

SCHEDULE A TO BY-LAWS
THE GREAT OUTDOORS PREMIER RV/GOLF RESORT

CONDO III RULES AND REGULATIONS

In order to provide for congenial occupancy of the Condominium Property and for the protection of the values of the Units, the use of the Units in the Condominium Property shall be restricted as follows:

- A. Under no circumstances may more than one family reside in a Unit at one time. "Families" or words of similar import used herein shall be deemed to mean (1) a group of natural persons related to each other by blood or legally related to each other by marriage or adoption, or (2) a group of not more than four (4) persons not so related who maintain a common household in a Unit.

- B. All Units designated as RV sites are restricted to use for living accommodations by one (1) travel trailer, motorhome, fifth wheel or mini-motorhome.

- C. Accessory buildings such as cabanas, screen rooms, executive suites, gazebos, storage sheds, or golf cart garages are allowed, provided the necessary permits and written approval have been obtained from the governmental bodies having jurisdiction thereof as well as the ARC. Such plans and specifications must set forth in reasonable detail for review by the ARC: the type and quality of materials, a plot plan showing the location of the project on the Unit, exterior appearance of the project once completed, and such other details as may be required by the ARC. Accessory buildings may have an aggregate square foot floor in accordance with RC guidelines and they must have a concrete base (patio). The color of the accessory building shall be white or an ARC approved color. Free standing canopy tents are not allowed.

- D. All lots with a survey on a 60 degree angle will be for RV's (travel trailers, motorhomes, fifth wheels or mini-motorhomes).

E. All Rv's must be self-contained and must be capable of functioning as recreational vehicles. This means that the RV may function for overnight accommodations without any outside assistance and have holding tanks, electrical capability and, if the RV has a slide-out, such slide-out must be able to be easily retracted into the RV. Every RV must also be mobile. No Rv may have the wheels removed or be leveled on concrete blocks or similar materials. All RVs must be modern, commercially manufactured and presentable in looks and repair. Wheel covers on RVs shall be made of substantial quality aluminum, fiberglass or canvass type to withstand the local weather and wind conditions.

F. Any RV unit may have two (2) cars, vans or small non-work trucks which are used for transportation, exclusive of the RV located on the Unit. In addition, all Units may have golf carts, mopeds, scooters and other small forms of transportation. Motorcycles may be stored on a Unit in accessory building or shed, but must be transported according to CSA guidelines. All vehicles must be parked on Unit's concrete or gravel pad for golf carts or other small forms of transportation. Any motor boat or truck camper maybe parked at the Unit for maximum of seventy-two (72) hours for loading, unloading or cleaning.

G. When an RV is parked on the Unit, no part of the RV with attachments thereto, and/or transportation vehicle, shall be parked so as to extend beyond any of the Unit boundaries, slide-outs included. The easements for public utilities shall not be blocked or impaired.

H. An RV generator weekly testing cycles is only permitted to be run between the hours of 9:00AM and 6:00PM, Monday through Saturday.

I. Units shall not have a non-pervious material (ARC guidelines) to grass ratio greater than 60:40. (No more than 60% of a Unit's area may be covered with concrete or a non-pervious material).

J. The exterior use and/or storage of refrigerators, freezers, LP gas bottles over forty(40) pounds, larger tool chests, motorboats, vehicle parts, or any other items not deemed compatible to the Unit and surroundings are prohibited. This prohibition includes storage of any item beneath the RV.

- K. Flower gardens are permitted to be planted by unit owners on their property. All other plantings must be approved by way of a plot plan and type of planting by the ARC. The maintenance of any flower gardens or other approved plantings are the responsibility of the Unit owner.
- L. Unit owners must maintain the entire exterior of their Units with regular cleaning of the roof, building exterior, driveways(pavers and concrete) and curbing. All landscaping and trees on a Unit must be maintained and trimmed. Landscaping and driveways must be maintained substantially free of weeds. Unit owners must ensure fire hazards are not allowed to exist.
- M. Unit owners who plan to be absent for an extended period of time must prepare the Unit prior to departure and designate a responsible firm or individual to care for the Unit. A contacts informal form is available at the CSA office.
- N. Fences or walls are not permitted on any Unit. Utility screens are not deemed to be fences. A utility screen is decorative vinyl lattice or landscaping which is positioned around exposed utility for aesthetic purposes.
- O. No commercial activity that attracts excessive traffic flow to the Condominium shall be conducted on or from any Unit.
- P. With the exception of personal protection; the discharge of air pistols, rifles, firearms or fireworks on the Condominium property is prohibited.
- Q. With the exception of signs use or approved by the Board of Directors or compliant with the CSA policy on signs (see the CSA Policy Manual) no signs, advertisements, notices, or letting may be exhibited or displayed in Condominium III.
- I. Each RV will be connected to utilities in a safe and sanitary manner as follows:
- A. ELECTRIC: Proper sized cord and fused properly.

B. WATER: Connection without leaks.

C. SEWER: No air or water leaks and properly trapped.

D. Maintenance of all utility lines on the Unit which are not common elements or owned by a public utility is the owner's responsibility, maintenance and use of such lines must comply with applicable laws and regulations. Permission to alter existing park wiring, sewer or plumbing must be obtained in writing from the ARC. Such alter actions will be at the expense of the resident. The CSA is responsible for the normal maintenance and replacement of utility lines and facilities which are common elements as may be needed due to normal usage and age. If maintenance is required as a result of the negligence of a resident or Unit owner or either's contractor or agent, then the Unit owner shall pay the full costs for the repairs plus any additional CSA fees.

E. The resident is responsible for all user and utility cost (if any) related to the connection of the RV to existing on-site facilities (electrical pedestal, sewer terminal, water faucet, etc.). The resident is also responsible for all permits, deposits and charges regarding utilities including telephone, cable TV and other utilities.

II. No nuisance shall be permitted on the Condominium property to include:

A. The Unit Owners shall not permit or suffer anything to be done or kept in their Unit which will increase the rate of insurance on the Condominium property or which will obstruct or interfere with the right of other Unit owners or annoy them by unreasonable noise or otherwise; nor shall the Unit owners commit or permit any nuisance, immoral or illegal act on or about the Condominium property.

B. A use or practice which is the source of annoyance to residents (including odors) or which interferes with the peaceful possession and proper use of the property by its residents. Unit owners shall exercise care to regulate the use and occupancy of their units so as to minimize noise, such as the use of musical instruments, radios, TV, amplifiers or other loud speaker devices, so as not to disturb other Unit owners.

C. Quiet hours are from 11:00PM to 7:00AM.

D. All parts of the Condominium property shall be kept in a clean and sanitary condition and no trash, refuse or garbage shall be allowed to accumulate.

E. Except as otherwise required by law, (i) no animals or fowl shall be kept except customers household pets and (ii) no more than two(2) pets, excluding fish may be kept by any owner. Any excretion left by a pet outdoors must be picked up immediately and disposed of in a sanitary manner by the person walking the pet. Residents are reminded that Brevard County restricts pet leashes to a maximum of six (6) feet in length.

F. No person shall be allowed to operate a drone or any other unmanned aircrews in any manner that constitutes a danger to persons or property, that constitutes a nuisance or that harasses, annoys or disturbs another person. The owner/operator:

1. Assume all risks and liabilities with such activity.
2. Indemnify the Condominium Association and its Directors and Officers against any claims that may be asserted against them.
3. Drones must be operated in accordance with all Government regulations.

III. The following items are prohibited within the Condominium:

- A. Mailboxes.
- B. Garbage and trash receptacles.
- C. Clotheslines which are visible from the street and impede CSA maintenance.

D. Radio, TV and other electronic equipment that interferes with the TV or radio reception of another Unit.

E. Flammable, combustible, explosive fluids, chemicals or other similar substances except those that are normally used in small barbecues or for normal household purposes.

F. Aluminum foil or any reflective substance planed in any window or glass door, except a substance approved by the Board of Directors for energy purposes.

IV. Miscellaneous items to be considered:

A. A portable moving and storage container may be placed on the driveway of a Unit for up to seven (7) days with prior approval from the Condominium III President or designee. Approval must be requested at least forty-eight (48) hours in advance of placement of the container. Request for an extension of time may be requested from the President or designee of Condominium III.

V. INFRACTIONS

A. Members of Infraction Committee: Two(2) members of the Condominium III board and one(1) to three(3) Unit owners. The Condominium III board will select Unit owners.

B. Every unit owner, tenant, occupant and guest shall comply with these Rules and Regulations. Any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration of Condominium, BY-LAWS and Articles of Incorporation of the Condominium Association(all as amended from time to time) to the extent applicable.

C. Failure to comply will result in the following:

1. 1st Notice: A letter or email will be sent to the unit owner, tenant, and/or other occupant of the Unit listing the infraction or infractions with a date and time by which the infraction(s) must be remedied.

2. 2nd Notice: If the infraction(s) are not remedied in accordance with the instructions included in the 1st Notice, a 2nd Notice will be mailed or emailed to the Unit owner, tenant or occupant with another deadline for remediation of infraction(s).

3. 3rd Notice: If the second notice deadline passes without remediation of the infraction(s), a 3rd Notice will be sent via USPS Certified mail to the Unit Owner with a final date for remediation. The Condominium III will levy a daily fine of \$100.00 per day not to exceed \$1,000.00 until the violation is resolved. Failure to pay fines could result in legal action against the Unit owner where legal fees may be incurred as well.

4. Hearing: An infraction committee shall be convened by the Board at which time the Unit owner shall be invited to present why the fine should not be levied. A written decision of the Infraction Committee shall be submitted to the Unit owner no later than twenty-one (21) days after the hearing. If the Infraction Committee does not agree with the fine, then the fine may not be levied.

