

RULES AND REGULATIONS

SPRUCE POINT, INC.

1. All sales and rentals require prior approval by the Spruce Point association. Contact a member of the Board of directors for requirements. Leases must be for a minimum period of one (1) month. Subletting will not be permitted.
2. No "For Sale" or "For Rent" signs are permitted.
3. Owners may not make any additions, change, alteration or decoration to the exterior appearance of any portion of a building, except in accordance with the provisions of the Declaration of Condominium.
4. No exposed radio antennas, masts or towers shall be permitted on any unit or on the exterior of any unit in the common area.
5. There shall be no solicitations by any persons or organizations for any cause, charity, or any purposes whatsoever. If you become aware of such activities, please inform your elected representative.
6. No owner or resident, other than officers of the Condominium Association, shall direct, supervise or in any manner attempt to assert any control over any of the employees of the Association, nor shall they attempt to send any of the employees upon private business of such owner or resident.
7. Except pursuant to a contract with the Association for repairs, no owners or residents or their families, guests, servants or agents shall enter or attempt to enter upon the roof of any building or structure.
8. No more than two (2) household pets weighing not more than sixty (60) pounds shall be kept in any unit. Only the normal domesticated pets such as dogs and cats are permitted to be kept in any unit. No pet shall be permitted to be tied out in the common property of the association. All pets shall be kept on hand held leashes with a maximum length of (8) eight feet, held by a human being, while on the common property. All feces left by a pet **must be picked up immediately** and disposed of in a sanitary manner as required by the Spruce Creek Property Owners Association and the County of Volusia. The association reserves the right to require an owner, or tenant, to dispose of a pet which becomes an annoyance or danger to other owners or tenants.
9. Motor Vehicles and bicycles are not permitted to be parked or used on grassed or planted areas.
10. Automobile parking spaces shall be used solely and exclusively for that purpose. Only private passenger automobiles in good operating condition may be parked at Spruce Point. Boats, trailers, campers and recreational vehicles may not be parked or stored on the condominium property. Trucks and commercial vehicles may not be parked or stored except during deliveries or performance of repairs or other services.
11. These rules and regulations may be changed from time to time by a majority vote of the Board of Directors of the Association. Owners will be notified of amendments or changes in the rules and regulations as expeditiously as possible. Violation of these rules may result in a limitation upon your use of recreational facilities, or in legal action for damages or injunction.