

HOUSE RULES

- 1) Each unit is assigned one covered space for parking of a passenger vehicle, bicycles or motorbikes. Parking or storage of anything other than a passenger vehicle, bicycles or motorbikes is prohibited in those assigned spaces. Temporary additional passenger vehicle and motorbike parking is available for owners and guest on the east side of the driveway between, the dock and pool area. Bicycles can also be parked under the east and west stairs and in front of their assigned parking space while the unit owners are occupying their unit. When the unit is not occupied, bicycles must be stored in the unit's storage room or in the owner's unit.
- 2) No campers, golf carts, recreational or commercial vehicles, boats or trailers are permitted to be parked or stored on the condominium grounds and are subject to removal at the expense of the owner. Trailers may be parked in the area near the front gate for up to 48 hours upon arrival or departure. After that they will be removed at the owner's expense.
- 3) No non-functional passenger vehicles and/or motorbikes, or those without current license plates or registration, can be stored on the ground at any time.
- 4) Common areas of the building and grounds shall be used only for the purposes intended. Please do not block doors or walkways in common areas. No articles belonging to unit owners shall be kept in such areas temporarily, or otherwise, except as approved by the Board in rule #14.
- 5) Patios, porches, railings, balconies and hallways are not to be used for hanging any garments or other objects, or for cleaning of rugs or other household items. They are not to be used for storage. No wall hangings or furniture is allowed in the common hallways, except as approved by the Board in rule #14.
- 6) All furniture, pots and plants on the unit's patios, balconies and screened porches shall be removed when unit is not occupied. Any damage to the balconies, rails, screened porches and common area that is caused by such furniture, pots and plants shall be repaired at the expense of the unit owner of the property causing such damage.
- 7) Pets, 1 dog does not excess of 25 pounds or 1 cat are allowed as provided for in the Declaration of Condominium, Article 20 (e). No pets are allowed on the pool deck. Each owner is responsible

to clean up after their pets. Disposal of solid waste must be sealed in plastic bags and taken to the trash dumpster.

- 8) No parties or loud noises are allowed at the pool, on the docks or in common areas after 10pm. Pool hours are 7:00 am to 11:00 pm.
- 9) No running, shouting or horseplay in the pool area at any time. Trashcans are in the pool bathrooms. Users of the pool area are required to pick up after themselves. An adult must accompany all children under the age of 12 when in the pool or pool deck area.
- 10) When finished using the Jacuzzi, please turn off the timer and replace the cover. Please shower before using the pool or Jacuzzi and please dry off before using the elevator.
- 11) Pool furniture must not be removed from the pool deck area. Return lounges and chairs to their original position and close umbrella before leaving pool area.
- 12) No ball playing on the pool deck or in the parking areas is permitted at any time.
- 13) Only use trash disposal chute between 8:00 am and 8:00 pm. All trash must be in tearproof bags and should not weight more that ten (10) pounds. Please place recycle items in blue containers at the gate area.
- 14) All hallways, sidewalks and dock areas are to be kept clean and passable, Unit owners may place a doormat, one planter and cooler outside their unit while occupying their unit. Personal Items to be stored in unit or storage closet when unit is non-occupied. Any personal items are subject to removal in the event of a storm, hurricane or other emergency without liability to the Association for any damage to those items.
- 15) Unit owners are entitled to one dock box, fenders, water hose, electrical cord and whips, that are approved by the board, at the assigned dock space. The dock space is always to be kept clean and passable and free of personal items. All boats moored in a dock space shall not impede navigation in the channel, shall not interfere with the use of any other dock space and

shall be contained, including engines and swim platforms, within the length of the dock space. Unless arrangements have been made to use adjacent space. Jets ski platforms are not allowed.

- 16) Each unit owner and guest must carry general liability insurance in the amount of \$100,000 on all boats and watercrafts docked at Casa Cayo. Each owner and guest shall present a Certificate of Liability Insurance naming Casa Cayo as an additional insured before the annual March owners meeting each year or the beginning of a rental agreement.

- 17) Flammable liquids and gases, including gasoline and propane, shall not be stored in the main building, including unit storage rooms. A separate storage area between the pool house and the sewage plant is designated storage area for these items. Exception: cleaners and solvents incidental to the activities of the unit and stored in a conforming container with the capacity of 1 gallon or less, or in the case of propane, a capacity of 1 pound or less.

- 18) For the exclusive purpose of attempting a timely response to an emergency within a unit or during a storm or hurricane each unit owner must provide a key or code for entry to the unit to the Board of Directors. If a unit owner keeps a vehicle at Casa Cayo during Hurricane Season (June 1 to November 30), a key to the vehicle shall also be provided to the Board, so it can be moved in case of a Hurricane, if possible, without liability to the Association for damage to the vehicle.

- 19) No unit owner can make purchases on behalf of Casa Cayo without approval from the Board of Directors.

- 20) When a unit is unoccupied the water should be turned off. The unit owners will be responsible for any excess water bill caused by not turning off the water.