

Rules and Regulations
For
Charleston Court
Revised 05/06/09

The definitions contained in the Declaration of Covenants, Conditions and Restrictions for Charleston Court at Abacoa are incorporated herein as part of these Rules and Regulations.

1. The owners and lessees of each Lot shall abide by each and every term and provision of the Declaration of Covenants, Conditions and Restrictions, and each and every term and provision of the Articles of Incorporation, and By-Laws of the Association.
2. No bicycles, tricycles, scooters, baby strollers or other similar vehicles or toys shall be allowed to remain in the Common Areas. The walkways, bridges, sidewalks and streets shall not be obstructed.
3. Any damage to the Common Areas, property, or equipment of the Association caused by any Owner, his family member, guest, invitee or lessee shall be repaired or replaced at the expense of such Owner,
4. An Owner will not park or position his vehicle as to prevent access to another Lot. The Owners, their families, guests, invitees, licensees, and lessees will obey the posted parking and traffic regulations installed for the safety and welfare of all Owners.
5. No Owner shall do or permit the assembling or disassembling of motor vehicles except within his garage. Each Lot Owner shall be required to clean his driveway of any oil or other fluid discharged by his motor vehicle.
6. Except as may be permitted in accordance with the Declaration, no transmitting or receiving aerial or antenna shall be attached to or hung from any part of a Lot or the Common Areas.
7. All garbage and refuse from the Lots shall be deposited with care in each Owner's private garbage containers, which shall be placed so they are not visible from the Roads or from the adjoining Units. No garbage or refuse shall be deposited in any Common Area for any reason, except on the correct days of the week for pick up and removal. No littering shall be done or permitted on the Association Property.
8. All Owners shall comply with the Use Restrictions as set forth in the Declaration of Covenants, Conditions and Restrictions.
9. No garage doors shall be permitted to remain open except for temporary purposes, and the Board may adopt further rules for the regulation of the opening of garage doors.
10. Complaints regarding the management of the Association property, or regarding the actions of other Owners, their families, guests, or lessees shall be made in writing to the Association and shall be signed by the complaining Lot Owner.
11. Any consent or approval given under these Rules and Regulations by the Association may be revocable at any time by the Board.

12. These Rules and Regulations may be modified, added to, or repealed in accordance with the By-Laws of the Association.
13. Nothing may be left outside on the Unit Lot when not actually being utilized or during the night time hours without the specific written approval of the Association. This includes, but is not limited to bicycles, tricycles, scooters, baby strollers, basketball nets, play houses, skate board ramps or other similar vehicles or toys, barbeques, watering hoses, storage sheds, garbage cans, trash cans, recyclable bins. (Approved February 2009).
14. At all times, all dogs and cats must be on a leash when off the Unit's Property. Pet Owners or their custodians are required to pick up and dispose of their animal's waste immediately. (Approved February 2009).
15. **SMOKING IS NOT PERMITTED IN THE FENCED-IN AREA OF THE CHARLESTON COURT POOL. (APPROVED May 2009)**

By Resolution of the Board of Directors of
Charleston Court at Abacoa
Homeowners Association, Inc.