

CONDOMINIUM RULES AND REGULATIONS

FOR

WORLDQUEST RESORT,
A CONDOMINIUM

Each Owner at WorldQuest Resort, A Condominium shall be governed by and shall comply with the terms of the Condominium Documents and these Condominium Rules and Regulations adopted pursuant to the Condominium Documents. All terms used in these Condominium Rules and Regulations shall have the same meaning as the identical terms used in the Declaration of Condominium for WorldQuest Resort, A Condominium. Failure of an Owner to comply with the provisions of the Condominium Documents and these Condominium Rules and Regulations shall entitle the Association or other Owners to pursue any and all legal and equitable remedies for the enforcement of such provisions, including, without limitation, an action for damages, an action for injunctive relief or an action for declaratory judgment.

1. Personal use. Each of the Units shall be occupied only as vacation accommodations. Units may not be used as a primary residence. There are no government provided educational services in the area where this Condominium is situated. Use of all Units and the facilities of the Condominium by Unit Owners is limited solely to the personal residential use of Unit Owners, their guests, invitees, and lessees and for residential uses by corporations and other entities owning such Units. Use of Units or the facilities of the Condominium by Unit Owners for commercial purposes or any purposes other than the personal use described in this Declaration is expressly prohibited. "Commercial purpose" includes use by a Unit Owner that the Board of Directors, in its discretion, could reasonably conclude constitutes a commercial enterprise or practice; provided, however, that "commercial purpose" does not include rental of the Unit to a transient guest or residential tenant. Furthermore, the operation of portions or all of the Condominium Property as a hotel in accordance with Chapter 509, Florida Statutes, does not constitute a "commercial purpose." The restrictions of this section do not apply to the Developer.

2. Common Elements and Limited Common Elements. The Common Elements and Limited Common Elements shall be used only for the purposes for which they are intended as set forth in the Declaration.

3. Nuisances. No nuisance shall be allowed upon the Condominium Property nor within a Unit, nor any use or practice that is the source of annoyance to Owners or which interferes with the peaceful possession and proper use of the property by the Owners. All parts of the Condominium shall be kept in a clean and sanitary condition, and no rubbish, refuse or garbage shall be allowed to accumulate or any fire hazard allowed to exist. No Owner shall permit any use of a Unit or make any use of the Common Elements that will increase the cost of insurance upon the Condominium Property beyond the cost generally charged for intended use.

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4. Lawful Use. No immoral, improper, offensive or unlawful use shall be made of the Condominium Property, or any Unit therein, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of the Condominium Property, or any Unit therein, shall be the same as the responsibility for the maintenance and repair of the property concerned.

5. Signs. No "For Sale" or "For rent" signs or other displays or advertising shall be maintained on any part of the Common Elements, Limited Common Elements or Units, except that the right is specifically reserved in WRP, to place and maintain "For Sale" and "For Rent" signs for so long as it may have Units to sell or lease in this Condominium, and except as permitted by the board of directors of the Association (the "Board") from time to time.

6. Prohibited Vehicles. No trucks, motorcycles, trailers or commercial vehicles (excluding those vehicles owned by WRP or the Management Firm) shall be parked in any parking space, except such temporary parking spaces provided for the purpose as may be necessary to effectuate deliveries to the Condominium, the Association or the Owners. Bicycles and motorcycles shall not be stored on the Condominium Property, except in such areas designated for this purpose or except as permitted by the Board.

7. Pets. No occupant (regardless of the number of joint owners or occupants) of a Unit shall keep more than one (1) pet in any Unit or within the Common Elements, and no pet's weight shall exceed twenty-five pounds. Permitted pets are limited solely to dogs, cats, (or one other household pet as defined and specifically permitted by the Board of Directors) and fish and certain birds, provided said pet is kept, transported and walked (where appropriate) in accordance with the Condominium Documents. No pets may be kept, bred or maintained for any commercial purpose and no wildlife may be kept, bred or maintained within a Unit or within the Condominium Property. No tenant or other non-owner may keep any pets at all within the Unit.

8. Exterior Appearance. No Owner shall decorate or alter any part of a Unit so as to affect the appearance of a Unit from the exterior. Such decoration or alteration shall include painting or illumination of the exterior of a Unit, display of plants or other objects upon balconies or railings or exterior window sills or ledges, reflective film or other window treatments, draperies, window shades, screen doors and lights. The Association shall have the sole discretion, which may be based on aesthetic principals only, to determine compliance with this provision. However, pursuant to Section 718.113(4), Florida Statutes, any unit owner may display one portable, removable **United States flag** in a respectful way and on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day may display in a respectful way portable, removable official flags, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy Air Force, Marine Corps., or Coast Guard, regardless of any declaration rules or requirements dealing with flags.

9. Antennas. No antennas or satellite transmission receivers of any type designed to serve a Unit shall be allowed on the Common Elements or Limited Common Elements, except as

provided by the Association to serve as a master antenna for the benefit and use of the Condominium. No electrical or other equipment may be operated on the Condominium Property which interferes with television signal reception, except as permitted by the Association.

10. Noise. Should noise transmission create a disturbance or a nuisance, the responsibility is with the Owner to abate the noise transmission and not with the Association. In order to ensure the comfort of all Owners and authorized users, radio, stereo and television sets, and any and all other such audio equipment generating noise should be turned down to a minimum volume so as not to disturb other persons between the hours of 11:00 p.m. and 8:00 a.m. All other unnecessary noises between these hours should be avoided.

11. Obstructions. Sidewalks, entrances, driveways, passages, patios, courts, vestibules, stairways, corridors, halls and/or all other areas intended for common use must be kept open and shall not be obstructed in any manner. Rugs or mats, except those either permitted or placed by the Association, must not be placed outside of doors or in corridors. No sign, notice or advertisement shall be inscribed or exposed on or at any window of a Unit or any part of the Condominium Property, except such as shall have been approved in writing by the Board or as is permitted to WRP pursuant to these Condominium Rules and Regulations or the Condominium Documents; nor shall anything be projected out of any window in the Condominium Property without similar approval. All personal property of Owners shall be stored within the Unit.

12. Children. Children are to play only in areas either designated or clearly intended for play, and they are not to play in public halls, on stairways, or other common areas which would cause an obstruction. Reasonable supervision by parents or guardians must be exercised at all times when children are playing on the Condominium Property.

13. Balconies. Plants, pots, receptacles, and other movable objects must not be kept, placed or maintained on ledges or balconies except as permitted by the Board. No objects shall be hung from balconies or window sills. No cloth, clothing, rugs or mops shall be hung up or shaken from windows, doors or balconies. No cooking shall be permitted on any balcony of a Unit. Owners shall not allow anything to be thrown or to fall from windows, doors, balconies or the interior of the building from hall doors.

14. Hallways. Bicycles, garbage cans, laundry, dry cleaning, supplies or other articles shall not be placed in the halls or on staircase landings. No Owner shall allow doors to the corridor to remain open for any purpose other than for immediate ingress and egress.

15. Entry for Emergencies. In case of emergency originating in or threatening any Unit, regardless of whether or not the Owner is present at the time of such emergency, the Board, the Management Firm or any other person authorized by them, shall have the right to enter such Unit for the purpose of remedying or abating the cause of such emergency, and such right of entry shall be immediate. To facilitate entry into Units in the event of any such emergency, the Association or its designee shall be allowed to retain a key for each Unit.

16. Plumbing. Plumbing shall not be used for any other purpose than those for which it was constructed, and no sweepings, rubbish, rags or other foreign substances shall be deposited into the plumbing.

17. Roof. Owners are not permitted on the roof of any building within the Condominium Property for any purpose without the express written approval of the Board or Management Firm.

18. Solicitation. There shall be no solicitation by any person anywhere on the Condominium Property for any cause, charity or purpose whatsoever, unless specifically authorized in writing by the Board or the Management Firm, except for solicitation by WRP in marketing Units or related products.

19. Parking. No vehicle belonging to any Owner or to a member of the family of an Owner, or lessee, guest or invitee of an Owner, shall be parked in any unauthorized area or in such manner as to impede or prevent access to another authorized user's parking space or any fire lanes. The Association or Management Firm has the right to limit the number of vehicles permitted to be parked on the Condominium Property in connection with occupancy of a Unit. No repair of vehicles shall be made within the Condominium Property. No Owner shall store or leave boats, trailers, mobile homes, recreational vehicles and the like on the Condominium Property, except in areas, if any, designated for same; provided, however, that boats, trailers, mobile homes, recreational vehicles and the like may be parked on the Condominium Property if the vehicle is less than the width of the interior of the lines of one (1) individual parking space and does not exceed 24 feet in length. If the vehicle is wider than the width of the interior lines of one (1) individual parking space or if the vehicle exceeds twenty-four (24) feet in length, then such vehicle may not be parked on the Condominium Property without the prior permission of the Association or Management Firm. No trucks or buses may be parked anywhere on Condominium Property, except for those of WRP or the Management Firm, if any. Parking spaces are not assigned as appurtenances to particular Units. As such, each space may be used by any Owner, family member, lessee, guest or invitee on a space available basis. Owners may not park vehicles in spaces designated for handicapped persons, unless they possess a proper permit for parking in such spaces, and the Association or Management Firm shall have the right to notify local authorities of any such violations. The Association or Management Firm has the right to reclaim any previously issued parking space in order to comply with the Americans with Disabilities Act or any other city, state, or federal governmental regulations. All vehicles shall be parked within the painted lines of one individual parking space and in no event shall a vehicle exceed, in width, the interior of the painted lines of one individual space. The Owners, their employees, servants, agents, visitors, licensees and the Owner's family will obey all posted parking regulations. Vehicles parked in any unauthorized area or impeding another Owner's or authorized user's parking space or any fire lanes are subject to being towed away at the Owner's or authorized user's sole expense.

20. Use of Swimming Pools Whirlpools, and/or Other Facilities. THERE ARE NO SWIMMING POOLS, WHIRLPOOLS OR OTHER SIMILAR TYPE FACILITIES AT THE WORLDQUEST RESORT, A CONDOMINIUM. There will be no swimming or fishing allowed in any lakes, retention ponds and/or lagoons.

21. Storage of Dangerous Items. No inflammable, combustible, or explosive fluid, chemical or substance, shall be kept in any Unit, Common Element or Limited Common Element except as are required for normal household use.

22. Employees/Agents Control and Entry of Units for Maintenance. Employees and/or agents of the Association or Management Firm, and employees and/or agents of WRP's ongoing sales program, shall not be sent off the Condominium Property by any Owner or authorized user at any time for any purpose. No Owner or authorized user shall direct, supervise or in any manner attempt to assert any control over the employees of the Association or Management Firm. Violations of these Condominium Rules and Regulations, or other matters of concern, should be brought to the attention of the Management Firm, as long as a Property Management Agreement remains in effect, and thereafter, to the Board for proper resolution. Employees or agents of the Management Firm, as long as a Property Management Agreement remains in effect, and thereafter, of the Board, shall be permitted to enter Units for maintenance and repairs during reasonable hours.

23. Complaints. ~~Complaints~~ regarding the operation of the Condominium shall be made in writing first to the Management Firm, as long as a Property Management Agreement remains in effect, and thereafter, to the Board.

24. Payment of Maintenance Fees, Special Charges and Fines. Payment of maintenance fees, special charges, and fines shall be made at the office of the Management Firm or at such other location as designated by the Management Firm from time to time, as long as a Property Management Agreement remains in effect, and thereafter, to the Board. Payments made in the form of checks shall be made to the order of such party as the Management Firm, as long as the Property Management Agreement remains in effect, and thereafter, as the Board shall designate.

25. Weapons. No explosives, firearms, or weapons of any kind shall be permitted in any Unit or anywhere on the Condominium Property without the approval of the Board.

26. No Private Watercraft. No boats, jet-skis, waverunners or watercraft of any kind shall be used, stored or brought onto the Condominium Property by any Owner, lessee, guest, exchanger or invitee except in such areas and under such conditions as may be determined by the Board from time to time.

27. Security. Owners shall at all times lock and secure their unattended motor vehicles parked or located upon the Condominium Property, and they shall not leave any valuables in plain sight within or upon such vehicles. During their occupancy, Owners shall at all times lock and secure all doors, windows, balconies or other points of possible entry with respect to their accommodations (except when any such point of entry is in use by Owners or their lessees, guests

or invitees). Neither the Association nor the Management Firm shall be responsible for the safekeeping or protection of personal property brought onto the Condominium Property.

28. Each Owner shall bear in their entirety any expenses for repairs or replacements to the Condominium Property occasioned by the specific use or abuse of such Owner or any lessee, guest, tenant, or invitee of said Owner.

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