

SILVER SHORES MASTER ASSOCIATION, INC.
INITIAL RULES AND REGULATIONS
GENERAL

These Rules and Regulations are designed for the mutual benefit of all Owners. All Rules and Regulations shall apply to and be binding upon all Owners. Notwithstanding the foregoing, the Rules and Regulations shall not apply to Declarant or Declarant's agents, employees or subcontractors or to Lots or Homes owned by Declarant until they are conveyed to Owners.

1. **Responsibility.** With respect to compliance with the Rules and Regulations, an Owner shall be held responsible for the actions of his family members, guests, invitees, tenants, contractors and other persons for whom he is responsible, as well as for the actions of persons over whom he exercises control and supervision.
2. **Observance of Laws.** All applicable laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. Violations of laws, orders, rules, regulations or requirements of any governmental agency having jurisdiction relating to the Common Areas or any Lot or Home shall be corrected by, and at the sole expense of, the responsible Owner and, as appropriate, the violator.
3. **Improper Use.** No improper, hazardous or unlawful use shall be made of the Common Areas or any Home or Lot. All laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed.
4. **Nuisance.** No obnoxious activity shall be carried on at any Home or Lot or in or about any portion of the Community. Nothing shall be done which may be an unreasonable annoyance or a nuisance to any other Owner or which interferes with the peaceful possession or proper use of the Homes or the surrounding areas. Nothing shall be done within the Common Areas or any Home or Lot which tends to cause embarrassment, discomfort or unreasonable annoyance or nuisance to any Owner or his family members, guests, invitees and tenants using any portion of the Community.
5. **Disturbance.** No loud noises or noxious odors shall be permitted. None of the following shall be located, used or placed on any Lot or inside any Home, or exposed to other Owners without the prior written approval of the Board of Directors (the "Board"): (a) horns, whistles, bells or other sound devices (other than security devices used exclusively for security purposes); (b) noisy vehicles or off-road motor vehicles; or (c) any items which may unreasonably interfere with television or radio reception. Owners shall not operate radios, televisions, musical instruments or any other noise producing items at times or at volume levels which shall disturb others.
6. **Violations.** Violations of any Rule or Regulation shall subject the responsible Owner and/or violator to any and all remedies available to the Association pursuant to the Declaration of Covenants, Restrictions and Easements for Silver Shores (the "Declaration") or the Rules and Regulations. All violations of any of the Rules and Regulations should be reported immediately to the Board or its designees. Violations shall be called to the attention of the responsible Owner(s) and, as appropriate, the violator(s) by the Board or its designees in writing. Disagreements concerning violations shall be presented to and be ruled upon by the Board in accordance with the Declaration.
7. **Enforcement.** Failure of an Owner to comply with any Rule or Regulation adopted by the Association shall be grounds for action which may include an action to recover sums due for damages, injunctive relief or any combination thereof. In any actions, the Association shall be entitled to recover any and all court costs incurred by it, together with reasonable attorney's fees, against the responsible Owner(s) and, as appropriate, any violator(s). In addition, and in the sole discretion of the Board, fines may be imposed upon an Owner for failure to comply with any Rule or Regulation. Procedures for the impositions of fines are spelled out in the Declaration.
8. **Revocation.** Any waivers of the Rules and Regulations and/or consents or approvals in violation of the Rules and Regulations given by the Board shall be revocable at any time and shall not be considered as a waiver, consent or approval of identical or similar situations unless set forth in writing by the Board.
9. **No Amendment.** The Rules and Regulations contained in this document do not amend any provision of the Declaration. In the event of conflict between the two, the provisions of the Declaration shall prevail.
10. **Further Amendment.** The Board reserves the right to amend, clarify or alter these Rules and Regulations at any time.

**SILVER SHORES MASTER ASSOCIATION, INC.
INITIAL RULES AND REGULATIONS
ADDITIONS AND ALTERATIONS**

As provided in the Declaration, no Owner shall make any improvement, addition or alteration to his Lot or the exterior of his Home without the prior written approval of the Architectural Review Committee ("ARC"). All requests for ARC approval of any Improvement (as defined below) must be on the form designated for this purpose by and available from the Association. No changes shall be commenced until such time as the Owner is in receipt of written approval from the ARC.

ARCHITECTURAL REVIEW COMMITTEE ("ARC"):

All exterior improvements, additions, modifications, decorations or alterations to the Lot or Home (the "Improvement") shall be reviewed by and have written approval given by the ARC. The ARC shall require the submission of plans and specifications showing the materials, color, structure, dimensions and location of the proposed Improvement in sufficient detail to assure compliance with any criteria established for approvals. Submissions should also be accompanied by justification or reasoning for the Improvement. Notwithstanding any criteria established, the ARC shall in its discretion determine whether the Improvement shall be in harmony with or detrimental to the appearance of the Community. The ARC shall approve or disapprove the request within 45 days from receipt of all requested submission plans and materials. In the event the ARC fails to approve or disapprove a request in writing within 45 days of receipt, unless a request is specifically deferred, the request shall automatically be deemed disapproved. The ARC shall employ the following minimum criteria for approval or rejection of requests:

- (i) Uniformity of type and design in relation to similar improvements.
- (ii) Comparability of quality of materials as used in existing improvements.
- (iii) Uniformity with respect to color, size and location.
- (iv) Consistency with municipal requirements.

If approved by the ARC, all construction shall be subject to the Rules and Regulations and any applicable governmental laws, statues, ordinances, rules and regulations, including obtaining all proper permits.

**SILVER SHORES MASTER ASSOCIATION, INC.
INITIAL RULES AND REGULATIONS
ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS**

Without limiting the generality of the criteria included on Page 2 of these Rules and Regulations and without curtailing the right of the ARC or the Board in rejecting certain requests or employing judgment in evaluating requests, the following guidelines shall be considered when evaluating requests for Improvements. Note that, even in the event of strict compliance with the following guidelines, prior approval from the ARC shall be required for each and every of the following items:

1. **Painting.** The painting, staining or varnishing of the exterior of the Home, including doors and garage doors, may be approved only if the colors and style are consistent with existing improvements. Declarant's original paint color schemes provided to its original purchasers shall be the basis for determining consistency with existing improvements.
2. **Metal or Aluminum Roofs.** Metal or aluminum roofs shall not be permitted.
3. **Temporary Structures.** No tents, trailers, shacks, utility sheds or other temporary buildings or structures shall be constructed or otherwise placed on a Lot.
4. **Antennae.** No antennae, microwave receiving devices, aerials or ham radios shall be placed or erected on any Lot, within any Home or upon any other portion of the Community, except to the extent applicable law requires the Association to permit any such device, in which case such improvement shall be subject to all of the other requirements of the Declaration, the Rules and Regulations and the ARC to the maximum extent permitted by law. Satellite dishes may be approved if reasonable in size, location and effectiveness with respect to concealing their appearance from adjacent lots and rights of way.
5. **Driveways.** Approval for the widening of driveways may be considered if the width shall be no wider than the outside width of the garage. Approval for the refinishing of driveways with brick pavers, tile, stamped concrete, spraycrete or staining may be approved only if the colors and textures are consistent with existing improvements and the Home Owner assumes the responsibility for continued maintenance. Declarant's original brick paver schemes provided to its original purchasers (on either an optional or standard basis) shall be the basis for determining consistency with existing improvements.
6. **Awnings.** An Owner shall not install any awnings attached to his Home.
7. **Lighting Fixtures.** Approval may be given for lighting fixtures (e.g. coach lights and entry chandeliers), subject to limited wattage, fixture sizes which are to scale with others in Community and fixture styles which are consistent with others in the Community.
8. **Above Ground Swimming Pools.** Above ground swimming pools shall not be permitted.
9. **Fountains and Sculptures.** Certain fountains may be considered for approval if installed with timers and if to scale with the area of installation. No exterior sculptures shall be permitted.
10. **Exterior Lighting.** Except for seasonal decorative lights, which may be displayed between Thanksgiving and January 31 only, all exterior lights must be approved by the ARC.
11. **Play Equipment.** Permanently installed play equipment may be approved which is of a common playground type designed for children. No equipment shall be permitted within lake maintenance, utility, drainage or access easements, except basketball hoops in the driveway areas. All basketball hoops and backboards in front yard areas shall be permitted on a pole in the driveway only, located no closer than ten (10) feet to any property line.
12. **Conversions of Garages.** Conversions of garages to air conditioned space shall not be permitted.
13. **Mailboxes.** Replacement of the mailboxes installed by Declarant must be submitted for approval.

SILVER SHORES MASTER ASSOCIATION, INC.
INITIAL RULES AND REGULATIONS
ADDITIONAL GUIDELINES FOR ADDITIONS AND ALTERATIONS - FENCES

Without limiting the generality of the criteria included on Page 2 of these Rules and Regulations and without curtailing the right of the ARC or the Board in rejecting certain requests or employing judgment in evaluating requests, the following guidelines shall be considered when evaluating requests for fences. Note that, even in the event of strict compliance with the following guidelines, prior approval from the ARC shall be required for each and every fence installation:

1. Only aluminum rail, vinyl-coated chain link, wood shadow box, wood stockade and wood board on board fences shall be approved.
2. No fence shall be approved or installed which encroaches into Common Areas or other Lots.
3. No fence shall be approved which is not set back a minimum of 10' back from the front wall of the homes and at least 5' back from the sidewalk where applicable. No fences shall be attached to a neighbor's house. In considering requests for fence installations, the following may be taken into consideration: locations of air conditioning units; locations of garage access doors; and positions of adjacent homes.
4. No fence shall be approved which extends in front of the front corner of a neighbor's Home where the two Homes are immediately adjacent to each other and where both Homes face the same direction.
5. For any style of wood fencing, the height shall be 6'. Wood fences shall be installed 3" to 4" above the sod level, and shall be painted white within 60 days of installation.
6. For board on board fences, the "finished" or board side should be installed so that it faces the outside, away from the Home and towards any neighbors or streets.
7. For aluminum rail fences, the height shall be 4'. The pickets shall not be spaced closer than 3" on center and shall be no thicker than 1".
8. For vinyl-coated chain link fences, the height shall be 4'. The fencing must be clad in black, green or brown vinyl. A top rail must be installed and all posts must be set in concrete. A continuous living hedge must be planted at the time of fence installation along the entire perimeter of the fence, except where the gate is installed.
9. For fences installed on corner Lots whose rear property line is common with the adjacent Lot's side property line, a landscape hedge must be installed on the outer side of the fence within the Lot to provide screening. No such fence shall be permitted to cross a utility easement.
10. No fence shall be approved which does not provide access to the Owner's neighbor for maintenance of the neighbor's zero lot line wall and roof overhang, if applicable.
11. For Lake Lots, only aluminum rail and vinyl-coated chain link fences shall be approved.
12. For Lots with drainage easements, the approval and execution of fence removal agreements with South Broward Drainage District and with the Association may be required.
13. Any fence which crosses a utility easement may require approval in writing by all utility companies occupying the easement.
14. For any fence, if approved, the Owner shall assume the responsibility to maintain the fence, including trimming any grass or other plants from the fence.
15. For any fence, if approved, the Owner shall be responsible for the costs associated with any required removal, repair and/or replacement if that fence is erected on or adjacent to a lot line common with a Lot where the house is not yet under construction or, if under construction, not yet closed to the new Owner.
16. For any fence, if approved, the Owner shall be responsible to meet all City requirements and criteria including, but not limited to, proper permitting and surveying.

**SILVER SHORES MASTER ASSOCIATION, INC.
INITIAL RULES AND REGULATIONS
MAINTENANCE AND APPEARANCE OF HOMES**

1. **General.** Each Owner shall keep and maintain his Home and Lot in good order, condition and repair, and shall perform promptly all maintenance and repair work within his Home and Lot which, if omitted, would adversely affect the Community, other Owners or the Association. Maintenance obligations are more fully defined in the Declaration.
2. **Personal Property.** The personal property of an Owner shall be stored inside his Home or garage and not be visible to surrounding neighbors or from Common Areas.
3. **Hurricane Shutters.** No hurricane shutters shall cover window or door openings except during periods of a hurricane watch or hurricane warning that impacts the Community. Accordion, roll-up and awning type shutters shall not be permitted on window or door openings which are surrounded by a stucco trim band or on the front elevation of a Home. The installation of hurricane shutters, other than those provided by Declarant, if applicable, shall require ARC approval.
4. **Window Decor.** Window treatments (drapery, blinds, decorative panels or other tasteful window coverings) are permitted. No newspaper, aluminum foil, sheets or other temporary window treatments are permitted, except for periods not exceeding two (2) weeks after an Owner first moves into a Home, or when permanent window treatments are being cleaned or repaired.
5. **Landscape Material.** No trees, shrubbery or landscaping shall be removed from Lots without prior written consent of the ARC. No additional trees, shrubbery or landscaping are permitted to be planted on the property without the prior written consent of the ARC. All hedges shall follow the fence setbacks and height limits established for fences.
6. **Alteration of Drainage.** No sod, top soil, fill or muck shall be removed from Lots without prior written consent of the ARC. No change in the condition of the soil or the level of land shall be made which would result in any permanent change in the flow or drainage of surface water within the Community or on the Lot.
7. **Outdoor Furniture.** Approval of outdoor furniture may be permitted only in the rear yard of a Lot, provided the Owner assumes the responsibility for maintenance, including the control of mildew, rust, wood rot and deterioration of equipment components.
8. **Clotheslines.** No clotheslines or similar devices shall be allowed. No linens, cloths, clothing, curtains, rugs, mops, laundry of any kind or other articles shall be hung, dried or aired from any window, door, fence or balcony, or in such a way as to be visible to any other Owner.
9. **Basketball Hoops.** Temporary or mobile basketball hoops shall be permitted provided that they are located such that the base and rim are entirely within the Lot and not in the right-of-way bounding the Lot.

SILVER SHORES MASTER ASSOCIATION, INC.
INITIAL RULES AND REGULATIONS
PARKING AND VEHICULAR RESTRICTIONS

1. Parking shall be permitted only on driveways and inside garages. No overnight parking on the streets or swales is permitted.
2. If parked on driveways, vehicles shall not obstruct traffic on the streets.
3. Only vehicles belonging to authorized persons actively using the Recreation Parcel are permitted to be parked in the Recreation Parcel parking lots.
4. The parking lots in the Recreation Parcel shall not be utilized as parking lots other than during periods of use of the Recreation Parcel by the vehicle's owner.
5. No vehicle or other possessions belonging to an Owner or to an Owner's family member, guest, invitee or tenant shall be positioned in such a manner as to impede or prevent ready ingress or egress to another Owner's driveway.
6. Overnight parking of boats shall only be allowed from 6:00 p.m. on Friday evenings until 8:00 a.m. on Monday mornings (or until 8:00 a.m. on Tuesday mornings if the preceding Monday is a national holiday). At all other times, no overnight parking of boats is allowed unless within the garage of the Home and with the garage door closed.
7. No overnight parking of commercial vehicles is allowed unless within the garage of the Home and with the garage door closed. Trailers, motor homes and recreational vehicles shall not be parked in the Community.
8. No repairs of vehicles shall be made within the Community unless the repairs take less than twenty-four hours. The only exceptions to the preceding shall be: (a) emergency repairs; and (b) repairs made within the garage of the Home and with the garage door closed.
9. Disposal of drained automotive fluids is not allowed within the Community.
10. All vehicles shall be kept in proper operating condition so as not to be a hazard or a nuisance by noise, exhaust emission, appearance or otherwise.
11. No Owner shall keep any vehicle on the Lot which is deemed to be a nuisance by the Board.
12. No Owner shall perform restorations of any motor vehicle, boat or other vehicle within the Community unless made within the garage of the Home and with the garage door closed.
13. Car washing shall be permitted only on an Owner's driveway.
14. Owners shall maintain a current registration and all required insurance coverages for all vehicles parked within the Community.
15. The operation of golf carts, motorized scooters, go-carts and other non-licensed or non-registered vehicles shall be prohibited in the Community except when used for the transportation of disabled persons.
16. Vehicles which cannot operate under their own power and/or which remain within the Community for more than seventy-two hours shall be towed at the Owner's expense, unless parked on the Owner's driveway or inside the Owner's garage.
17. The Board shall make a reasonable attempt to give notice to the owners of offending vehicles. If such vehicle is not removed or if the violation is not corrected, the Board may have the offending vehicle towed at the expense and risk of the owner of the vehicle.

**SILVER SHORES MASTER ASSOCIATION, INC.
INITIAL RULES AND REGULATIONS
TRASH AND OTHER MATERIALS**

1. No rubbish, trash, garbage, refuse, tree limbs, grass clippings, hedge trimmings or other waste material ("Trash") shall be kept or permitted on the Lots or Common Areas except in sanitary self-locking containers located in appropriate areas. For curbside pick-up, Trash shall be placed in sanitary self-locking containers.
2. Trash that is required to be placed at the front of a Lot in order to be collected may be placed and kept at the curb after 5:00 p.m. on the day before the scheduled day of collection, but not sooner. Any trash containers shall be removed after pick-up on the day of collection.
3. No odors shall be permitted to arise from trash containers so as to render any portion of the Community unsanitary, offensive or a nuisance to any Owners, to the Common Areas or to any other property in the vicinity.
4. No stripped-down vehicles, lumber or other building materials, grass, tree clippings, metals, scrap, automobile pieces or parts, refuse or Trash shall be stored or allowed to accumulate on any portion of the Community.
5. Each Owner shall regularly pick up all Trash around his Home and Lot.

SILVER SHORES MASTER ASSOCIATION, INC.
INITIAL RULES AND REGULATIONS
ANIMALS AND PETS

1. Ordinary house pets are permitted, to a maximum of three pets, subject to the guidelines contained herein. Ordinary house pets shall include dogs (except pit bulls), cats, caged domesticated birds, hamsters, gerbils, guinea pigs, aquarium fish, small snapping turtles and tortoises, domesticated rabbits and pets normally maintained in a terrarium or aquarium.
2. Notwithstanding the foregoing, breeding of any animals or pets, including ordinary house pets, or any other keeping of pets for any commercial purpose whatsoever within the Community is prohibited.
3. Unusual pets shall not be kept, raised, bred or maintained on any portion of the Community, including the Home, Lot and Common Areas. Unusual pets shall include, by way of example and not limitation, those animals not generally maintained as pets, such as poultry, livestock, horses, large reptiles, anthropoids, felines other than cats, canines other than dogs, rodents, birds and other creatures other than those listed in item 1 above, or not maintained in a terrarium or aquarium. Pit bills are also classified as an unusual pet and are, therefore, prohibited.
4. Pet owners are responsible for any property damage, personal injury or disturbance which their pet may cause or inflict. Each Owner who determines to keep a pet agrees to indemnify the Association and hold the Association harmless against any loss or liability of any kind or character whatsoever arising from or growing out of his having any animal in the Community.
5. Pets shall not be left unattended outside the Home. No pet shall be kept tied up outside of a Home or in any covered or screened porch or patio, unless someone is present in the Home.
6. All dogs and cats shall be walked on a leash and in full control by their owners at all times. Any pet shall be carried or kept on a leash when outside of a Home or outside of a fenced-in area.
7. Any solid animal waste shall be immediately picked up and removed and shall not be deposited on or within the Common Areas.
8. All pets shall have and display, as appropriate, evidence of all required registrations and inoculations and the name and address of its owners.
9. Every female animal, while in heat, shall be kept confined in the Home by its owner in such a manner that she shall not be in contact with another animal nor create a nuisance by attracting other animals.
10. If any pet becomes obnoxious to the Owners by barking or otherwise, the owner of the pet shall cause the problem to be corrected. If the problem is not corrected, then the Owner, upon written notice from the Association, shall be required to dispose of the animal.
11. No Owner shall inflict or cause cruelty upon or in connection with any pet.

**SILVER SHORES MASTER ASSOCIATION, INC.
INITIAL RULES AND REGULATIONS
USE AND ENJOYMENT OF LAKES**

1. Owners, or the family members, guests, invitees and tenants of Owners, shall be permitted to fish and operate non-motorized and electric water craft in the lakes. Notwithstanding the preceding, an Owner shall only access the lakes from the lake maintenance easement area which immediately abuts his Lot if the Owner's Lot is a Lake Lot. If the Owner's Lot is not a Lake Lot, or if an Owner of a Lake Lot wishes to access a different lake or another area of the same lake, then access to the lake shall be exclusively from the lake maintenance area abutting a Recreation Parcel.
2. Owners shall not be permitted to fish from any lake maintenance easement or lake bank area which immediately abuts another Owner's Lake Lot.
3. The launching into and removal from a lake of any permitted non-motorized and electric water craft by an Owner shall be limited to either areas within the Recreation Parcels so designated by the Board, if any, or that Owner's Lake Lot. Water craft shall be limited in size to 18'.
4. No removal or damage shall be caused to any littoral or wetlands plantings.
5. No planting, fencing or other improvements or additions to the grassed area surrounding the lake and outside the Lot is permitted.
6. No installation of sand or other materials intended to simulate a beach is permitted along the lake banks or within the lake maintenance easements or rear yards of lake Lots.
7. Swimming and the operation of motorized water craft in the lakes are prohibited.
8. Water craft and trailers shall not be stored on the lake banks or in the easement areas. Only water craft which are permitted to be used within the lakes of the Community may be stored within the back yards of Lots.

**SILVER SHORES MASTER ASSOCIATION, INC.
INITIAL RULES AND REGULATIONS
LEASING OF HOMES**

1. All leases shall provide that the right of the tenant to use and occupy the Home and the Common Areas shall be subject and subordinate in all respects to the provisions of the Declaration and the Rules and Regulations.
2. All leases shall provide for a minimum lease term of seven months. No lease shall provide for an early lease termination which would reduce a lease term to a period of less than seven months except in the event of a default by the tenant.
3. The Owner of a leased Home shall be jointly and severally liable with his tenant for compliance with the Association Documents and the Rules and Regulations and to the Association to pay Assessments and/or any claim for injury or damage to persons or property caused by the acts or omissions of the tenant and/or those for whom the Owner is responsible.

**SILVER SHORES MASTER ASSOCIATION, INC.
INITIAL RULES AND REGULATIONS
MISCELLANEOUS RULES AND REGULATIONS**

1. Signs. No sign, display, poster, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed to a Lot or Home or any element of the Common Areas without the prior written approval of the Board. Without limiting the Board's authority to approve or disapprove any sign in accordance with the preceding sentence, the Board may approve any signs for the sale or renting of Homes if the size is not greater than 18" x 24". If approved, any such signs shall be limited to one sign per Home which shall be placed on a front window of the Home. Any such signs shall be approved in writing from the Board.
2. Chemicals. Owners shall not keep any flammable, combustible or explosive fluids, fuels, chemicals or substances in any Home, its adjacent yard area or within the Common Areas, except for propane tanks associated with barbecue grills and except for those substances used for normal household or yard maintenance use. Any such propane tanks and household substances shall be maintained in accordance with the prescribed use and safety instructions but in no event shall they be stored on Common Areas.
3. Solicitation. All door-to-door commercial solicitation is prohibited. Placing of materials in mailboxes or on or within any portion of the Homes or Lots is strictly prohibited unless express written permission is granted by the Board.

SILVER SHORES MASTER ASSOCIATION, INC.
INITIAL RULES AND REGULATIONS
GENERAL USE OF COMMON AREAS AND RECREATIONAL PARCELS

1. Responsibility:

- a. With respect to the use of Common Areas, including the Recreational Parcels, an Owner shall be held responsible for the actions and conduct of his family members, guests, invitees and tenants. Decorum, good conduct and safety shall be observed and shall be strictly enforced.
- b. Any damage to Common Areas, including the Recreational Parcels or equipment therein, which is caused by any Owner or family member, guest, invitee or tenant of the Owner shall be repaired or replaced at the expense of the Owner.
- c. The use of the Recreational Parcels by persons other than an Owner or the family members, guests, invitees or tenants of the Owner is strictly prohibited and shall be at the risk of those involved and not, in any event, the risk of the Association or its manager.
- d. The Association shall not be responsible for any personal injury or any loss or damage to personal property at the Recreational Parcels regardless of where such property is kept, checked, left or stored on the premises.

2. General Use Restrictions:

- a. The Recreational Parcels shall be solely for the use of the Owner and his family members, guests, invitees and tenants, subject to the provisions of the Association Documents.
- b. Any use of the Recreational Parcels for parties, barbecues and any other private use shall be submitted for prior approval to the Board or its manager.
- c. Residents shall accompany their guests, invitees and tenants to the Recreation Parcels.
- d. Pets shall not be permitted in the Recreational Parcels.
- e. The walkways and entrances of the Recreational Parcels and facilities shall not be obstructed or used for any purpose other than ingress and egress.

3. Cleanliness:

- a. It is prohibited to litter or cause debris to be put in any of the Common Areas, including the Recreational Parcels. Owners, their family members, guests, invitees and tenants shall cause to be removed or disposed of all rubbish, garbage, trash, refuse or other waste materials generated during their respective use within any recreational facilities or other Common Areas.
- b. No personal articles shall be allowed to stand overnight in any of the Common Areas.
- c. No garbage cans other than those provided by the Association, supplies, water bottles or other articles shall be placed or left within the Common Areas, including the Recreational Parcels.

SILVER SHORES MASTER ASSOCIATION, INC.
INITIAL RULES AND REGULATIONS
RULES FOR THE SWIMMING POOL AREA

1. Pool Area Use:

- a. THERE SHALL BE NO LIFEGUARD ON DUTY. ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK. The Association and its Board assume no responsibility for any accident or personal injury or for any loss or damage to personal property arising out of or in connection with the use of the pool and/or the pool area. Persons using the pool or pool area agree not to hold the Association or the Board liable for actions of any nature occurring within the pool or pool area.
- b. Pool hours are from Dawn to Dusk, but in no event later than 9:00 p.m. Outdoor recreation lights shall be turned off no later than 9:00 p.m. Prior to 8:00 a.m., the use of pool facilities shall be restricted to Owners only. No use prior to 8:00 a.m. shall be allowed which is deemed disruptive to the peaceful enjoyment of those residents living in close proximity to the pool area.
- c. All persons twelve (12) years of age or younger shall be accompanied by an Owner or supervising adult over the age of twenty-one (21).
- d. Wheelchairs, strollers, child waist and arm flotation devices shall be permitted in the pool area. No rafts and similar flotation devices shall be permitted in the pool area.

2. Code of Conduct for the Pool Area:

- a. No nude swimming shall be allowed at any age. Children wearing diapers must wear rubber pants over the diapers while in the pool.
- b. No intoxicants shall be permitted in the pool area.
- c. No roller skates, skateboards, roller blades, bicycles, scooters, balls of any kind, scuba equipment, swimming fins and other play or exercise equipment shall be permitted in the pool area.
- d. No dunking, rough play, profane language, diving or jumping in the pool shall be permitted.
- e. No running, pushing, rough play or profane language in the pool area shall be permitted.
- f. No radios, tape or CD players or portable televisions shall be permitted in the pool area without the use of headphones.

3. Health and Safety Considerations:

- a. All users shall shower before entering the pool.
- b. No soaps or shampoos shall be used at the pool side shower.
- c. Persons wearing bandages or having colds, coughs, inflamed eyes, infections or open sores shall not use the pool.
- d. No glass containers or other breakable objects shall be permitted in the pool area.
- e. All belongings shall be removed when the user is leaving the pool area. The Association and its Board shall not be responsible for any belongings lost or stolen.
- f. All rubbish, garbage, trash, refuse or other waste materials shall be placed into containers around the pool area provided for this purpose or removed from the pool area.
- g. A three (3) foot walking area shall be maintained around the pool at all times. Additionally, walking areas around and through the pool area shall not otherwise be blocked.
- h. In accordance with health department regulations, no food, drink or animals are permitted in the pool or on the pool deck.

SILVER SHORES MASTER ASSOCIATION, INC.
INITIAL RULES AND REGULATIONS
RULES FOR THE SWIMMING POOL AREA (continued)

4. Use of pool furniture and equipment:
 - a. Pool furniture shall not be removed from the pool area.
 - b. Pool furniture shall not be reserved for anyone not in the pool area.
 - c. Pool furniture and equipment shall not be modified, altered or changed in any manner.
 - d. Towels shall be placed on pool furniture when in use.
5. Use of the pool area shall also be governed by all other applicable Rules and Regulations adopted by the Board, including but not limited to those concerning the "General Use of Common Areas and Recreational Parcels".

SILVER SHORES MASTER ASSOCIATION, INC.
INITIAL RULES AND REGULATIONS
RULES FOR THE BASKETBALL COURTS

1. PLAYERS SHALL PLAY AT THEIR OWN RISK.
2. Basketball Court Use:
 - a. The basketball courts are open for play from dusk to dawn.
 - b. During morning hours (8:00 a.m. to 12:00 noon), players shall maintain low noise levels.
 - c. Play shall be limited to one (1) hour when other players are waiting at the expiration of the one hour.
3. Specific Basketball Court Use Restrictions:
 - a. The basketball court is restricted to the playing of basketball only.
 - b. No one shall be permitted on the basketball courts except those persons playing basketball.
 - c. Roller skates, skateboards, roller blades, bicycles, scooters, balls other than basketballs and other play or exercise equipment shall be prohibited on the basketball courts.
 - d. Children ten (8) years of age and younger shall be accompanied by an adult and shall not disrupt the play of others.
 - e. No intoxicants or food shall be permitted on the basketball courts.
 - f. All belongings shall be removed from the basketball courts when play is complete. The Association and its Board shall not be responsible for belongings lost or stolen.
4. Code of Conduct for the Basketball Courts:
 - a. Boisterous or profane language shall be not used by players or spectators.
 - b. No bare chests shall be allowed.
5. Use of the basketball courts shall also be governed by all other applicable Rules and Regulations adopted by the Board, including but not limited to those concerning the "General Use of Common Areas and Recreational Parcels".

**SILVER SHORES MASTER ASSOCIATION, INC.
INITIAL RULES AND REGULATIONS
RULES FOR THE TENNIS COURTS**

1. PLAYERS SHALL PLAY AT THEIR OWN RISK.
2. Tennis Court Use:
 - a. The tennis courts are open for play from 8:00 a.m. to 10:00 p.m.
 - b. During morning hours (8:00 a.m. to 12:00 noon), players shall maintain low noise levels.
 - c. Private lessons shall not be given during prime playing hours (5:00 p.m. to 9:00 p.m.).
 - d. Play shall be limited to one and a half (1 1/2) hours for doubles play and one (1) hour for singles play. Play may continue providing no other players are waiting at the expiration of the preceding time limits.
3. Specific Tennis Court Use Restrictions:
 - a. The tennis court is restricted to the playing of tennis only.
 - b. No one shall be permitted on the tennis courts except those persons playing tennis.
 - c. Roller skates, skateboards, roller blades, bicycles, scooters, balls other than tennis balls and other play or exercise equipment shall be prohibited on the tennis courts.
 - d. Children ten (10) years of age and younger shall be accompanied by an adult and shall not disrupt the play of others.
 - e. No intoxicants or food shall be permitted on the tennis courts.
 - f. All belongings shall be removed from the tennis courts when play is complete. The Association and its Board shall not be responsible for belongings lost or stolen.
4. Code of Conduct for the Tennis Courts:
 - a. Boisterous or profane language shall be not used by players or spectators.
 - b. Walking behind the playing area while a point is being played shall be prohibited.
 - c. Entering or leaving a court shall only occur when the play of other players is between points.
 - d. Only proper tennis attire and shoes shall be worn. No swimsuits or bare chests shall be allowed. Only sneakers shall be worn on the tennis courts. Black soled sneakers shall not be permitted.
5. If a reservation schedule is maintained on a board at the tennis courts, the following shall apply:
 - a. Reservations for play shall not be made earlier than the day before the requested time.
 - b. Names of all players shall be posted with the requested time.
 - c. Players shall not reserve more than one time slot. Any duplicate reservations shall not be honored until all other players have played.
 - d. Unassigned court time may be signed up for by the same players on the same day.
 - e. Court time shall be forfeited if players do not show up within ten (10) minutes of the reserved time.
 - f. If the court loses playability during a reserved time, playing time shall not be extended if other players are waiting or have reservations.

**SILVER SHORES MASTER ASSOCIATION, INC.
INITIAL RULES AND REGULATIONS
RULES FOR THE TENNIS COURTS (continued)**

6. There shall be a Tennis Committee consisting of residents who are familiar with the game of tennis. The Tennis Committee shall supervise the use of the court and bring all problems that may arise to the attention of the Board. All special events, lessons and planned activities shall be scheduled and approved in advanced through the Tennis Committee.
7. Use of the tennis courts shall also be governed by all other applicable Rules and Regulations adopted by the Board, including but not limited to those concerning the "General Use of Common Areas and Recreational Parcels".

SILVER SHORES MASTER ASSOCIATION, INC.
INITIAL RULES AND REGULATIONS
RULES FOR THE RECREATION CENTER

1. Recreation Center Use:

- a. Recreation Center hours shall be 8:00 a.m. to 10:00 p.m. Time extensions for social or Community events may be granted at the discretion of the Board or, if applicable, the Recreation Center Committee. Activities outside the Recreation Center shall not be allowed after 9:00 p.m.
- b. All persons twelve (12) years of age and younger shall be accompanied by an Owner or supervising adult over the age of twenty-one (21).
- c. All belongings shall be removed from the Recreation Center when leaving. The Association and its Board shall not be responsible for belongings lost or stolen.
- d. No immoral, offensive or unlawful use shall be made of the Recreation Center. All laws and regulations of all applicable governmental entities shall be strictly observed.

2. Code of Conduct for the Recreation Center:

- a. No smoking in the Recreation Center or any rooms therein shall be allowed.
- b. Proper attire shall be worn in the Recreation Center.
- c. Bare feet, bare chests and swimsuits shall be prohibited in the Recreation Center, other than to use the locker room facilities provided that entry to and exit from the Recreation Center is through the door adjacent to the locker rooms directly accessing the pool area.

3. Rules for Use of Exercise Room:

- a. All equipment shall be used at the risk of the person exercising.
- b. Children sixteen (16) years of age and younger shall not be permitted in the exercise room.
- c. Athletic shoes and shirts shall be worn at all times.
- d. As a courtesy to others, people exercising are requested to allow others to work in with them.
- e. A thirty (30) minute time limit shall apply on all cardio-vascular equipment when someone is waiting.
- f. Equipment shall be wiped down after usage.

4. Equipment and supplies shall not be stored in any location other than as specifically approved in writing by the Recreation Center Committee.

5. No signs, notices or photos shall be posted on any of the walls or windows of the Recreation Center, other than on bulletin boards, if made available by the Association for that specific purpose.

6. Use of the Recreation Center shall also be governed by all other applicable Rules and Regulations adopted by the Board, including but not limited to those concerning the "General Use of Common Areas and Recreational Parcels".