

EXHIBIT "G" TO THE
DECLARATION OF CONDOMINIUM OF
STEEPLECHASE AT EAGLE TRACE, A CONDOMINIUM

RULES AND REGULATIONS

STEEPLECHASE AT EAGLE TRACE, A CONDOMINIUM

RULES AND REGULATIONS

The Rules and Regulations hereinafter enumerated as to the Condominium Property, the Common Elements, the Condominium Units, and the Condominium in general shall apply to and be binding upon all Unit Owners. The Unit Owners shall at all times obey said Rules and Regulations and shall use their best efforts to see that they are faithfully observed by their families, guests, invitees, servants, lessees, persons for whom they are responsible and persons over whom they exercise control and supervision. Violation of these Rules and Regulations may subject the violator to any and all remedies available to the Association and other Unit Owners pursuant to the terms of the Declaration of Condominium, the Articles of Incorporation of the Association and the Bylaws of the Association. Violations may be remedied by the Association as provided in the Declaration of Condominium, by injunction or other legal means and the Association shall be entitled to recover in said actions any and all court costs incurred by it, together with reasonable attorney's fees against any person violating the Rules and Regulations, or the Declaration of Condominium and any of the Exhibit attached thereto. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revokable to any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless notified in writing by the Board of Directors. The Rules and Regulations are as Follows:

1. RULES AND REGULATIONS:

A. Violations should be reported in writing to the Board of Directors or to the Officers of the Association or to any designees thereof.

B. Violations will be called to the attention of the violating owner by the Board of Directors and the Board of Directors will also notify the appropriate committee of the Board of Directors, if any.

C. Disagreements concerning violations will be presented to and be judged by the Board of Directors who will take appropriate action.

D. Unit Owners are responsible for compliance by their guests or lessees with these Rules and Regulations.

2. FACILITIES:

The facilities of the Condominium are for the exclusive use of Unit Owners, their approved lessees and guests. Any damage to the buildings, pool, pool decking or other common elements or equipment caused by any Unit Owner or his guest shall be repaired at the expense of the Unit Owner.

3. POOL:

The pool shall be open between the hours of 7:00 a.m. and 10:00 p.m. The use of the pool shall be limited solely to Unit Owners, their families, guests and lessees. No person under fifteen (15) years of age shall be permitted in the pool area without the supervision of a parent or guardian. Children are not permitted in the pool unless they are toilet trained. Baby carriages shall not be permitted in the pool area. Animals or pets are not permitted in the pool area. Proper swimming attire must be worn by all those using the pool. Covering attire and footwear must be worn outside the pool area. The pool will be nonattended. Therefore, those using the pool do so at their own risk. There shall be no floats, rafts, tanks, running, diving, roughhousing, ball playing or similar activity in the pool area. Radios,

cassette or record players, or televisions shall not be played loudly. No glassware shall be brought to the pool area and all litter must be deposited in trash containers. No one is permitted to use water rescue equipment except in the case of actual emergency.

4. OBSTRUCTIONS:

Sidewalks, entrances, driveways, passages, patios, courts, stairways and all Common Elements shall be kept open and shall not be obstructed in any manner. No sign, notice or advertisement shall be inscribed or exposed on or at any window or any part of the Condominium Property, except such as shall have been approved in writing by the Association, nor shall anything be projected out of any window in a Condominium Building without similar approval. No radio or television aerial or antenna or other apparatus for the transmission of television, radio or other signals of any kind shall be attached to or hung from the exterior of a Condominium Building or the roof thereon.

5. ANIMALS AND PETS:

No animals, livestock, or poultry of any kind may be raised, bred, kept, or permitted in any Unit, with the exception of a dog, cat, or other usual and common household pet, but no more than a total of two (2). The keeping of a dog or other domestic pet at the Condominium is not a right of a Unit Owner, but is a conditional license. This conditional license is subject to termination at any time by the Board of Directors upon a finding that a dog or other pet is vicious, is annoying to other residents, or has in any way become a nuisance. The owner of a pet assumes liability for all damages to persons or property caused by the pet or resulting from its presence at the Condominium.

This license is subject to the following conditions:

A. Pets shall be kept on a leash at all times when outside the Unit.

B. Pets are permitted to have excrements upon the Common Elements provided that the owner shall immediately remove such excrement from the Common Elements with a "Pooper-Scooper" or other appropriate tool and deposit said waste in an approved trash receptacle.

C. The owner of a pet shall be responsible, and by virtue of ownership assumes responsibility, for any damage to persons or property caused by his pet(s).

D. Any pet whose owner violates the provisions and intent of this Rule shall be deemed a nuisance and shall be subject to removal.

6. DESTRUCTION OF PROPERTY:

Neither Unit Owners, their lessees, nor guests shall mark, mar, damage, destroy, deface or engrave any part of the Condominium Property. Unit Owners shall be financially responsible for any such damage.

7. EXTERIOR APPEARANCE:

The exterior of the Condominium Unit, roofs, walls, driveways, walkways and all other areas appurtenant to the Buildings shall not be painted, decorated or modified by any Unit Owner in any manner without the prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association. No awnings, window guards, flower boxes, flower light reflective material, hurricane or storm shutters, awnings, fans or air conditioning devices shall be used in or

about the Condominium Property except as shall have been approved by the Association, which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association. All shutters must be uniform in appearance.

8. CLEANLINESS:

All garbage and refuse shall be deposited with care in garbage containers intended for such purpose at such times and in such manner as the Association shall direct. All disposers shall be used in accordance with instructions given to the Unit Owners by the Association, the City of Boca Raton, or Palm Beach County. All refuse, waste, bottles, cans, etc., shall be securely wrapped in plastic garbage bags. The Association is not responsible for garbage and refuse removal.

9. APPEARANCE:

Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on ledges or terraces. No objects shall be hung from patios or window sills. No cloth, clothing, rugs or mops shall be hung open or shaken from windows, doors and terraces. Unit Owners shall remove all loose objects or movable objects during the hurricane season. Unit Owners shall not throw cigars, cigarettes or any other object from windows or terraces. Unit Owners shall not allow anything to be thrown or to fall from windows, doors or terraces. No sweepings or other substances shall be permitted to escape to the exterior of the building from the windows, doors or terraces. No porches, patios or terraces may be enclosed or screened, without the prior written consent of the Board of Directors of the Association.

10. STORAGE AND GARAGE AREAS:

Unit Owners are responsible to see that nothing is placed in the storage areas and garage areas which would create a fire hazard; that would be subject to being infested; or that would be subject to spoilage.

11. ENTRY OF UNITS:

The association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintained by the Association pursuant to the Declaration of Condominium or as necessary to prevent damage to the common elements or to a unit or units. To that end, the Unit Owner acknowledges that the Association may retain a pass key to all units.

12. BICYCLES:

Bicycles must be placed or stored within garages, or in the designated areas, if any.

13. PLUMBING:

Water closets and other plumbing shall not be used for any other purposes than those for which they are constructed, and no sweepings, rubbish, rags or other foreign substances shall be thrown therein. The cost of any damage resulting from misuse of same shall be borne by the Unit Owner causing the damage.

14. SOLICITATION:

There shall be no solicitation by any person anywhere in the building for any cause, charity, or for any other purpose whatsoever, unless specifically authorized by the Board of Directors.

15. EMPLOYEES:

Employees of the Association and employees of any management firm shall not be sent away from the Condominium Property by any Unit Owner, except in the Unit Owner's capacity as an officer or director of the Association, at any time, for any purpose. No Unit Owner or resident shall direct, supervise or in any manner attempt to assert any control over the employees of the Association and/or any management firm.

16. COMMERCIAL PROHIBITION:

No Unit may be occupied or used for any commercial or business purpose.

17. COMMON FACILITIES:

Unit Owners are requested to cooperate with any management firm in the use of common facilities where more than one organized activity is scheduled for the same time.

18. HURRICANE PREPARATIONS:

Each Unit Owner or lessee who plans to be absent from his Unit during the hurricane season must prepare his Unit prior to departure by:

A. Removing all furniture and plants from his patio or balcony.

B. Designating a responsible firm or individual to care for his Unit during his absence in the event that the Unit should suffer hurricane damage and furnish any management firm or other designee with the name of such firm or individual. The designated firm or individual shall contact any management firm or other designee for permission to install or to remove hurricane shutters.

19. GUESTS:

Unit Owners and lessees shall notify any management firm, in advance by written notice, of the arrival and departure dates of guests who have permission to occupy the Unit in the absence of Unit Owners and lessees.

20. SIGNS:

No sign of any kind shall be erected by an Owner within the Properties without the written consent of the Board of Directors. The Board of Directors of Declarant shall have the right to erect signs.

21. PARKING AND GARAGES:

Owners shall park only in their garages, if any, or in the driveways serving their Units or appropriate spaces or designated areas in which parking may or may not be assigned and then subject to such reasonable rules and regulations as the Board of Directors may adopt. All commercial vehicles, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers must be parked entirely within a garage, unless otherwise permitted by the Board. No garage may be altered in such a manner that the number of automobiles which may reasonably be parked therein after the alteration is less than the number of automobiles that could have reasonably been parked in the garage as originally constructed.

22. PERSONAL PROPERTY:

Any personal property left at the recreational facility or any portion of the Common Elements shall be left at the risk of the owner. The Association shall not be responsible for such personal property.

23. AIR CONDITIONING UNITS:

Except as may be permitted by the Board or its designee, no window air conditioning unit may be installed in any Unit.

24. LIGHTING:

All exterior lights must be approved in accordance with Paragraph 10 of the Declaration of Condominium of Steeplechase at Eagle Trace, A Condominium.

25. RENTAL, LEASE, SALE:

A Unit shall not be leased, rented or sold without the prior written approval of the Association, which approval shall not be unreasonably withheld. Approval or disapproval shall be given by the Board within ten (10) days from receipt of all information requested by the Board in connection with the proposed lease and within twenty (20) days from receipt of all information requested by the Board in connection with the proposed sale. The Board of Directors shall have the right to require that a substantially uniform form of lease or sale be used. No lease may be made for less than a six (6) month period. No Unit may be leased more than two (2) times during any twelve (12) month period. All purchasers and lessees must abide by the Rules and Regulations of the Condominium Association. Violation of these Rules and Regulations may subject the violator to any and all remedies available to the Association and other Unit Owners.

In the event that the Board of Directors approves a rental or lease, such approval of a lease or rental shall not release the member from any obligation under this Declaration. Further, such approved lease may not be modified, amended, extended, or assigned, nor may the Unit be sublet to any other party without the Board's prior written consent.

All conveyances, transfers, rentals, leases and sales must be approved in accordance with Paragraph 18 of the Declaration of Condominium of Steeplechase at Eagle Trace, a Condominium.