

STRATFIELD PARK ASSOCIATION, INC.

5037 Ringwood Meadow
Sarasota, FL 34235

RULES AND REGULATIONS

No owner, tenant or other occupant of a LOT (which for purposes of para 12, shall include the unit constructed thereon) shall:

a) use the lot other than for residential purposes.

b) do any of the following without prior written consent of the Association board of directors: paint or otherwise change the appearance of any exterior wall, door, window, patio, screened terrace, or any exterior surface; place any sunscreen, blind or awning on any exterior surface or opening; place any draperies or curtains at the windows of the unit without a solid, light colored liner facing the exterior of the unit; tint, color or otherwise treat or apply anything to any window which will adversely affect the uniform exterior appearance of the units in the opinion of the board; plant any planting outside of the unit interior; erect any exterior lights or signs; place any signs or symbols in the windows or on any exterior surface; erect or attach any structures or fixtures outside the unit interior; make any structural additions or alterations (except the erection or removal of nonsupport carrying interior partitions wholly within the unit interior) to any property in the subdivision; or fasten any objects to the exterior walls or ceiling of the unit unless they may be removed without substantial damage to the wall or ceiling structure;

c) cause or permit loud and objectionable noises or obnoxious as to emanate from the lot or other property in the subdivision which may cause a nuisance to the other occupants of other lots in the sole opinion of the board;

d) make any use of the lot or property in the subdivision which violates any laws, ordinances, or other regulations of any governmental body;

e) fail to conform to and abide by the provisions of this declaration, the Association articles of Incorporation and Bylaws, and such uniform rules and regulations in regard to the use of the lots and the Association property as may be adopted from time to time by the board of directors, or fail to allow the board of directors or its designated agent to enter the unit at any reasonable time to determine compliance with this Declaration or the Bylaws and regulations of the Association;

f) erect, construct or maintain any wire, antennas, garbage or refuse receptacles or other equipment or structures on the exterior of any building or on any other portion of the

subdivision property, except with the written consent of the Developer and Association board of directors;

g) cause or permit anything to be done or kept on the lot or any other property in the subdivision which will cause damage to, or increase insurance rates on, any part of the subdivision property or improvements thereon;

h) commit or permit any public or private nuisance or illegal act on the lot or any other property in the subdivision;

i) divide or subdivide the lot for purpose of sale or lease (however, a lot may be combined with an adjacent lot and occupied as a single dwelling unit);

j) obstruct the common way of ingress and egress to the other lots or the Association property;

k) hang any laundry, garments, or unsightly objects from anyplace readily visible from outside the unit.

l) allow anything to remain on the lot or other property in the subdivision which would be unsightly or hazardous;

m) allow any rubbish, refuse, garbage, or trash to accumulate in an unsightly manner or fail to keep the owner improvements on the lot in a clean and sanitary condition at all times;

n) permit trash or trash receptacles to sit overnight by the curb or street for garbage pick-up;

o) allow any fire or health hazard to exist;

p) interfere with the use of another lot by the owner or occupant thereof or make use of any part of the Association property in such a manner as to abridge the equal rights of the other lot owners to its use and enjoyment;

q) lease less than the entire lot or lease the lot for a period of less than 3 months or more than twice in any calendar year;

r) store a golf cart in any place other than a garage;

s) park overnight any commercial vehicle, truck, boat, camper, motor home, trailer, mobile home, or similar vehicle in any driveway or other parking area (other than in an enclosed garage), unless permitted in writing by the Developer and board of directors; provided, however, that this restriction shall not apply to service vehicles during the time they are actually serving, maintaining, or constructing the subdivision improvements;

t) allow any animals to be kept on the lot, other than customary family pets such as one dog or cat, caged birds, and small marine animals in aquariums, all of which shall be kept in conformity with the rules and regulations promulgated from time to time by the board of directors, provided that in the event any as a lot in the sole opinion of the board of directors, such animal shall be removed from the lot immediately;

u) allow any authorized pet outside the unit except on a leash accompanied by the owner and than only so long as the pet does not make a mess or otherwise disturb the subdivision property;

v) discharge saline or other regenerating solution from water softening equipment or any other chemicals into any street, easement, surface water drain, or portion of the subdivision property so as harmfully to affect any landscaping or plants or pollute The Meadows drainage system