



THE GABLES

Corner of Gulf Boulevard and 12th Avenue
Indian Rocks Beach, Florida

1991 Revised Rules & Regulations

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10. Upon entering into a lease agreement, the unit owner waives in favor of the tenant any right to use the recreational facilities. A tenant of any unit owner or of Developer shall have the same right to use the recreational facilities as the owner of said unit had; and said tenant shall abide and be bound by the same restrictions, covenants, conditions, rules and regulations as the unit owner. In no event shall any individual or family other than the individual or family residing in the condominium unit and their guests be entitled to use said recreational facilities. Upon termination of the lease, the unit owner shall resume normal recreational facility use privileges.
11. 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, excepting for spaces specially provided for such signs as shall be designated by the Association; provided, however, the right is specifically reserved in Developer to place "For Sale" or "For Rent" signs in connection with any units it may from time to time own, and in any first Mortgagee which may become the owner of a unit, and in the Association as to any units which it may own.
12. All drying or hanging, for any purpose, of clothes, towels or other unsightly objects by line, rack or otherwise, which is visible outside the unit, shall be prohibited.
13. No exterior antennae or aerials of any type shall be erected, except as provided in these Rules and Regulations.
14. No rubbish, refuse, garbage or trash shall be allowed to accumulate in places other than the receptacles provided therefor, so that each unit, the common elements, and limited common elements shall at all times remain in a clean and sanitary condition.
15. Residents shall use only the parking spaces specifically assigned to their unit. Parking in assigned spaces shall be limited to passenger automobiles, passenger station wagons, and motorcycles. All other vehicles are specifically prohibited. Parking in unassigned or guest spaces shall be limited to passenger automobiles and passenger station wagons. All other vehicles are specifically prohibited. All other vehicles, trailers, boats, boat trailers, commercial vehicles, recreational vehicles, campers and other objects and matters not specifically authorized herein shall not be permitted on the Condominium property unless the Association gives its prior written consent. This prohibition shall not apply to temporary parking of trucks and commercial vehicles, such as for pickup, delivery and other commercial services as may be necessary to effectuate deliveries to the condominium, the Association, unit owners and residents.
16. No reflective film or other type of window treatment shall be placed or installed on the inside or outside of any unit without the prior written consent of the Board. In any event, the only type of reflective film or solar film shall be of a bronze color.
17. Any drapes, curtains, blinds, shades or other window coverings of any type or kind placed or installed in any and all exterior windows of any unit shall have a neutral (white or off-white) colored surface or drape lining facing the outside. It is the intent of Developer and Association to maintain uniformity in the exterior window appearance of all units and buildings in this condominium.
18. All repairs to any plumbing or to electrical wiring within a unit shall be made by plumbers or electricians authorized to do such work by proper governmental authorities.
19. All doors shall be painted the same color. This color shall be the color that the Developer paints said doors. In addition, if the Association permits the installation of storm doors or screen doors, said screen doors and storm doors shall all be the same.

13. No inner tubes, balls, rubber toys, etc., are allowed in the pool area. No ball games, frisbees, etc., are allowed in the pool area or on the grass area adjacent to the pool. Only rafts and floats are permitted and are limited to no more than two in the pool at one time.
14. No pets allowed in the Pool Area or on adjacent grass areas.
15. Drinks must be in plastic containers - no glass permitted.
16. Food must be kept on wood decks or under canopy. Only plastic and paper containers or plates are permitted. No china at Pool Area.
17. Radios, tape players or audible sound producing equipment must be kept tuned down so that it does not bother others at the pool. Absolutely no electrical extension cords are to be used in or around pool deck.
18. Life guard equipment is for emergency use only. Pool furniture must be kept away from pool by at least four feet so that people can get to pool in case of an emergency.
19. The pool will be considered closed during storms and if lightning is approaching the area.
20. Pool parties of groups of more than four guests must be booked in advance. A \$50.00 fee will be required so that others will be assured that the area will be cleaned up afterwards. The deposit will be returned after an inspection of the area.
21. Swim at your own risk.
22. Pool cover must be removed when using fenced area.

SPA REGULATIONS

1. No children under twelve allowed in spa.
2. Maximum of 5 people in spa at one time.
3. Maximum temperature of spa is 105 degrees.
4. Maximum time anyone allowed in spa is 15 minutes.
5. All of above pool rules apply to spa.
6. Only adults may operate spa heater switch. Turn off after use.

THE GABLES FIRE CODE

1. No flammable material shall be stored in entrance nor stairway landings. Boxes, skateboards, rafts, bicycle seats, and sneakers, included.
2. Main entrance and stairway landing doors are to remain closed at all times when not in use. They are never to be checked open and left unsupervised.
3. Plants or other objects on walkways must not impede ingress or egress.
4. Storage of any kind is prohibited in all electrical and mechanical rooms.
5. Cooking or barbecuing on balconies is prohibited.

Chief Wayne H. Butler
Indian Rocks Beach Fire Dept.

THE GABLES CONDOMINIUM ASSOCIATION, INC.

1108 GULF BOULEVARD
INDIAN ROCKS BEACH, FL 33785

April 16, 2008

Re: New Rule: Pets

Dear Unit Owner:

On March 2, 2008, a majority of the Unit Owners of the Gables Condominium Association, Inc. voted to approve the amendment to Bylaw Section 4.4, a copy of which was sent to you. The proposed amendment permitted "each condo owner one dog or one cat on a conditional basis that is determined by the Board of Directors".

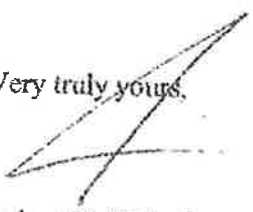
On March 30, 2008, the Board of Directors adopted a new rule and conditions governing pets which I enclosed herein.

Please note that the privilege of keeping or maintaining a dog on the condominium property extends only to the owners of the unit and not to guests, visitors or renters. Also note that a \$1,500.00 deposit must be posted with the Condominium Association along with execution of the Unit Owner's acceptance of the rules and acceptance of conditions in order to maintain a dog on the premises.

As with all of the rules adopted by the Board of Directors, it is requested that the Unit Owners respect same to assure the enjoyment of the condominium property by all owners.

Thank you.

Very truly yours,



Robert K. Eddy, Secretary
The Gables Condominium Association, Inc.

RULE - PETS

No pets or animals shall be kept or maintained on or about the condominium property except dogs and cats and only subject to the terms and conditions hereafter set forth. No unit owner shall be permitted to keep or maintain any dog in or about the condominium property unless the unit owner(s) first delivers to the Condominium Association, a \$1,500 deposit intended for the purpose of reimbursing the Condominium Association for any damage that may be caused by the pet or for payment of any assessment that may be made by the association for a violation of this rule. \$250 of the \$1,500 deposit is non-refundable.

The right to maintain a dog is in the nature of a conditional license, and is subject to revocation and termination at any time by the Board of Directors in their sole determination that such pet is either vicious, is annoying other residents, or is otherwise a nuisance or upon the failure of the unit owner to comply with these rules and regulations pertaining to pets. In the event of a violation of this Rule, the Board of Directors shall give written notice to the unit owner. In the event of a further violation following receipt of the written notice, the Board of Directors may revoke and/or terminate the unit owner's privilege to maintain a dog on the premises.

In addition to the conditions stated above, a unit owner's right to maintain any pet is also subject to the following terms and conditions:

1. No unit owner may keep or maintain more than one (1) dog and/or one (1) cat in their unit or on the condominium property.
2. Pets must not be curbed near the building, walkways, shrubbery, gardens or any other public places including the pool area. Dogs are to be curbed off the condominium premises.
3. Pets must be taken in and out of the buildings, and on or off condominium property, on a leash.
4. Pets are not allowed in the lobby, elevator, nor in and around the pool and spa areas.
5. No animal shall be raised, bred or kept for any commercial purpose.
6. In all instances, pet owners are required to clean up after their animals.

The privilege of keeping or maintaining a dog in or about the condominium property extends only to the owners of a unit. The privilege is not extended to guests, visitors or renters.

UNIT OWNER'S ACKNOWLEDGMENT OF RULES
and ACCEPTANCE OF CONDITIONS

As a condition to the undersigned unit owner's privilege to maintain a dog on the premises, the undersigned hereby acknowledges that they have read the foregoing Rules and agree to strictly adhere to them. Further, the unit owner, by accepting this privilege hereby waives its right to contest, either through arbitration, mediation or litigation, the Board of Directors' decision as to the revocation or termination of this privilege in the event the unit owner and/or its pet fails to comply with these rules.

Signed: _____
Unit Owner

Dated: _____