

CONTRACTORS BUSINESS PARK AT VISTA CENTER

c/o Bristol Management Services, Inc.
1930 Commerce Lane, Suite 1, Jupiter, Florida 33458
(561) 575-3551 - (561)575-5423 (Fax)
www.bristolmanagement.com

LEASE OR PURCHASE NOTIFICATION FORM

NAME(s) OF APPLICANTS _____ **LEASE** _____ **PURCHASE** _____

BUSINESS ENTITY NAME

TYPE OF BUSINESS

UNIT ADDRESS _____

PRESENT ADDRESS _____

HOME PHONE _____ **Business Phone ()** _____

EMPLOYER & ADDRESS _____

Lease Term _____ **to** _____ **Closing Date** _____ **Mortgage Co.** _____

This information is provided for notification to the CONTRACTORS BUSINESS PARK AT VISTA CENTER. All Association Covenants including the Bylaws and Articles of Incorporation, Rules and Regulations and Permitted and Non-permitted Uses of the CONTRACTORS BUSINESS PARK AT VISTA CENTER. are available on our web page at: www.bristolmanagement.com.

- Note:** (1) A copy of lease/sales contract must accompany this application.
(2) This application must be signed by new buyer or lessee.

Date _____

Date _____

Please complete this notification form and submit it to Bristol Management at the address indicated above. **This is REQUIRED BEFORE CLOSING. You can email to mandy@bristolmanagement.com**

EXHIBIT "1" TO BY-LAWS OF
CONTRACTORS BUSINESS PARK VISTA CENTER
CONDOMINIUM ASSOCIATION, INC.

RULES & REGULATIONS FOR CONDOMINIUM UNITS

The condominium rules and regulations hereinafter set forth shall be deemed in effect until amended by the Board of Directors and shall apply to and be binding upon all Unit Owners. The Unit Owners of the condominium shall at all times obey said rules and regulations and shall use their best efforts to see that these rules and regulations are faithfully observed by their employees, guests, invitees, servants, lessees and persons over whom they exercise control and supervision. Said building rules and regulations are as follows:

1. Unit Owner agrees as follows:

a. All loading of goods shall be done only at such times, in the areas, and through the entrances, designated for such purposes by the Association.

b. The delivery or shipping of merchandise, supplies and fixtures to and from the Unit shall be subject to such rules and regulations as in the judgment of the Association are necessary for the proper operation of the condominium. No freight, furniture, packages or bulky matter of any description will be received in the condominium, except during the hours designated by the Association. All deliveries or shipments of any kind to and from the unit, including loading and unloading of merchandise, supplies and other goods, shall be made only by way of the rear of the unit (unless the unit does not have a rear entrance) at a location designated by the Association, and only at such times designated for such purpose by the Association; and trailers and/or trucks servicing the unit may only park in portions of the condominium designated for such purpose by the Association, and only while actively loading/unloading. In no event may any trucks be parked in a manner which may interfere with the use of any common elements or any pedestrian or vehicular access.

c. All garbage and refuse shall be deposited in the kind of container specified by the Association. Unit Owner shall pay the cost of removal of any of Unit Owner's refuse or rubbish except during such times that the Association may determine, in the discretion of the Board of Directors, that trash removal shall be provided by the Association and shall be an Association Common Expense.

d. No radio, television, phonograph or other devices, or aerial attached thereto (inside or outside the unit) shall be installed without first obtaining in each instance the written consent of the Board of Directors; and if such consent be given such device shall be used in strict accordance with all applicable laws, rules and regulations, and further, unless otherwise approved, no such device shall be used in a manner so as to be heard or seen outside of the unit, and no advertising medium shall be used which can be seen, heard or experienced outside the

unit, including, but not limited to, flashing lights and searchlights. If any music is played in the unit, same shall be played in a manner so as not to be heard outside of the unit.

e. The entries, passages, corridors of the condominium shall not be obstructed by Unit Owner or its invitees for any purpose, and shall only be used for ingress and egress to and from the unit. No mats or other objects shall be permitted in the public corridors. Unit Owner shall not conduct any business in the areas outside or immediately surrounding the unit, unless specifically approved by the Association, in writing.

f. Each Unit Owner will maintain such Unit Owner's unit at its own expense in a clean, orderly and sanitary condition and free of unreasonable odors, insects, rodents, vermin, and other pests; will not burn or permit undue accumulation of garbage, trash, rubbish and other refuse and will remove the same from the unit to compactors or other receptacles provided by the Association and will keep such refuse in proper containers on the interior of the unit until so removed from the unit. Unit Owner shall break down, flatten or otherwise condense all boxes and trash placed in any trash receptacle.

g. The plumbing facilities shall not be used for any other purpose than that for which they are construed, and no foreign substance of any kind shall be thrown therein, and the expenses of any breakage, stoppage, or damage resulting from a violation of this provision shall be borne by Unit Owner, its agents or invitees, who shall have caused same.

h. Each Unit Owner must have its unit serviced by a pest exterminator approved or selected by the Association at least once per month at Unit Owner's expense except during such times that the Association may determine, in the discretion of the Board of Directors, that pest control services shall be provided by the Association and shall be an Association Common Expense.

i. Unit Owner shall not use, permit or suffer the use of any portion of the unit as living, sleeping or lodging quarters.

j. No load will be placed on any floor of the unit which exceeds the floor load per square foot area which such floor area was designated to carry.

k. All mechanical equipment and machinery in or serving the unit will be kept free of vibration and noise which may be transmitted beyond the confines of the unit.

l. Unit Owner shall not cause or permit strong, unusual, offensive or objectionable noise, odors, fumes, dust or vapors to emanate or be dispelled from the unit.

m. No live animals will be kept on or within the unit.

n. No vehicles may be parked at the Condominium which is not capable of being run under their own power, nor shall vehicles be parked overnight unless such vehicles are

actively used in the Unit Owner's business within the condominium. Trailers, boats, recreational vehicles, and tar pots shall not be permitted at the Condominium. Further, vehicles in excess of 25 feet in length shall not be permitted at the Condominium unless belonging to an Owner of a Unit in Building A of the Condominium and parked in such location as the Association shall direct.

o. Unit Owner will not distribute, or cause to be distributed, in the condominium, any handbills, bumper stickers or other advertising or promotional materials or devices; and will not conduct or permit any activities that might constitute a nuisance or unreasonable source of annoyance, in the commercially reasonable determination of the Board of Directors, to other Unit Owners of the condominium or their customers.

p. Unit Owner shall not place, suffer or permit displays or decorations on the sidewalks outside of the unit or on or upon any of the parking or other common elements of the condominium.

q. Unit Owner shall not at any time keep or have within its unit any kerosene, camphene, benzene, naphtha, gasoline or any inflammable or combustible fluid, chemical or explosive.

r. Association reserves the right at all times to exclude newsboys, loiterers, vendors, solicitors, and peddlers from the condominium and to require registration or satisfactory identification or credentials from all persons seeking access to any part of the condominium outside normal business hours.

2. Association reserves the right from time to time to suspend, amend or supplement the foregoing rules and regulations, and to adopt and promulgate additional rules and regulations applicable to the condominium. Notice of such rules and regulations and amendments and supplements thereto, if any, shall be given to each Unit Owner.

3. By its acquisition of a unit in the condominium, Unit Owner agrees to comply with all rules and regulations as may be promulgated by the Association from time to time.

4. Unit Owner agrees to comply with the provisions of the Declaration of Condominium of the condominium as it may be amended from time to time and comply with any rules and regulations as may be adopted by the Association from time to time.

5. In the event a portion of the Common Elements are designated by the Association as meeting room and/or conference room facilities available to Unit Owners, the Board of Directors shall promulgate further rules and regulations regarding the use, expense reimbursement by the Unit Owners for the use, priority for use and responsibility for clean-up of such facilities. Unit Owners using such facilities, if provided, shall strictly comply with such further rules and regulations as may be promulgated by the Board of Directors.

6. Notwithstanding anything in these Rules and Regulations to the contrary, these Rules and Regulations shall not apply to the Developer (as defined in the By-Laws of the Association) or to Units owned by the Developer.

EXHIBIT "F"

Surface Water Management District Permit for
Contractors Business Park Vista Center Condominium

[See attached]

16. USE RESTRICTIONS. The use of the Condominium and the Units therein shall be in accordance with and subject to the following provisions:

16.1 Permitted Operations and Uses. All of the Units are intended to be used for office, warehousing, light manufacturing, research and development, and business of a kindred nature, including accessory or directly related services in compliance with all applicable laws, rules, regulations and ordinances of Palm Beach County, Florida and subdivisions thereof. No Unit may be used for any of the following purposes without the prior written consent of the Board of Directors (which consent may be withheld or granted with or without condition in the sole discretion of the Board of Directors): auto/motorcycle/vehicle repair or any related auto or vehicle business, recording studio, or any food or food related business (including, without limitation, wholesale or retail purveying of fresh food and/or produce). Unless otherwise specifically prohibited by the governing municipality, County and regulatory agencies or this Declaration, any use, as generally described above, will be permitted if it is performed or carried out entirely within a Unit so that the uses do not cause or produce a nuisance to adjacent Unit(s), such as, but not limited to, vibration, sound, electromechanical disturbances and radiation, discharge of waste materials, air or water pollution, emission of dust, odiferous toxic or non-toxic matter. Further, no noxious or offensive trade, service or activity shall be permitted, as determined by the Association. Without limiting the foregoing or any other provision of this Declaration, vehicle repair and vehicle body shops are specifically prohibited uses.

16.2 Non-Permitted Operations and Uses. If there is any dispute as to whether the use of any portion of the Property complies with this Declaration and the other Condominium Documents, such dispute shall be referred to the Board of Directors of the Association, which shall render a final and binding decision with respect to such dispute. However, any use by Developer which it, in its sole discretion, determines to be in accordance with this Declaration shall be deemed a use which complies with this Declaration, and such determination by Developer shall not be subject to further review to the contrary by the Board of Directors or Owners.

16.3 Delegation of Use. Subject to such limitations as may be imposed by this Declaration and the By-Laws, each Owner may delegate his right of enjoyment in and to the Common Elements and facilities of its Unit to its tenants, but such Owner will not thereby be relieved of any duty or obligation hereunder.