AMENDED
RULES AND REGULATIONS

PORT CARLOS COVE, INCORPORATED

RULES AND REGULATIONS

Port Carlos Cove, Inc., an Adult a "55 or Over Housing Exemption" residential Park, is cooperatively owned by members who are required to maintain attractive homes and lots. Many of the Rules and regulations are based on what is required by law, the remainders are provided to additionally protect life, property and create a pleasant, congenial atmosphere beneficial to gracious mobile home living. Thoughtful, considerate treatment of thy neighbors is helpful due to the close proximity of living quarters.

The responsibility of the Board of Directors is to enforce the Rules and Regulations, which may be changed by the board with **thirty (30)** days public notice to members. In addition members will be notified in writing of all proposed changes before the 30 days adoption of any changes to the Rules and Regulations of Port Carlos Cove.

ACCEPTANCE OF PROSPECTIVE MEMBERS

1. The Board reserves the right to refuse admittance. The Corporation is required to comply with and adhere to policies and procedures regulating the operation of a housing community for persons 55 years of age or over.

2. References may be required before approval.

3. Prospective members must be approved by at least two (2) Board members or a designated committee within two weeks before the sale is consummated. Any natural person approved by the board shall be eligible for membership.

MEMBERS MONTHLY PAYMENT AND FEES

1. The monthly maintenance fee is payable on the first day of the month and becomes delinquent on the eleventh day of the month. A late charge of $25.00 will be levied for payments received after the tenth day of the month or such higher rate is allowed by law.

THE MOBILE HOME LOT

The property or lot belongs to Port Carlos Cove, Inc., even though the member pays real estate taxes to Lee County for the occupied lot. The mobile home owner leases the land from the corporation, therefore, the corporation has the sole right to approve or disapprove any changes to the lot.

1. **The Board's approval is required on all written requests from Members to:**

   a. **Change or alter anything pertinent to the lot including replacement and/or alterations to existing concrete, asphalt and seawalls.**

   b. **Plant or remove large trees; The Board will remove all large trees.**

2. **It is the Members responsibility to keep the lot orderly, neat, free of litter, and unsightly storage, water, weed and maintain good general care of the lawn, trees, shrubs and flowers. If the Member fails to maintain the lot the Board will have it maintained at the expense of the Member.**

3. **Fences are not permitted.**

4. **Laundry shall not be left to dry overnight outside. Umbrella-type outdoor clothes Dryers may be used in a inconspicuous place so as not to impair the neighbor's view of canals, bay, or other vistas.**

5. **Lawn watering shall be done by hand held sprinkler only.**

6. **The Board reserves the right of access onto lots at any time for purposes of inspection and maintenance of all service facilities, utilities and for any other purpose necessary for the operation of the Park.**

7. **Individual private yard/tag sales may be conducted in the owner's assigned lot only at these times:**

   a. **From 8 AM until 5 PM on the third Saturday in November, on the third Saturday in March and on the third Saturday in July. The lot must be returned to its previous, compliant condition within 24 hours.**

b. For one day only in conjunction with an owner permanently vacating a unit. such sale must be conducted for one day only within five (5) days of vacating the unit, and held between 8 AM and 5 PM.. The lot must be returned to its previous, compliant condition within 24 hours.

c. Owners may display one item, and one item only for sale at their site at any time for a maximum of three days. Such items shall not detract from the overall positive appearance of the neighborhood.

THE MOBILE HOME

1. The mobile must be attractively maintained by the Member (s) and comply with all applicable health, fire, zoning, and building codes, laws, ordinances, and regulation of the Federal Government, State of Florida, Lee County and Port Carlos Cove, Inc.

   If the condition of the home and/or lot becomes a detriment to the general appearance of the Park, the Board reserves the right to have the remedial work done and charge the owner. All owners within the Park and those owners on an extended absence from the Park (over 30 days), will be notified by letter of the condition that exists and the action to be taken by the Board. If remedial action is not taken, the owner must pay the costs incurred.

2. No exterior modification or addition to a mobile home or site may be made without the approval of the Board. Modification or addition plans must meet both the Lee County Mobile Home Building Code and Park Rules and Regulations.

   A replacement home also must be approved with a written plan before installation, be less than three years old, be at lease twelve feet wide, and property skirted within thirty (30) days.

3. Mobile homes shall be used and occupied solely as residences by the Member(s), their families or renters.

3a. Mobile home may not be occupied by renters for more than 179 days in any 365 day period

4. The home must have an easily accessible outside water shut-off valve above ground. For safety and fire reasons, a faucet should be placed in the line before the mobile home shut-off valve in order to provide water access twelve months of the year.
   NOTE; The shut-off valve below ground is Park property and **must not** be turned on or off by the occupant.

5 . Each mobile unit is required to have clearly visible unit numbers on the street side of the unit closest to the entrance location. Those units that are also on the canal, are required to have the unit number visible on the canal side. It is recommended the number be no smaller than 3" in height.

RENTERS AND THEIR GUEST

1. Owners are responsible for ascertaining renter eligibility according to the "55 or over Housing " Act.

1a. Any owner who intends, or will possibly rent their unit must file a **Declaration of Intent to Rent** (Exhibit IV.A., page 69a of the Prospectus) prior to October 1st at the beginning of the season in which the rental will, or may, occur.

2. Renters must register in person at the office ~~with in 12 hours of arrival~~. on the first day that the office is open after their arrival.
Renters must provide proof of age as per guidelines of the "55 or Over" Housing Act of 1995.

3. Rental of a mobile home is limited to two (2) people/ renters. Occupancy of any rental unit is limited to the two renters plus four quest including children.

4. Guest of renters including children who visit for more than 48 hours must register with the office. The fee after the second day visitation shall be $3.00 per day, per person, payable in advance by the renters to the office.

5. Maximum stay if guest of renters is 14 days per year.

6. Renters may not sub-let rental units.

7. Pets are not permitted by renters and / or other guest.

8. Port Carlos Cove Rules and Regulations shall be posted in rental units and apply to all renters and their guests.

9. The owner is responsible for renters compliance to Port Carlos Cove Rules and Regulations, including age requirement and guest fees.

PETS

~~1. New pets are not permitted in Port Carlos Cove.~~

~~2. Members currently having a Board approved and registered pet may not replace the pet upon its demise and shall abide by the rules below until its demise.~~

~~3. Pets currently in the park that were not registered by the April 30, 1992 cutoff date shall be removed from the park by May 1, 1994 by the OWNER.~~

~~(APPROVED AND REGISTERED PETS)~~

~~A. No pets shall be permitted to run free.~~

~~B. No pets are permitted in the recreational area of the park at any time.~~

~~C. Pet owners are required to clean up after the pets when walking them along the streets within Port Carlos Cove.~~

~~D. No pet shall be permitted to make excessive noise.~~

~~E. The responsibility for the care of the pet and for any injury or harm done by the animal is with the OWNER.~~

~~F. Violation of any pet rule after the SECOND~~ ~~justified complaint is removal of the pet from the park by the OWNER.~~

No dogs, livestock, poultry or dangerous exotic species may be kept within the park, on any lot or within any unit, but other pets in a reasonable number are permitted if they remain solely within the confines of the member's unit. No pets of any kind are permitted in leased or rented units. However, those dogs that were previously approved and grandfathered-in with the Board are permitted to remain within the park, but shall not be replaced with another dog, shall not be left unattended outside or tied up outside of a member's unit, and must be on a leash no longer than four (4) feet in length or must be carried at all times while outside of the unit. Further, those dogs that were previously approved and grandfathered-in with the Board shall only be walked in the designated dog area (if so designated by the Board) and/or the rear of the member's lot and shall only relieve themselves in the designated dog area (if so designated by the Board) and/or the rear of the member's lot.

It is the intent of this restriction that the foregoing dogs shall only be permitted in the rear of a member's lot for brief periods of time (meaning not more than 10 minutes) in the presence of owner while being walked to relieve themselves. The owner is responsible for immediately cleaning up after his dog. No pets prone to or which exhibit aggressive behavior are permitted anywhere on the property. The ability to keep pets is a privilege, not a right, and the Board of Directors may order and enforce the removal of any pet which becomes a reasonable source of annoyance, as determined in the Board of Directors' sole discretion, to other residents. The Board may also require the owner to provide proof of County licensing, required vaccinations and liability insurance for damage or injury caused by the pet as a condition the keeping of an allowed pet within the park, on any lot or within any unit.

LAUNDRY

1. Laundry facilities are for Park residents only.

2. Machines shall be left in clean and lint-free condition after use.

3. Machines shall not be overloaded or abused.

4. Dyeing of clothes in machines is prohibited.

REFUSE AND RECYCLING PROGRAM

1. Port Carlos Cove is in compliance with Lee County recycling program. Newspapers, glass, plastics, tin cans and aluminum cans shall be placed in containers so marked in compound area. Other refuse shall be placed in the large dumpster. Hazardous materials (oil, paint, chemicals, etc.) shall be disposed of by following Lee County regulations which can be obtained at the Office.

2. Flatten all containers in order to provide more container space.

3. Flatten all cardboard boxes before placement in the designated container.

4. Large items of metal or wood such as appliances, chairs, etc., shall be placed in the area adjacent to the dumpster. Do not place in the dumpster.

5. Bush, tree trimmings and grass clippings shall be placed in a dumpster specifically designated for cuttings. The trimmings should be no longer than four feet in length. No plastic bags are to be put in the <u>vegetation</u> dumpster for environmental reasons.

   <u>Trimmings or cuttings can be placed in front of the Unit for pick-up once a week by the lawn service</u>. <u>They must be placed in a box, trash can, tarp, or plastic bag. The container/tarp will be returned.</u>

VEHICLES

1. Each mobile home is entitled to two parking spaces, in addition to the carport. Only in these spaces or other designated parking areas is parking permitted.

2. Speed limit is ten (10) miles per hour within the Park.

3. The Board reserves the right to restrict delivery or any vehicular transportation if detrimental to the safety and traffic control of the Park residents and Park property.

4. Car washing areas are available adjacent to the ~~tire air compressor pump~~ east end of swimming pool or at the boat lift area.

RECREATIONAL FACILITIES

1. Children under 16 years of age must be under adult supervision.

2. Compliance with all posted swimming pool, shuffleboard, patio and other recreational area rules is mandatory.

3. Members may reserve the recreation hall for private parties when the hall is not in use for cooperative or civic association functions. Facility must be left in clean and neat condition.

4. Recreational area facilities are used at resident and/or guest risk.

SEAWALLS

Port Carlos Cove is unique by having ~~three with~~ a channel leading into Estero Bay and the Gulf of Mexico. It is essential and prudent that all members consider tide affected seawall maintenance a most important part of Port Carlos Cove geography and a considerable financial investment.

1. Port Carlos Cove, Inc. has the responsibility to maintain seawall and lot. Seawall life can be extended by having the area between the seawall and the mobile home be only sod, grass, small bushes or bedding type plants not less than five feet from the seawall with the exception of patio blocks which may be placed ~~up to but not over the~~ to within eighteen (18) inches of the seawall and adhering to the following restrictions.

~~A. Proper grade must be established so water will flow over the seawall instead of behind the seawall. (fill may have to be brought in.)~~

A. Those lots which have pavers to the seawall as of the date of this change may leave those blocks in place until such time as they are removed either voluntarily or for necessary repair work adjacent to the seawall.

a. Once paving blocks are removed from within the 18 inch restricted area, **no** paving blocks may remain in the restricted area.

B. ~~Blocks must fit tightly together especially at the seawall to keep seepage to a minimum.~~ Block Limitations

a. Block size is limited to ~~12~~ 6-inch minimum and 18-inch maximum.

b. No interlocking blocks or bricks.

c. No poured concrete closer than 10 feet from the center of the seawall cap.

C. The ~~Park~~ Corporation has the right to remove the blocks as needed for repair to the seawall with the owner ~~excepting~~ accepting responsibility for resetting the blocks within the permissible area, if desired.

1a. Should the corporation determine that Seawall repair/replacement is needed that would require the removal of a dock and/or boat lift, the expense to remove and replace the dock and/or boat lift will be the owners responsibility. Any removal requirement must be completed prior to the commencement of the Seawall repair/replacement ~~P~~project. Unless the repair/replacement is an emergency, the owner will be notified in writing no less than 30 days prior to commencement of the project.

2. Rainwater standing in low spaces between seawall and the mobile home has a negative effect on seawalls in terms of hydro-static pressure. Members shall report holes, voids or low areas to the office for remedial action.

3. To assist in lessening hydro-static pressure on the seawalls, members shall provide downspouts on canal and bay lots that avoid draining behind the seawall. It is recommended that any downspout which would normally empty within 30 feet of the seawall be fed into an approximately three foot tall standpipe, which would then connect to standard drain spout piping to run underground where possible, to the land side edge of the seawall, and thence up and over the seawall. This prevents constant disconnecting of the sections of piping by lawn crews and others.

4. Port Carlos Cove, Inc. assumes no responsibility for any damage to current or existing concrete/asphalt patio or apron areas between seawall and mobile home.

BOAT DOCKS, LOW-PROFILE LIFTS & DOCKING DEVICES

1. Any new shoreline structure must be independent of the seawall. It shall not be attached, on top of or behind the seawall. Up to 65% of the lot's seawall frontage can be used for docking of watercraft.

2. Members desiring to install a new dock, low-profile lift or docking device must obtain and complete a copy of Port Carlos Cove Site ~~change~~ Request Form. It is submitted to the Board through the Site Committee for approval. In addition, a County/State permit may be required depending on the type of installation. It is recommended that the Site Committee be consulted well in advance so all park regulations are taken into consideration.

   All requests will be reviewed individually by the Board. The Board of Directors must approve the Site ~~Change~~ Request Form prior to the start of installation. A maximum of 90 days is given to complete the installation. Extenuating circumstances causing delay of completion must be brought to the attention of the Board and an extension requested. A new Site Request Form must be submitted in the following cases:

   Upon failure to complete within 90 days.
   Original request is changed after approval.
   Future modification of the original request is needed.

3. New dock dimensions are permitted to be a maximum of 60 square feet, centered between the lot lines, and shall not extend more than five (5) feet from the seawall excluding the pilings. Steps must be included in the above dimensions. Smaller dock design may be considered, particularly when associated with the low-profile lifts and floating devices.

4. Newly constructed structures that require pilings shall be of wood construction and pile driven.

5. Structures or devices used to raise watercraft out of the water must be either a floating device or a low-profile lift as approved by the Board.
   a. The keel (bottom) of the watercraft shall be no higher than the top of the seawall cap. The maximum height of the solid part of the boat shall be no more than six (6) feet from the top of the seawall cap. Exceptions are rolled bimini tops, windshields, T-Tops, masts and antennas. The only exceptions to maintaining the height requirements are predicted storms or extreme wind and tidal conditions of short duration. Any long term exceptions or variances to these dimensions require Board approval through the Site Committee process.

   b. No portion of the structure or device shall extend farther than 15 feet into the canal or bay, ~~excluding~~ including the pilings. If it is deemed by the Board after considering adjacent structures, devices and curvature of the seawall that the 15 foot limitation would adversely affect boater safety, they may recommend an additional extension not to exceed two (2) feet.

c. The board reserves the right to recommend or reject angled or parallel placement of the structure or floating device with the seawall to insure boater maneuverability and safety.

d. A concerted effort must be extended to minimize any obstruction that may cause limited visibility for neighbors of surrounding areas.

e. Fines may be levied if Rules and Regulations are not adhered to during the ongoing use of the structure or device.

6. The member is responsible for proper maintenance, repair and safety of dock, lift, land davits, and floating devices. In order to preserve the integrity of the seawalls, no new land davits shall be permitted and the existing ones may be repaired and maintained but NOT replaced. The repair and maintenance of existing davits must be peripheral only. I.e.: Replacing cables, electrical wiring, couplings, etc. but not replacing beams or framework. It is the Boards intent to phase out all land davits.

   a. Repairs & remodeling of a dock consist of replacing deck boards and railings. Anything more i.e., replacing pilings or framing is considered new construction. New PVC docks are no longer allowed. Newly constructed structures that require pilings shall be of treated wood or an acceptable alternative construction and pile driven. If the condition of any structure becomes a detriment to the safety or general appearance of the park, the owner will be notified by letter of the existing condition. If remedial action is not taken immediately, the Board reserves the right to have the work done and the owner must pay all costs incurred.

7. Docks, land davits, lifts or floating devices may be used by or rented to a member or member's renter only.

8. The Board has the discretion to approve appropriate future marine product offerings or withdraw any existing devices that may prove inappropriate to the park and waterways.

~~2-15-94~~
~~1-21-97~~
~~6-14-98~~
~~4-24-00~~ (Substantial Change and Rewording of Rule)
2-11-04 (Substantial Change and Rewording of Rule)

(Coding: Words ~~stricken~~ are deletions: words underlined are additions.)

Add to guidelines...approved By the PCC Corporate Board 3-6-2002

TO REPLACE:

Prospectus Reference, Section 4, page 57a & 57b Dated 4-24-00

BOAT DOCKS, LOW PROFILE LIFTS & DOCKING DEVICES

4. Repairs & remodeling of a dock consist of replacing deck boards and railings. Anything more i.e., replacing pilings or framing is considered new construction. <u>New PVC docks are no longer allowed.</u>

Newly constructed structures that require pilings shall be of treated wood or an acceptable alternative construction and pile driven.

4.a. The repair & maintenance of davits must be peripheral only.

i.e.: Replacing cables, electrical wiring, couplings, etc. but not replacing beams or framework. It is the Boards intent to phase out all land davits.

WATERCRAFT, TRAILERS, RECREATIONAL & MOTOR VEHICLES

1. A storage are east of the Clubhouse along the south end is available to all members for the parking and storage of watercraft trailers, etc. A similar storage area is provided south of the Dumpster area for parking of ~~recreational vehicles, travel trailers, motor homes, etc.~~ motor vehicles or other wheeled entities with Board approval. Overnight living in a recreational vehicle is prohibited either at the mobile home site or in the storage area

STORAGE OF ~~ANY OF THE ABOVE~~ RECREATIONAL VEHICLES OR TRAILERS IS PROHIBITED ON THE MOBILE HOME LOT OR CARPORT WHEN THE UNIT IS OCCUPIED WITH THE FOLLOWING EXCEPTIONS:

a. Recreational vehicles are permitted twenty-four (24) hours for loading, unloading and/or cleaning in the mobile home parking spaces.

b. Minor repairs of the above is limited to three days at the mobile home site.

c. A maximum of one-week (7 days) is allowed for members to remove watercraft from the carport or lot upon return after seasonal storage of the watercraft at the Unit.

2. **WHEN THE UNIT IS UNOCCUPIED**, the watercraft, trailer, etc., may be stored under the carport with secure tie-downs. Watercraft must be on a sound trailer. Trailer should be blocked up to remove weight from tires. The bow of the watercraft shall not project more than five (5) feet beyond the carport roof. No loose items shall be stored in watercraft or trailers unless it is covered and tied.

3. All requests for a storage area in either location is handled through the Office or Board designated committee. Members are required to sign a Release Form that states the Member bears full responsibility in case of theft, damage, etc., to his personal property while stored in the designated storage area. Members not wishing to sign the waiver are then obliged to secure storage outside of Port Carlos Cove property.

4. The assigned storage are is to be identified ~~with the member's~~ by a designated lot number and maintained in a clean and refuse-free condition.

5. A member notifies the Office or Board designated committee to relinquish an assigned storage area.

6. Any vehicle, watercraft of carrier utilizing space in excess of the allowable two parking spaces plus the carport at the mobile home site must be placed in an assigned storage are.

7. Speed limit in all Port Carlos Cove waterways, including the access channel from the main channel, is IDLE SPEED. No Wake. Boating courtesy and discretion shall be used at all times.

~~2-15-94 1-21-97 6-14-98~~

~~1-21-97 4-24-00 2-11-04~~

WATERCRAFT, TRAILERS, RECREATIONAL & MOTOR VEHICLES, cont'

8. On occasions, members desire to give permission for other members to park or store watercraft, trailers, or vehicles at their location. This may be permitted, with Board approval, provided the member desiring to give that permission completes the "Right to Use" document, have it on file with the Corporation and the parking and storage meets all other Park rules and regulations. The document will state exactly what use is permitted, the duration and the terms of the permission.

9. a. Utility/Box trailers: Utility trailers are those wheeled devices which are towed behind a motor vehicle and are used to transport and/or store other items, excepting watercraft. Such trailers shall not exceed 16 feet in the length of the bed, excluding the tongue. Additionally, other than licensing, trailers must comply with all legal requirements for use on public highways. Owners will be allowed no more than one each of this type of trailer per unit.

b. Watercraft trailers: Those wheeled devices designed specifically to move watercraft on land. These trailers must be fully operable and of appropriate size for the specific watercraft with which they are intended to be used.

c. Recreational vehicles: Recreational vehicles shall normally be considered to be those wheeled vehicles, either motorized or designed to be towed, which are intended to be used as "traveling homes." These vehicles must be currently licensed, fully operable and in compliance with all laws governing their operation.

d. Motor vehicles: Automobiles and light duty trucks. These vehicles must be currently licensed, fully operable and in compliance with all laws governing their operation. Exception to these requirements may be granted by the Board in the situation of a hobbyist who is rebuilding a vehicle.

e. Other wheeled entities: Any device or vehicle which does not fit precisely into category a. through d. above must be approved for storage by the Board.

10. If there is a violation of the rules on storage or parking of watercraft, watercraft trailers, recreational and motor vehicles as defined in items 1 - 9, the Corporation has the right to have units removed or towed at the owners' expense. This also applies to inoperable/unlicensed watercraft, utility/box trailers and vehicles in the back storage areas.

2-15-94 6-15-99 ~~12-8-99~~

PORT CARLOS BOAT LIFT

1. Boat lift and high pressure washer for cleaning, painting and maintenance of boats is available. ~~Members and renters can get key for boat lift and pressure washer at the office.~~ (Instructions for operating both are posted at the boat lift.)

2. Major boat, trailer and auto repairs shall be made in the boat lift area only.

3. The boat lift area shall be left in clean and neat condition after use.

PORT CARLOS BOAT RAMP

1. Boat ramp shall be used only by members, renters and guest.

MEMBER RESPONSIBILITIES

1. Loss or damage to mobile home or personal property by fire, accident, theft, or act of God is the responsibility of the member.

2. Damage to Port Carlos Cove property by guest, renters and guest of renters is the responsibility of the Member.

3. Neighborly understanding, respect, consideration and empathy is essential to gracious mobile home living. Loud noises, parties, language, TV program, music, etc. shall not be made between the hours of 10:00 P.M. and 8:00 A.M. Neighborly problems will not be considered a Board problem unless a Port Carlos Cove Rule or Regulation has been violated. Violations of and grievance of a rule or regulation shall be submitted to the Board in writing.

4. Board permission is required for any person involved in selling, soliciting, and commercial enterprise, warehousing and/or laundering within the Park.

5. Members desiring to have an adult guest stay for more than thirty (30) days within a calendar year, must submit a letter to the Board for approval. A guest approved by the Board for an extension of stay longer than thirty (30) days shall be charged a fee of $3.00 a day or a monthly fee equal to one half the monthly assessment, whichever is less. The special fee is payable on the first day of each month approved.

   Guest under the age of 18 are limited to thirty (30) days within a calendar year.

   Members guest are defined as immediate family, relatives and friends. The guest must comply with the park Rules and Regulations.

~~2-15-94~~
~~6-15-99~~

Declaration of Intent to Rent

Notice is herein given of my/our desire to make our unit at _____ available for rent in the 201_ - 201_ rental season.

It is understood that this unit, if rented, must be rented for a minimum of 30 days or one month, may be rented a maximum of three (3) times in any 365 day period, and may not be rented for more than 179 days in any 365 day period.

I/we understand that our unit cannot be occupied by more than two (2) people, at least one of whom must be a minimum of 55 years of age.

Renters may have a maximum of four (4) guests, including children, for a maximum of 14 days per year. A fee of $3.00 per day for each guest whose visit exceeds 48 hours shall be pre-paid to the Corporation.

It is my/our responsibility to assure that all renters, and each of their guests, register with the Port Carlos Cove office on the first day that office is open after their arrival.

Renters shall be made aware that they may not sub-rent.

Renters shall be made aware that they may not have any pets in Port Carlos Cove. This restriction equally applies to any of their guests.

Owners of rental units must post a copy of all pertinent Port Carlos Cove By-laws and Rules and Regulations in the rental unit. Further, owners must assure that renters are aware of these rules, and the renters must comply with them on penalty of eviction.

Permission for any renter to be on Port Carlos Cove property shall be denied unless this notice of intent is filed with the Corporate office prior to the beginning of any rental season, which is deemed to be October 1.

5-15-2010

EXHIBIT IV.A.

Declaration of Intent to Rent (Page 2 of 2 pages)

Permission for any owner to have a renter be on Port Carlos Cove property shall be denied if a previous person or persons associated with renting of their unit has flagrantly or repeatedly violated our rules.

I/we understand that by renting this property we forfeit all rights as owners. We may occupy our unit only as invited guests of the renter. The renter is entitled to exclusive use of all facilities, to include docks and/or boat lifts, unless a specific provision to the contrary is included in a written agreement between owner and renter. The sole exception to this is the owners' right to store an appropriate boat or vehicle in the "back 40."

Signed _____

Date _____

This Declaration of Intent to Rent supplements, but does not replace or supercede any provision of the controlling documents of Port Carlos Cove, Incorporated.

5-15-2010

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AUDIO OR VIDEO TAPING OF ASSOCIATION MEETINGS

Any member of the Association may audio or video tape any meeting of the Association provided that the member comply with all of the following:

A. Give twenty-four (24) hours written notice to the Association prior to the scheduled meeting;

B. The audio or video equipment must be placed in area of the meeting room so as not to interfere with any member's access through any entry doors, in aisles or any walkways.

C. The member shall be entitled to set up the equipment two (2) hours before the meeting and the equipment must be in place prior to the meeting being convened;

D. None of the equipment that is used by a member to audio or video tape an Association meeting may emit any noise or sounds which create a distraction or interfere with other members' ability to hear the discussion occurring during the meeting;

E. The member who is audio or video taping the meeting will not be permitted to move about in a manner which is disruptive to the other members or which creates a distraction:

F. The member shall be required to provide the Board of Directors with a copy of the audio or video tape within seven (7) days of the date of the meeting; and

G. If assembly of the audio or video equipment is not complete prior to the scheduled meeting time, the member will not be permitted to audio or video tape the meeting.