

SILVERLAKES RULES & REGULATIONS

EXHIBIT F

1. **USE.** Each Homesite is restricted to residential use as a residence by the Owner or permitted occupant thereof, its immediate family, guests, tenants and invitees. Use of the Common Area is similarly restricted.
2. **LEASES.** Homesites may be leased, licensed or occupied only in their entirety and no fraction or portion may be rented. No transient tenants may be accommodated in a Homesite. All leases or occupancy agreements shall be in writing and a copy thereof shall be provided to the Association. No Homesite may be subject to more than three (3) leases in any twelve (12) month period, regardless of the lease term. The minimum lease term shall be one (1) month. No time-share or other similar arrangement is permitted. The Owner must make available to the lessee or occupants copies of the Declaration and related documents..
3. **OWNERSHIP BY ENTITY.** In the event that other than a natural-person is an Owner, that Owner shall, prior to the purchase of the Homesite, designate the person(s) who is to be the occupant (s) of the Homesite and register such persons with the Association. All provisions of the Declaration and rules and regulations promulgated pursuant thereto shall apply to such Owner and designated occupant (s) as though it/they had title to the Homesite.
4. **GENERAL USE RESTRICTION.** The Properties. Homesites and Homes, or any part thereof, shall not be used in any manner contrary to the Declaration. Community Standards, or rules and regulations promulgated pursuant thereto.
5. **LAWFUL USE.** No immoral, improper, offensive or unlawful use shall be made of the Properties. Common Area. Homesites or Homes. All laws, zoning ordinances and regulations of all governmental entities having jurisdiction thereof shall be observed. The responsibility- of meeting the requirements of governmental entities for maintenance, modification or repair of a portion of the Properties shall be the same as the responsibility for maintenance and repair of the property concerned.
6. **MAINTENANCE.** No weeds, underbrush, or other unsightly growth shall be permitted to be grown or remain upon any Homesite. No refuse or unsightly objects shall be allowed to be placed or suffered to remain upon any Homesite. All lawns, landscaping and sprinkler systems and any property, structures, improvements and appurtenances shall be well maintained and kept in first class, good, safe, clean, neat and attractive condition. Irrigation systems shall be maintained in such a manner so as to cause no stains on structures or paved areas. Subject to the foregoing. Owners whose Homesites adjoin a waterway or lake may, with the prior written consent of Declarant (until the Community Completion Date) and thereafter the Association, utilize the waterway or lake to irrigate provided that no floating or other visible device may be used. Each Owner shall maintain the property from their Homesite boundary to the edge of the water. All Owners shall maintain their yards and adjoining property to the edge of adjoining roadway asphalt.
7. **SUBDIVISION AND REGULATION OF LAND. SUBDIVISION OF UNIT AND TIME SHARING.** No portion of any Homesite shall be divided or subdivided or its boundaries changed without the prior written approval of Association. No owner shall inaugurate or implement any variation from, modification to, or amendment of governmental regulations, land use plans, land development regulations, zoning, or any other development orders or development permits applicable to Properties, without the prior written approval of Declarant, which may be granted or deemed in its sole discretion.
8. **ALTERATIONS AND ADDITIONS.** No material alteration, addition or modification to a Homesite or the improvements thereon, or material change in the appearance thereof, shall be made without the prior written approval thereof being first had and obtained as required by the Declaration.
9. **EXTERIOR APPEARANCE.** No sign (including brokerage or for sale/lease signs), flag, banner, sculpture, fountain, solar equipment artificial vegetation, sports equipment advertisement notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in. or upon any part of a Homesite that is visible from the outside without the prior written approval thereof being first had and obtained as required by the Declaration. Roofs and/or exterior surfaces and/or pavement including, but not limited to, walks and drives, shall be pressure treated within thirty (30) days of notice by the A.C.C. Homes and structures shall be repainted within forty-five (45) days of notice by

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the A.C.C. Installation of any hurricane or other protective devices visible from outside a Homesite shall be subject to prior written approval as required by the Declaration. No window air conditioning unit may be installed in any window in a Home. No exterior visible antennae, aerials, satellite dishes, or other similar equipment shall be placed on any Homesite without the prior written approval thereof being first had and obtained as required by the Declaration. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. No back fence shall be erected. No above ground pools shall be permitted. All pools and appurtenances installed shall require the prior written approval as set forth in the Declaration. Except for seasonal holiday lights, all exterior lighting shall require the prior written approval as set forth in the Declaration.

10. CASUALTY DESTRUCTION TO IMPROVEMENTS. In the event that a Home or other improvement is damaged or destroyed by casualty loss or other loss, then within a reasonable period of time after such incident as set forth in the Declaration, the Owner thereof shall either commence to rebuild or repair the damaged Home or improvement and diligently continue such rebuilding or repairing until completion, or properly clear the damaged Home or improvement and restore or repair the Homesite to a landscape condition in the manner as set forth in the Declaration. Any such reconstruction of a destroyed Home or improvement shall only be replaced as approved as set forth in the Declaration.

11. ANIMALS. No animals of any kind shall be raised, bred or kept within the Properties except that normal fish tanks or two (2) domestic pets or animals (i.e. dogs or cats) may be kept harbored in a Home or on a Homesite so long as such pet or animals do not constitute a nuisance. A determination by the Board that an animal or pet kept or harbored in a Home or on a Homesite is a nuisance shall be conclusive and binding on all parties. No pet or animal shall be "tied out" on the exterior of the Home or in the Common Area, or left unattended in a yard or on a balcony, porch, or patio. No dog runs or enclosures shall be permitted on any Homesite. All pets shall be walked on a leash not to exceed six feet (6') in length. No pet shall be permitted outside a Home except on a leash. When notice of removal of any pet is given by the Board, the pet shall be removed within forty-eight (48) hours of the giving of the notice. All pets shall defecate only in the "pet walking" areas within the Properties designated for such purpose, if any, or on that Owners Homesite. The person walking the pet or the Owner shall clean up all solid matter created by the pet. Each Owner shall be responsible for the activities of its pet. Notwithstanding anything to the contrary, seeing eye dogs shall not be governed by the restrictions contained in this paragraph.

12. NUISANCES. No nuisance or any use or practice that is the source of unreasonable annoyance to others or which interferes with the peaceful possession and proper use of the Properties is permitted. No firearms shall be discharged within the Properties. Nothing shall be done or kept within the Common Area, Homesite or Home which will increase the rate of insurance to be paid by the Association.

13. CHILDREN'S USE OF FACILITIES. Parents shall be responsible for all actions of their minor children at all times in and about the Properties. The Declarant and/or Association and/or Club Owner shall not be responsible for any use of the facilities by anyone, including minors.

14. RULES AND REGULATIONS.

Each Owner and other persons shall comply with and use the Common Area and areas within the Properties in accordance with the Declaration and rules and regulations promulgated in accordance with the Declaration.

15. COMMUNITY STANDARDS. Each Owner shall comply with those portions of the Community Standards applicable to it.

16. OBSTRUCTIONS. The sidewalks, entrances, passages, roadways, boat ramps, drainage facilities, and all other Common Areas may not be obstructed, encumbered or used by Owners for any purpose other than the purpose for which they were designed.

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17. **COMMON AREA.** The Common Area shall be used in accordance with the Declaration and rules and regulations promulgated relating thereto. All persons using the Common Area shall do so at their own risk. No water bodies shall be altered except in accordance with appropriate governmental approvals. All Owners, occupants, lessees and others within the Properties assume the risk associated with waterways and pools. No boating or swimming is permitted on or in the lakes and waterways. The Association or Declarant or Club Owner shall not be responsible for any loss or injury suffered relating to any waterbody, or pool and are not obligated to erect any fences around any such waterbodies or pools.
18. **PERSONAL PROPERTY.** All personal property of occupants shall be stored within the Home. No personal property, except usual patio furniture, may be stored on, nor any use made of, the Common Area. Homesite or Home which is unsightly or which interferes with the comfort and convenience of others.
19. **GARBAGE CANS.** Trash collection and disposal procedures established by the Association shall be observed. No outside burning of trash or garbage is permitted. No garbage cans, supplies or other similar articles shall be maintained on any Homesite so as to be visible from outside the Homesite. Subject to the provisions of F.S. 163.04 to the extent applicable, no rugs, mops, or laundry of any kind, or any other similar type article, shall be shaken, hung or exposed so as to be visible outside the Homesite.
21. **CONTROL OF CONTRACTORS.** Except for direct services which may be offered to Owners (and then only according to the rules and regulations relating thereto as adopted from time to time), no person other than an Association officer shall direct, supervise, or in any manner attempt to assert any control over any contractor of the Association.
21. **SERVANTS.** Servants and domestic help of any Owner may not gather or lounge in or about the Common Area.
22. **PARKING.** The parking facilities shall be used in accordance with the regulations adopted by the Association. Owners' automobiles shall be parked in the garage or driveway. All lawn maintenance vehicles shall park on the driveway of the Homesite and not in the roadway or swale. No vehicle which cannot operate on its own power shall remain on the Properties for more than twelve hours, except in the garage of a Home. No repair, except emergency repair, of vehicles shall be made within the Properties, except in the garage of a Home. No commercial vehicle, recreational vehicle, boat or camper, may be kept in the Properties except in the garage of a Home. The term commercial vehicle shall not be deemed to include recreational or utility vehicles (i.e. Broncos, Blazers, Explorers, etc.) up to 21' 5" or clean "non-working" vehicles such as pick-up trucks, vans or cars if they are used by the Owner on a daily basis for normal transportation.
23. **COOKING.** No cooking shall be permitted nor shall any goods or beverages be consumed on the Common Area except in areas designated for those purposes by the Association.
24. **SUBSTANCES.** No inflammable, combustible or explosive fuel, fluid, chemical, hazardous waste, or substance shall be kept on any Homesite or in any Home, except those which are required for normal household use.
25. **PROTECTION.** In the event a Home will be unoccupied for an extended period, the Home must be prepared prior to departure by:
- (i) notifying the Association; (2) removing all removable furniture, plants and other objects from outside the Home; and (3) designating a responsible firm or individual to care for the Home, should the Home suffer damage or require attention, and providing a key to that firm or individual. The name of the designee shall be furnished to the Association. Such firm or individual shall contact the Association for permission to install or remove approved shutters or enclosures. The Association shall have no responsibility of any nature relating to any unoccupied Homesite.

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26. **COMMERCIAL ACTIVITY.** Except for normal construction activity and sale and re-sale of Homesites and operation of the Club, no commercial or business activity shall be conducted in any Home or within the Properties. No Owner may actively engage in any solicitations for commercial purposes within the Properties. No solicitors of a commercial nature shall be allowed on the Properties without the prior written consent of the Association. No garage sales are permitted.

27. **COMPLETION AND SALE OF UNITS.** Neither the Owners nor the Association, nor their use of the Properties or Club, shall interfere with the completion and sale of Homesites within the Properties.

28. **STANDARDS. RULES.** The Association, through the Board, shall have the right to promulgate and impose further rules and thereafter modify, alter, amend, implement clarify, rescind and augment any of these rules and regulations or any of the same with respect to the use, operation and enjoyment of all or a portion of the Properties, the Common Area, and any improvements located thereon (including, but not limited to, establishing reasonable fees for the use of Common Areas and establishing hours and manner of operation). Prior to the Community Completion Date, to be effective, any such additional rules, etc. shall require the prior written consent of Declarant, which may be granted or denied in its sole discretion. Any such additional rules, etc., shall require the prior written consent of Club Owner which may be granted or denied in its sole discretion.

29. **EXEMPTIONS.** The rules and regulations set forth above and any additional rules and regulations promulgated in the future shall not apply to Declarant, or designees of Declarant, or Homesites owned by Declarant or designees of Declarant or the Club Owner, or Club except restrictions on the presence of pets. During construction, builders shall be exempt from those portions of these rules and regulations which are in conflict with normal construction activities but are subject to any agreements with Declarant concerning construction of improvements on Homesites.