

LONG BEACH RESORT COMMUNITY ASSOCIATION, INC.

AMENDED AND REINSTATED RULES AND REGULATIONS

The LONG BEACH RESORT CONDOMINIUM (“Condominium” or “Resort”) shall be subject to the following rules and regulations in addition to such other use restrictions as may be set forth throughout the Declaration of Condominium and By-Laws for this condominium. These rules and regulations shall apply equally to Owners and their family, guests, invitees, lessees and tenants.

1. Nuisance. No person shall make or permit any disturbing noises, improper, immoral or offensive use of the Resort property, nor engage in any activity which will interfere or obstruct with the rights, comforts and conveniences of others. In particular, no person shall play or allow to be played any musical instrument, phonograph, television, radio or the like in a way that unreasonably disturbs or annoys other occupants of the Condominium. These and all other potentially disturbing noises should be avoided between the hours of 10:00 P.M. and 8:00 A.M.
2. Destruction of Property. No person shall mark, mar, damage, destroy, deface or engrave any part of the Resort property. Owners shall be financially responsible for any such damage.
3. Conduct and Attire. An owner shall not commit or permit any nuisance, objectionable or illegal act in the unit or on any portion of the Resort property. Proper attire is expected of all persons on Resort property.
4. Balconies. The balconies shall be used only for the purposes intended, and shall not be used for hanging towels, bathing suits, clothing or other articles, or for cleaning of rugs or other household items. No one shall allow anything whatsoever to be thrown or to fall from windows or balconies, including but not limited to water balloons, cigars and cigarettes. No one shall climb or lean over the balconies.
5. Parking. All vehicles on Resort property shall have a **visible Resort pass**. Vehicles will be parked only in designated areas provided for that purpose, and not under the canopies or along front of the buildings, or other areas designated as Fire Lanes. No vehicle shall be parked in such a manner as to impede or prevent ready access to another parking space. Motor homes, busses, trailers, RVs and boats can only be parked on the property for 30 days, and must be parked in the short term parking area located south of the Information Center. There shall be no “For Sale” signs allowed in or on vehicles while parked on Long Beach property. Violators of these parking rules shall be towed at the vehicle owner’s expense.
6. The maximum speed limit on the Resort property shall be 10 MPH.
7. Obstructions. Halls, stairways, courtyards, landings and walkways shall not be obstructed or used for any purpose other than ingress and egress to and from units. Exit lights shall not be obscured. This precludes the leaving of any articles in these areas, including baby carriages, bicycles, scooters, toys, garbage cans, supplies, ice and milk containers. This prohibition is in compliance with the fire code and is for the protection of residents in case of fire or other emergency and will be strictly enforced. In the event of fire, do not use the elevators. Stairwells

are located at the end of all the towers with one stairwell in the center near the elevators.* See footnote page 4

8. Flammables. No flammable, combustible or explosive fluids, chemicals or other substances may be kept in any unit or on Resort property. Charcoal, gas and hibachi grills are prohibited on Resort property. In addition, fireworks are prohibited on Resort property.

9. Feeding of seagulls or other birds from any part of the Resort property is prohibited.

10. Activities. No skateboarding, bicycling, skating, rollerblading or like activity is permitted on Resort property.

11. Pets. No pets other than domestic cats, dogs or caged birds shall be harbored by the Owner in the Condominium. Renters, tenants, lessees, guests, invitees, or other non-owners of units in the Condominium are not permitted to have pets of any kind within a condominium unit or on Resort property.

(a) Pets outside the Owner's unit shall have a visible Resort identification tag, and must be leashed or carried and under the direct control and in the presence of the Owner at all times.

(b) No pets shall be allowed to make disturbing noises (i.e., barking dogs), or offensive odors which constitutes a nuisance and which unreasonably interferes with the quiet enjoyment of others.

(c) It is the Owner's sole responsibility to promptly clean up after his or her pet.

(d) Owners of pets are subject to local ordinances governing pets.

12. Guests. Registered guests must be over the age of 25 unless accompanied by a parent or guardian. Guests should carry their Resort identification tags while on Resort property. There shall be no unauthorized visitors.

13. Keys. Unit owners must abide by the Association's right of entry into units in emergencies. In case of any emergency originating in, or threatening, any unit, regardless of whether the unit owner is present at the time of such emergency, the Board of Directors of the Association, or any other person authorized by it, or the association manager, shall have the right to enter such unit for the purpose of remedying or abating the cause of such emergency, and such right of entry shall be immediate. To facilitate entry in the event of any such emergency, the unit owner of each unit shall deposit a key to such unit with the Association. If a key is not provided by a unit owner, the Association shall have the right to break the lock in the event of any such emergency.

(a) The owner shall be required to deposit a spare key, with the manager, to any and all unit locks. If a unit owner wants additional locks as additional security, said unit owner must first request the approval of the Association for same. In the event the Association's approval is obtained, then the unit owner shall deposit with the Association a duplicate key for each such additional lock for use in emergencies.

(b) Contractors working in an owner's unit will be required to check in with the office and sign out a key. The office will only release keys to contractors that the owners have given prior written permission. Contractor shall return the key to the office when the job is completed or at the end of the work day.

14. Facilities. Please observe the rules posted on site of each recreational facility. All facilities are for the use and enjoyment of the owners, their families, guests and lessees. Compliance with the following rules and regulations benefits all users and will be controlled by regulations to be issued by the Board of Directors from time to time.

15. Rules for Pool and Hot Tub.

(a) Pool and hot tub hours are 8:00 A.M. to Midnight.

(b) There is no lifeguard on duty. Persons should exercise appropriate caution and swim at their own risk.

(c) Proper conduct is expected of all persons using the pool at all times. Rough play, profanity or poor behavior at the pool is not permitted.

(d) Children under 12 years of age must be accompanied by an adult at all times. Children in diapers are not allowed in pool or spas.

(e) No food or drinks are allowed within four (4) feet of any pool or spa.

(f) No glass containers or "funneling parties" are allowed in the pool or hot tubs, or on the pool decks.

(g) Pool accessories, including floats or air mattresses, may only be used in the pool when such items do not interfere with others using the pool. Ball playing is not permitted in or near the pool and pool deck. Bicycles, skates, skateboards, and rollerblades are not allowed on the pool deck.

(h) The volume on radios, tape players and other audio devices shall be kept at a minimum as to not disturb others.

(i) Pets are not permitted in, on or near the pool, pool deck or spa areas.

(j) No diving or climbing is permitted on the rocks, waterfalls or islands.

16. Violations of Rules and Regulations. Promptly report all violations to the Association. The Association shall take the appropriate action against the violators, including but not limited to the remedies available pursuant to the Declaration and Florida law. Owners are responsible for the compliance of their guests and tenants with these rules and regulations.** See footnote page 4

17. The Board of Directors reserves the right to change, amend, delete, revoke and/or waive any of the rules and regulations set forth herein for the safety and protection of the condominium and their residents, to promote cleanliness and good order of the property, and to insure the comfort and enjoyment of all residents.

18. These published Rules and Regulations as adopted and amended by the Board of Directors shall supersede all previous rules and regulations. These published Rules and Regulations were adopted at a regularly scheduled Board of Directors Meeting August 19, 2006. They were revised at regularly scheduled Board of Directors Meeting January 13, 2007.

Footnotes:

* - Security should be advised if there is a disabled person in a unit that would need assistance in case of fire.

** - Florida Statute 718 and the Long Beach Declaration of Condominium allow for fines of \$100.00 per day up to \$1,000.00 for the disregard or violation of our rules. This includes Security having to report to a unit for a noise ordinance violation and/or too many occupants in a unit. Please be aware that the Fire Safety Laws in Florida do not allow any more overnight occupants than there are beds for them to sleep on.