

12.8. Potted plants may not grow higher than the top edge of the lanai railing (nor protrude out beyond the perimeter of the railing at any point). Plants on the penthouse lanais may not grow higher than the lanai ceiling. During severe weather, all objects that may blow off lanais should be removed.

12.9. Cleaning, sweeping, mopping, watering and/or other activities done on lanais or other exterior areas shall be done in a manner which does not cause dust, debris, runoff or any nuisance or damage.

12.10. All persons are responsible for any and all uninsured damage they may cause, by act and/or omission, to the Common Elements or to any portion thereof.

12.11. No machinery, refrigerating or heating device, air conditioning apparatus, or any illumination device other than electric lights shall be installed in any Unit. Residents are responsible for immediately removing such devices from the Unit. *AN IMMEDIATE FINE OF \$500.00 WILL BE ASSESSED FOR EACH VIOLATION OF THIS RULE. THERE WILL BE NO WRITTEN WARNING ISSUED FOR THIS INFRACTION.* Pursuant to Article VI, Section 6(e) of the Bylaws, a Resident can obtain the written approval of the Board for the installation of an air conditioning unit. Any such request to the Board shall be in writing and must comply with the requirements for construction of improvements contained in Article VI, Section 4(a.1) of the Bylaws.

12.12. No flammable fluids such as gasoline, kerosene, naphtha or other explosives or articles deemed extra-hazardous to life, limb, or property may be brought into the building without prior written consent of the Board. *AN IMMEDIATE FINE OF \$100.00 WILL BE ASSESSED FOR EACH VIOLATION OF THIS RULE. THERE WILL BE NO WRITTEN WARNING ISSUED FOR THIS INFRACTION.*

12.13. Nothing shall be thrown from lanais, specifically cigarettes, cigars and matches, as they are fire hazards. No spitting from lanais. Persons violating this rule will be held liable for their action. *AN IMMEDIATE FINE OF \$500.00 WILL BE ASSESSED FOR EACH VIOLATION OF THIS RULE. THERE WILL BE NO WRITTEN WARNING ISSUED FOR THIS INFRACTION.*

12.14. Residents shall refrain from feeding the pigeons or other birds on the lanais and around the building since they may cause health sanitation problems.

12.15. Curtains, drapes and vertical blinds must be solid material and shall be off-white or lined with white for pleasing building aesthetics; no lace curtains are allowed. Drapes should be maintained in a vertical position. Drapes with rips, tears or badly discolored should be repaired or replaced within 60 days with notification from the Resident Manager.

12.16. The standards of window tinting have been set and approved by the Board. No exterior window tinting shall be installed without prior written approval of the Resident Manager or the Board of Directors. Information for approved types of tinting is available from the Resident Manager.

12.17. [reserved]

12.18. No cleaning of shoes or other personal items or hanging of laundry is allowed on the lanais or hallways.

12.19. Cooking and barbequing on lanais and the grounds of the Holiday Manor are strictly prohibited.

12.20. All items or articles belonging to a Resident, including shoes, furniture, plants and toys, shall be placed, kept or stored only within the Apartment. Nothing, at any time, shall be placed on the stairs, other access ways, or any of the hallways of the building. Any item found in a Common Area may be removed by the Resident Manager. No items of any kind should be stored on the lanais; only potted plants can be kept on lanais.

### **13. PARKING**

13.1. Only Residents registered with the Resident Manager shall park in their Unit's designated parking stall. Said stall may not be sublet.

13.2. Resident parking stalls are for use by a registered Resident's motor vehicles, i.e. automobiles, motorcycles and mopeds.