

X.

USE RESTRICTIONS.

The use of the condominium property shall be in accordance with the following provisions as long as the condominium exists:

- (a) All condominium units shall be and remain of like exterior design, shape, color and appearance as other condominium units of the same class or type. No owner shall alter or modify the size, shape, color or structure of any exterior surface of his unit, including entrance doors, windows, shutters, screens porches or balconies, nor improve, plant, replant or replace any trees, bushes, or sod, or remove fill dirt, without obtaining prior written consent of the Developer (so long as it is managing the condominium) and of the Board of Directors of the Association.
- (aa) No unit may be leased or rented for a term of less than one (1) year and may not be sublet during the term of a lease.
- (b) Occupants of condominium units shall not suffer, permit or maintain in their premises loud noises, obnoxious odors, not interfere with the rights of other unit owners, or annoy them by unreasonable noises.
- (c) Each condominium shall be used exclusively as a residential dwelling, and no business or trade shall be permitted to be conducted thereon or therein. No condominium unit may be used for doctors, dentists or lawyers offices, for real estate office, or other professional offices, or any type of office or service facility that will attract clients, customers or visitors which will create vehicular or pedestrian traffic or vehicular parking in excess of that normal to a residential area.
- (d) No person under 18 years of age shall reside in any condominium unit for longer than thirty (30) days in any calendar year. Ownership of Villas shall be by individuals only: corporations or other business groups are excluded from having a vested interest in any villa.
- (e) No animals of any kind shall be raised, bred or kept in the common elements. Any pet causing or creating a nuisance or unreasonable disturbance shall be permanently removed from the condominium Property upon three (3) days notice from the Association to the Owner of the unit containing the pet. Each unit shall be restricted to two (2) pets, limited to dogs, cats or birds. No pet shall exceed thirty (30) pounds. Exceptions will be made in the case of a handicapped person who has a seeing eye or a "hearing" dog. All persons must also comply with all leash laws and all restrictions of Center Gate Maintenance and Property Owners Association, Inc., regarding pets.

- (f) The occupants and owners of each unit shall keep and obey all laws, ordinances, regulations, requirements and rules of all governmental bodies, divisions or subdivisions, insofar as the same pertain to the control or use of such unit, and shall promptly pay each unit's share of all common expenses.
- (g) No condominium parcel or unit shall be divided or subdivided or severed from the realty, and no structural alterations or changes shall be made within said unit without prior approval of the Board of Directors of the Association.
- (h) Each unit owner, leases or occupant, shall maintain at all times in good condition and repair the portions of the unit that are the responsibility of the unit owner, including but not limited to, porches, interior walls, floors, ceilings, water, electric and plumbing systems and parts and components thereof, sanitary facilities, fixtures, equipment and lamps, provided, however, the Association shall, on behalf of all unit owners, be responsible for painting and/or cleaning of the exterior walls and roof surfaces, and for maintaining the land areas. The phrase "electric system" in this paragraph shall be construed as referring to those items of electrical conduits, wire, switches, fixtures and equipment located within the unit or on the unit side of the electric meter servicing said unit, but not including the meter itself. The phrase "plumbing system" in this paragraph shall be construed to mean all plumbing items from the trunk line connection to the unit or in the unit itself.
- (i) No lighting fixture, except for security lighting as approved by the Board of Directors, wires, antennas of any type, air conditioners, aerials or structures of any sort shall be erected, constructed or maintained on the exterior of the building, except for the structures that form a part of the original structure.
- (j) No wire, clothes lines, hangers or drying facilities, nor any garbage or refuse receptacles shall be permitted or maintained on the exterior of any unit, or in or on any part of the common elements, except by the Association, and no clothes, rugs, drapes, spreads or household articles or goods of any sort shall be dried, aired, beaten, cleaned or dusted by hanging or extending the same from any window or door.
- (k) No unit shall be the subject to partition in kind, and all unit owners do, by their acceptance of a conveyance of such unit, waive any right to a partition in kind.

- (l) **No electric machine or apparatus of any sort shall be used or maintained in any unit which causes interference with the television reception in other units.**
- (m) **No unit owner shall permit or suffer anything to be done or kept in his unit which will increase insurance rates on his unit or on the common property.**
- (n) **No unit owner shall commit or permit any nuisance, immoral or illegal act in his unit, or in or on the common elements.**
- (o) **No signs of any type shall be maintained, kept or permitted on any part of the common elements, or in or on any unit except for signs indicating sale of the property: such signs not to be More than (4) four feet square (4) square feet in accordance with the Declaration of Maintenance Covenants and Restrictions of the Center Gate Maintenance and Property Owners Association. Locations of the signs must be approved by the Board of Directors of the Association.**
- (p) **All guests of the Owner shall comply with all of the "use restrictions" in Paragraph X hereof, and with all rules and regulations hereinafter promulgated by the Association. Any guest who persistently violates these restrictions, house rules and use regulations may, at the direction of the Association, be required to leave the condominium property and the owner of such unit being occupied by such guest shall be held responsible for any damage to the common elements committed by such guest, and shall see that such guest complies with such rules and regulations. In no event shall any two (2) bedroom unit be occupied on a regular basis by more than four (4) persons, including unit owners and their guests.**
- (q) **Boats and canoes are prohibited from parking on any driveway, common elements or Limited common elements. there shall be no parking of trailers, motor homes, pickup trucks, motorcycles, trucks, vans with commercial language on the exterior, except for the service of a unit or the Association, or dilapidated or junked vehicles shall be parked on any driveway, Common Elements or Limited Common Elements. Parking is prohibited on the street except as required for visitors or service people and never on any grassy or landscaped area. There shall be no more than two (2) motor vehicles per unit.**
- (r) **Garage doors shall be kept closed except for ingress and egress vehicles.**
- (s) **Conversion of a garage to any residential use such as, but not limited to, a family room, game room, playroom of any type of living area is prohibited. The use of the garage is strictly limited to the customary use of a garage.**

- (t) Enclosing the screened porch located with the condominium unit is permitted as long as the enclosure is inside the screening. The screening must be left in place.
- (u) Unit owners may be permitted to screen their courtyards upon obtaining prior written permission from the Board of Directors of the Association. The Board of Directors shall have the authority to approve the materials and design to be used for such enclosure. The maintenance, repair and replacement of any screen enclosure shall be the responsibility of the unit owner.
- (v) All children under the age of thirteen (13) years must be accompanied by an adult to any recreational facility.
- (w) The occupants of units shall abide by all Bylaws and all Rules and Regulations promulgated by the Association concerning occupancy and use of the condominium units, and common elements and areas.
- (x) Reasonable regulations concerning the use of condominium property may be made and amended from time to time by the Association in the manner provided by its Articles of Incorporation and Bylaws a copy of such regulations and amendments shall be furnished by the Association to all unit owners and residents of the condominium, upon request.
- (y) For the purpose of maintaining the aesthetics, safety and peace of the condominium, no gym or swing sets, badminton, croquet, horseshoe, baseball, soccer, football, basketball, volleyball or any other type of game or recreational equipment other than as originally installed by the developer may be placed or used on condominium streets or common elements.
- (z) For the purpose of maintaining the safety and peace of the condominiums, so as to prevent unreasonable hazards and annoyances to the residents, no skateboard, roller skates, wagons, pedal cars, dirt bikes or any other such type of powered or no-powered toy or vehicle, except three (3) wheel pedal cycles and bicycles, may be ridden, driven or parked on condominium streets, walks or common elements.

CENTER GATE ESTATES
VILLAGE CONDOMINIUM SECTION III, INC.

P.O. Box 20694
Sarasota, Florida 34238

June 13, 1989

To: All Unit Owners

Two of our property items on which our documents are not clear or are silent with respect to repair, replacement and maintenance responsibilities are the mail boxes and lamp posts.

In order to provide clarification regarding the responsibility for these two items, the Board of Directors at its June 13, 1989 meeting approved the following resolution:

Mail Boxes

Since the mail box is for the service of an individual unit, the repair and replacement responsibility shall be that of the unit owner. The maintenance, i.e. painting, as an exterior item shall be the responsibility of the Association.

Lamp Posts

Since lamp posts serve lighting and security purposes for common element areas, the repair, replacement and maintenance including bulb replacement shall be the responsibility of the Association.

For the Board of Directors



William F. Martin, President