

Port of the Islands Resort Hotel Condominium  
Rules and Regulations

The definitions contained in the Declaration of Condominium of Port of the Islands Resort, a Hotel Condominium ("Declaration") are incorporated herein as part of these Rules and Regulations.

1. The walkways, stairways shall not be obstructed or used for any purpose other than ingress and egress to and from Building(s) and other portions of the Condominium
2. The exterior of the Hotel Units and all other area appurtenant to a Hotel Unit shall not be painted, decorated, or modified in any manner, including but not limited to the installation of any screen doors, roll ups, storm shutters, awnings, hardware or the like, without the prior written consent of the Condominium Association by its Board pursuant to Article 19 of the Declaration.
3. No article including, but not limited to, cloth, clothing, rugs or mops shall be hung or shaken from the door, windows or Screened Enclosures or Balconies of the Hotel Units or placed upon the outside window sills of the Hotel Units without prior consent of the Board.
4. No personal articles shall be allowed to stand on any portion of the Common Elements.
5. No resident of a Hotel Unit, whether a Condominium Unit Owner, guest or tenant (a "Resident") shall make or permit any noises that will disturb or annoy the occupants of any of the Hotel Unit or do or permit anything to be done which will interfere with the rights, comfort or convenience of other Residents.
6. Each Resident shall regularly pick up all garbage, trash, refuse or rubbish outside his or her Hotel Unit, and no Resident shall place or dump any garbage, trash, refuse or other materials on any portions of the Condominium property. All garbage, trash, refuse or rubbish must be placed in appropriate trash facilities or bags.
7. Water closets and other water apparatus in the Hotel Units or upon Common Elements shall not be used for any purpose other than those for which they were constructed. Any damage resulting from misuse of any water closets or water apparatus shall be paid for by the Resident responsible for the same.
8. The agents and employees of the Condominium Association and any contractor or worker authorized by the Condominium may enter any Hotel Unit at any reasonable hour of the day for the purposes permitted under the terms of the Governing Documents.
9. Residents will obey parking regulations posted by the Condominium Association in the private streets, parking areas and drives, and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the users.
10. No Resident shall use or permit to be brought into a Hotel Unit any flammable oils or fluids, such as gasoline, kerosene, naphtha or benzene or other explosives or articles deemed extra hazardous to life, limb or property.
11. No Resident shall be allowed to put in a mail receptacle, or his or her name or street address on any portion of his or her Hotel Unit, except in such a place and manner approved by the Board and Developer for such purpose, if any.
12. The Condominium Association may retain a passkey to each Hotel Unit. No Resident shall alter any lock or install a new lock on any door leading to his or her Hotel Unit without providing a copy of the key to the Condominium Association. Locks must be installed by the Association's Locksmith only.
13. There shall be a \$25.00 lock-out charge if the Condominium Association is requested to furnish keys for access to a Resident who has locked himself or herself out of his or her Hotel Unit after hours.
14. Any damage to the Condominium Property or equipment of the Condominium Association caused by any Resident shall be repaired or replaced at the expense of such Resident.
15. Each Resident shall be held responsible for the actions of his or her family members, guests, invitees and lessees.

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16. Complaints regarding the management of the Condominium property or regarding actions of other Residents shall be made in writing to the Condominium Association.
17. A Resident shall show no sign, advertisement or notice of any type on the Condominium Elements, other portions of Port of the Islands Resort, or in or upon his or her Hotel Unit so as to be visible from the Common Elements, or any public way, without prior written consent of the Condominium Association by its Board in accordance with the provisions of section 17 of the Declaration. (No For Rent or For Sale signs allowed)
18. A limit of one (1) dog weighing forty (40) pounds or less, or two (2) dogs weighing together not more than forty (40) pounds, two (2) cats and small birds or fish or similar domestic pets may be kept in a Hotel Unit, and shall be properly restrained when outside the Hotel Unit. No horses, cows, pigs, swine, goats, chickens, pigeons or any such animals, fowl or reptiles shall be kept on the Condominium Property. Dogs shall be walked only in designated areas and their owners shall clean up all solid waste.
19. No clothesline or similar device shall be allowed on any portion of the Common Elements.
20. Motor residences, trailers, campers and other recreational vehicles which do not fit in a standard parking space, boats, trucks, larger than one (1) ton, vans, or trucks used for commercial purposes, and any unsightly or inoperable vehicle shall not be permitted to be parked, placed or stored in or on the Condominium Property. No maintenance or repair shall be done upon or to any vehicles, except where totally isolated from public view. The Condominium Association shall have the right to authorize the towing away of any vehicles in violation of these provisions and the provisions of the Community Documents with the costs to be borne by the owner or violator.
21. Any Resident or Owner of a Commercial Unit may report a violation of the Rules and Regulations to the Condominium Association (or its management company, if any) in writing. All violation reports are to be submitted in writing and will be considered confidential.
22. Any consent or approval given under these Rules and Regulations by the Condominium association shall be revocable at any time by the Board.
23. The Residents should refer to the Occupancy and Use Restrictions contained in Article 17 of the Declaration which are binding upon all Residents.
24. All notices of Condominium Unit Owners' meetings shall be posted on the bulletin board located in Building M.
25. The Board will adopt hurricane shutter specifications ("Hurricane Standards") in accordance with Florida Statutes Section 718.113(5). The Hurricane Standards will be made available to a Hotel Condominium Owner within five business days after the Board's receipt of a written request for such a Hurricane Standards.
26. With regards to meetings of the Board of Directors of the Condominium Association and meetings of the Members of the Condominium association (collectively referred to herein as "Meetings"), the following rules shall apply:
  - a. The Right of Condominium Unit Owners to Speak at Meetings

A Condominium Unit Owner shall have the right to speak at a Meeting provided the Condominium Association has received a written request at least forty-eight (48) hours in advance of the scheduled Meeting. The following restrictions shall apply:

- (1) The Condominium Owner may speak at the start of the Meeting. The vote of the Board Members, as applicable, will not be taken until the Condominium Unit Owner has spoken.

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- (2) The Condominium Unit Owner may speak for no longer than three (3) minutes, unless the Board votes at the Meeting to extend the time allotted to the Condominium Unit Owner.
- (3) The Condominium Unit Owner may speak only on matters specifically designated on the agenda.
- (4) The Condominium Unit Owners may speak only once at a meeting.

b. The Right of Condominium Unit Owners to Tape Record or Videotape Meetings

A Condominium Unit Owner shall have the right to tape record or videotape a Meeting provided the Condominium Association has received a written request at least forty-eight (48) hours in advance of the scheduled Meeting. The following restrictions shall apply

- (1) The audio and/or video equipment and devices must not produce distracting sounds or light emissions, nor may such equipment and devices require the use of electrical outlets.
  - (2) The audio and/or video equipment must be assembled and in placed in position in advance of the scheduled time for the commencement of the Meeting. Equipment may not be placed on the table where the Board is seated; a front row seat will be reserved for the Condominium Unit Owner and a tripod may be set up, but only at a height which does not obstruct the line of sight from other seats in the meeting room.
  - (3) The Condominium Unit Owner videotaping or recording the Meeting shall not be permitted to move about the meeting room in order to facilitate the recording.
27. Tables and chairs and other furniture situated on the Common Elements shall not be relocated by any Resident.
28. These Rules and Regulations may be modified, add to or repealed at any time by the Association
29. Water from the Condominium Association is not to be used to wash cars or boats. Request to unlock hose bibs must be made during working hours. 9AM – 5PM and is only to clean lanais.
30. No boats shall be allowed to be parked permanently in parking areas. Maximum parking as per Rule #20 is seven (7) days.
31. Residents are to display parking stickers or request temporary pass at all times.
32. No excessive noise before 7Am and after 10PM as per city ordinance.
33. Landscaping on Common Elements may only be done with the approval of the Board of Directors.
34. Pool Rules;
- (1) No pets allowed in the pool area at any time.
  - (2) Absolutely NO GLASS containers of any type are allowed in the pool area at any time.
  - (3) No, food, drinks or tobacco products are allowed within four (4) feet of the pool.
  - (4) No running, jumping, diving or horseplay allowed in the pool area at any time.
  - (5) No overhead flying objects, balls, or Frisbees are allowed in the pool.
  - (6) Everyone is required to shower before entering the pool.
  - (7) No playing or hanging on the buoy rope.
  - (8) Only approved swimwear allowed in the pool. No cutoffs, shirts, etc.
  - (9) The presence of lightening will result in a closure of the pool.
  - (10) Pool hours are from sun up to sun down.

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35. Items allowed on Lanais.

Lanai Rules

Do's

1. Outdoor Furniture – Tables, chairs etc
2. Cooler
3. Board approved Storage unit
4. BBQ-Gas or charcoal (Owners or guests must cook outside lanai)
5. Fishing rods
6. Plants
7. Bicycles- while unit is occupied
8. Wall decor

Don'ts

1. Indoor Furniture of any type which includes Chest of Draws, Boo shelves, Upholstered furniture, etc
2. Any item that is flammable, toxic, combustible
3. No pet food
4. Unapproved portable storage containers
5. Tools and construction equipment including ladders

When deciding what is needed to be placed on your Lanai please keep in mind this is a Resort Condo Community. The Lanai is meant for outdoor living not as a place for extra storage. We do not want owners' renters or Hotel guests to come away with a bad impression of the property.

36. Sign-In and Sign-out is required by every owner, guest, or resident upon arrival and departure. Full time residents will be required to have a zero balance at the end of each month and be checked out and in at that time. This was voted on by the Board of Director at the October 6, 2009 meeting. This was adopted to enforce rule number 17.1.1 of the condominium documents.

Bu Resolution of the Board of Directors of the  
Port of the Islands Resort Hotel Condominium Association, Inc.