children must be supervised by an adult, and children under the age of twelve (12) are not permitted in the pool or deck area, billiard room, tennis court, elevators, stairwells, walkways or lobbies unless accompanied by an adult. The Board, or their designated representative, has the authority to require that an owner, guest, tenant or other adult responsible for a particular child remove the child from the common areas if the child's behavior, in their opinion, necessitates such action.

14. An owner must maintain their unit in an acceptable condition that does not pose a safety or health hazard as determined by the Board of Directors.

15. The Association must have a pass key to all locked doors to all units, pursuant to its right of access to all units. Owners may not alter any lock or install a new entrance door lock without written approval of the Association. If the Association must access the unit and/or any locked internal door in the case of an emergency, and does not have a pass key; any damage caused will be the responsibility of the owner.

16. All window coverings visible from the exterior of the unit must be either of a neutral color or covered on the exterior side by white lining.

17. Quiet hours are between 11 P.M. and 7 A.M. Owners, guests and tenants must be considerate of those around them. No excessive noise of any kind is allowed after 11:00 P.M. Contractor work hours are from 8:00 a.m. to 5:00 p.m., Monday through Saturday only.

18. All persons entering the Association's property from the beach must remove sand and similar substance from their persons by means of brushes or hose by the beach/pool steps.

19. Common recreational facilities must be used in a manner which respects the rights of other owners and/or their guests. Use of recreational facilities is prohibited between the hours of 11:00 P.M. and 6:30 A.M., and specific recreational facilities are controlled by regulations set forth hereafter.

20. Use of roller skates, skateboards and roller blades is not permitted on the Association's property.

21. Swimming pool rules are: Pool hours are between 9:00 a.m. and dusk. Pool gates must be closed and locked at all times. Children under 12 years of age must be accompanied by an adult. NO DIVING. Furniture may not be removed from pool area. No lifeguard on duty. All persons using pool and pool area do so at their own risk. Only noodles, baby wings and small children's

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rings are allowed in pool. No pets in pool area. No running, ball throwing or rough play. No food allowed in pool or pool deck. Drinks are not allowed within 4 feet of the pool edge. Glass containers are not allowed on the pool deck. The pool rope must be attached at all times. Children in diapers must wear appropriate swim diapers. Must shower before entering pool to remove suntan lotions and sand. Manager reserves the right to deny use of pool to anyone at any time for violations. Maximum number of people in pool at one time is 49. Emergency medical 9-1-1. Emergency telephone located outside office in South building. No loud voices, noise, radios or boom boxes except for scheduled water aerobics. Towels or personal belongings will not reserve chairs or lounges. If you are smoking or using your cell phone, please be considerate of your neighbors.

22. Exercise and Billiard Room hours are from 6:00 a.m. until 11:00 p.m. Please be very quiet during the early morning and late night hours. No smoking. Children under 12 years of age must be accompanied by an adult. Make sure you are free from sand before entering the room. Treat the equipment and room with care, and clean up the equipment and room after each use. Turn off TV and lights. The Manager reserves the right to deny use of room to anyone at anytime.

23. Tennis court rules are: 1) the tennis court must be used only by owners, or their guest and tenants; 2) playing hours are from 7:00 A.M. to 9:30 P.M.; 3) tennis shoes and proper tennis attire must be worn on the court; 4) reservations are required and may be made by posting name, unit number (required) and court time on sheets available at the court; 5) reservation's may be made up to three (3) days in advance for a maximum of one (1) hour for singles and one and a half (1 1/2) hours for doubles; 6) only one reservation per day, per owner, guest or tenant is allowed; 7) playing on a wet court is dangerous and prohibited; 8) sand must be cleaned from shoes before entering the court; 9) chairs, food and drink are not allowed inside the fenced area; tennis players shall make every effort to cancel reserved court time 24 hours in advance; and. 12) Guests not in residence must be accompanied by the unit owner.

24. A Consent to Transfer fee of \$100 is required to process and complete the paperwork for new unit owner sales.

25. Owners, owner's family, and guests should inform the office upon their arrival of their intended length of stay and number of occupants for the unit. The office will provide guest registration forms. This information is required by local fire codes and is essential in the event of an emergency.

26. The Community Room is available for all owners and their guests. Association events take priority over any other requests. The Community room is open during normal office hours. To use this room at any other time, contact the office to reserve the space for a specific day and time. Users will be issued a key which must be returned to the office immediately after the activity. Make sure that the room is left in the condition that it was found in upon arrival. It is permitted to "borrow" items that are in the Community Room, however, the sign out sheet provided in the room MUST be completed prior to removing any such items.

27. Realtor clients must be accompanied by a realtor, a realtor's assistant or an owner at all times while on the condominium property. No realtor signs, flyers or other postings are allowed on the condominium property.

28. The parking lot storm drains are intended for rainwater runoff and car washing. It is a violation of local ordinances to dispose of any foreign materials in these drains. This prohibition includes, but is not limited to paint, solvents, tile adhesive, tile grout, sawdust, and cutting or grinding material from granite, Formica, or cultured marble.

Adopted by the Board of Directors: December 1, 2009