EXHIBIT "F"

TO

DECLARATION OF CONDOMINIUM FOR

PALMETTO CENTER CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

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FOR
PALMETTO CENTER, A CONDOMINIUM

The Rules and Regulations hereinafter enumerated as to the Condominium Property, the common elements and the units within the Condominium (the "Condominium") shall apply to and be binding upon all unit owners. The unit owners shall at all times obey these 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. Any waivers, consents or approvals given under these Rules and Regulations by the Board of Directors shall be revocable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless such waiver, consent or approval is specifically set forth, in writing, by the Board of Directors. THE RULES AND REGULATIONS ARE AS FOLLOWS:

1. **RULES AND REGULATIONS:**

a. Violations of these Rules and Regulations should be reported, in writing, to the Board of Directors of the Association.

b. Violations of these Rules and Regulations will be called to the attention of the violating unit owner or lessee by the Board of Directors.

c. Disagreements concerning violations of these Rules and Regulations 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. **OBSTRUCTIONS:** All sidewalks, entrances, driveways, passages, patios, stairways, corridors and halls must be kept open and shall not be obstructed in any manner. Rugs or mats must not be placed outside of doors or on walkways.

3. **SIGNAGE:** No unit owner shall place or display signage visible from the interior or from the exterior of such unit owner's Unit, unless such signage has been approved in writing by the Association.

4. **DESTRUCTION OF PROPERTY:** Neither unit owners, nor their family members, lessees, contractors, invitees, nor guests shall mark, mar, damage, destroy, deface or engrave any part of the Condominium. Unit owners shall be financially responsible for any such damage.

5. **EXTERIOR APPEARANCE:** The exterior of the Condominium and all areas appurtenant to the Condominium 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, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the Condominium, 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.

6. **SIGNS:** There shall be no "For Sale" or "For Rent/ Lease" signs exhibited, displayed or visible from the interior or the exterior of the Condominium, except for signs displayed by the Developer and/or by agents engaged by the Developer.

7. **CLEANLINESS:** All garbage and refuse from the Condominium shall be deposited with care in the dumpsters intended for such purpose at such times and in such manner as the Association shall direct. It shall be the unit owner's responsibility to break down all boxes and to dispose of such boxes properly in the dumpsters provided. All dumpsters shall be used in accordance with instructions given by the Association.

8. **PETS:** No pets shall be permitted within a unit or upon the common elements of the Condominium.

9. **MOTOR VEHICLES.** No vehicle belonging to a unit owner, lessee, or to a member of the family or guest, tenant or employee of a unit owner or lessee shall be parked in such a manner as to impede or prevent access to another parking space. Unit owners, lessees, and their employees, servants, agents, visitors, licensees and families shall obey the parking regulations posted at the parking areas and drives, and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the unit owners. No motor vehicle which cannot operate on its own power shall remain within the Condominium Property for more than twenty four (24) hours, and no repair of vehicles, except for emergency repairs, shall be made within the Condominium Property. Washing and waxing of motor vehicles shall be limited to such areas, if any, designated by the Association for the cleaning of motor vehicles. All vehicles shall be parked within the painted lines and pulled up close to the bumper. As a security measure, all automobile doors should be locked.

Each parking space which is assigned as an appurtenance to a particular unit may be used only by the unit owner or the lessee of such unit, except when the unit owner has given written permission for use (copy to Association) by another unit owner, lessee or guest. No unit owner or lessee or their respective family members, employees, servants, agents, visitors and licensees may park his vehicle in any assigned space other than the space assigned to the unit owner of the particular unit.

In the event decals are required to be affixed to each vehicle owned by or leased by a unit owner or lessee, while parked within the Condominium Property, then each vehicle owned by or leased by a unit owner or lessee shall bear the required decal while within the Condominium Property.

10. **VEHICLE RESTRICTIONS:**

a. Trucks and commercial vehicles may enter the Condominium Property only through the two (2) lateral entrances provided off of 165th Street. The main entry into the Condominium Property off of 165th Street may not be utilized for truck or commercial vehicle entry.

b. Trucks and commercial vehicles may only traverse the Condominium Property across the back of each building. No truck or commercial vehicle shall be permitted in the parking lot area between Building A and Building B.

c. No maintenance or repair shall be performed upon or to any vehicles within the Condominium Property.

d. Except for intermittent deliveries, no vehicles other than passenger automobiles may be parked in a parking space without the consent of the Association. Specifically, no terrain vehicle, moped, boat, camper, motorhome, bus or other similar vehicle shall be parked within the Condominium Property without the consent of the Association.

e. Loading and unloading of vehicles shall take place only at the rear of each unit, during the hours posted.

11. **HURRICANE PREPARATIONS:** Each unit owner or lessee who plans to be absent from the Condominium during the hurricane season must prepare the unit prior to departure by designating a responsible firm or individual (the "Designee") to care for the unit during the unit owner's or lessee's absence in the event that the unit should suffer hurricane damage. The designated firm or individual shall be registered with the Board of Directors and such designated firm or individual shall contact the Board of Directors for permission to install or to remove hurricane shutters. If permission is given by the Board of Directors for the installation of storm shutters, then the approval shall be conditioned upon the Board of Directors also approving the quality of the storm shutters and the aesthetic appearance of the storm shutters. All storm shutters which may be approved by the Board of Directors shall be white in color, and shall be an accordion type storm shutter. All storm shutters must be stored within the unit of the unit owner and each unit owner must notify the Board of Directors of the location within the unit owner's unit where the storm shutters are stored. Storm shutters shall only be installed during hurricane "watch" and hurricane "warning" situations. In the absence of the unit owner and the Designee, the Board of Directors shall have the right, in the event of an emergency, to enter into the unit of the absent unit owner (by forcible entry, if no key to the unit was given to the Association by such unit owner) in order to cause storm shutters to be installed in the unit of the absent unit owner.

The Board of Directors may, subject to the provisions of Section 718.3026 Florida Statutes, and the approval of a majority of voting interests of the Condominium, install hurricane shutters and may maintain, repair, or replace such approved hurricane shutters, whether on or within common elements, limited common elements, units or Association property. However, where laminated glass or window film architecturally designed to function as hurricane protection which complies with the applicable building code has been installed, the Board of Directors may not install hurricane shutters. The Board of Directors may operate shutters installed pursuant to this Paragraph without permission of the unit owners only where such operation is necessary to preserve and protect the Condominium Property and Association property.

The expense of installation, replacement, operation, repair and maintenance of hurricane shutters by the Board of Directors shall constitute a common expense as defined herein and shall be collected as provided in the Declaration. Notwithstanding the foregoing, a unit owner who has previously installed hurricane shutters in accordance with this paragraph of laminated glass architecturally designed to function as a hurricane protection which complies with the applicable building code shall receive a credit equal to the pro rata portion of the assessed installation cost assigned to each unit. However, such unit owner shall remain responsible for the pro rata share of expenses for hurricane shutters installed on common elements and association property by the Board of Directors, and shall remain responsible for a pro rata share of the expense of the replacement, operation, repair, and maintenance of such shutters.

12. **FOOD AND BEVERAGES:** Only persons approved by the Association may prepare, solicit orders for, sell, serve or distribute food or beverages in the Condominium for such purposes. No unit owner, without the consent of the Association, shall utilize any portion of the Condominium for dispensing food or beverages or for the preparation, solicitation of orders for, sale, serving or distribution of food or beverages.

PALMETTO CENTER CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation

By:_____