RULES AND

REGULATIONS FOR

COACH HOMES I AT LAMORADA, A PHASE CONDOMINIUM

(All capitalized terms used but not otherwise defined herein shall have the meaning ascribed thereto in the Declaration of Condominium for Coach Homes I at LaMorada, A Phase Condominium ("Declaration of Condominium")).

The Coach Homes I at LaMorada Condominium Association, Inc. ("Association") is responsible for the management, operation, maintenance, insurance, inspection, repair and replacement of the Common Elements of the Condominium.

These Rules and Regulations for the Condominium shall apply equally to Unit Owners who are Members of the Association (hereinafter, either "Unit Owners" or "Members"), their Tenants who shall have certain privileges of the Member while any lease is in effect) (a Member and his or her Tenant shall hereinafter be collectively referred to as the "Unit Owner" or "Primary User") and their Occupants (as defined in the Declaration of Condominium, the term "Occupant" includes Members, Guests or Tenants who reside in a Unit as authorized by a Member or its agent, and where the context dictates, the term Occupant also includes family members, licensees and invitees).

A. GENERAL RULES.

1. Passenger automobiles, sport/utility vehicles, vans, and motorcycles (used for personal transportation and not commercially) that do not exceed the size of one parking space may be parked in the Member's garage. Parking spaces located on the Common Elements are not assigned and are for use by guests, visitors and vendors. Commercial vehicles, trucks, campers, motor homes, trailers, boats and boat trailers are prohibited unless parked in the Member's garage (provided that the Member or Occupant must be able to park all of his or her vehicles in the garage). Bicycles and mopeds shall be parked only in the Member's garage or bike storage areas on the Condominium Property, if any, and as may otherwise be designated by the Board of Directors. Vehicle maintenance, except car washing in the driveway to the Member's garage is not permitted on the Condominium Property. All vehicles must be currently licensed and no inoperable or unsightly vehicles may be kept on the Condominium Property. Notwithstanding the foregoing, the Developer shall be exempt from this regulation for vehicles engaged in any activity relating to construction, maintenance, marketing, sales or leasing of Units, as are commercial vehicles used by vendors while engaged in work at the Condominium. Garage doors shall be closed at all times except for purposes of gaining access to the garage area.

2. Small pick-up trucks, sports utility vehicles and/or vans of the type commonly used as private passenger vehicles are permitted within the Condominium Property, so long as no commercial equipment or lettering or graphics is exposed to view. The term "commercial vehicle" shall include all automobiles, trucks and vehicular equipment, including station wagons, which bear signs or a reference to any commercial undertaking or enterprise. This prohibition on parking shall not apply to trucks and commercial vehicles, such as for pick-up, delivery or repairs to the Association Property and Condominium Property and other commercial services, temporarily parked during business hours in compliance with this Declaration and the Rules and Regulations. Nor shall this prohibition apply to any passenger vehicle, sports utility vehicle or mini-van owned or issued by a local, state or federal government that is assigned to a Unit Owner or Occupant for personal use and has a license tag or other form of identification which identifies the vehicle as a governmental vehicle.

3. All powered vehicles capable of exceeding five (5) miles per hour must be licensed, registered and insured. Golf cart type vehicles, whether electric or gas powered, are not permitted, except for those operated by Developer, the Association or their respective contractors or vendors in connection with the maintenance, repair or security of the Condominium or LaMorada Community.

4. No exterior radio, television or data reception antenna or any exterior wiring for any purpose may be installed on the Condominium Property without the written consent of the Board of Directors.

5. To maintain harmony of the exterior appearance of the Building, no one shall make any changes to, place anything upon, affix anything to or exhibit anything from any part of the Condominium Property visible from the exterior of a Building or from the Common Elements without the prior written consent of the Board of Directors. All curtains, shades, drapes and blinds shall be white or off-white in color or lined with material of these colors. Tile and floor coverings on any lanai, balcony or terrace, other than those originally installed by the Developer, must be approved in advance by the Board of Directors as provided in Article 10 of the Declaration of Condominium.

6. All Common Elements inside and outside of a Building will be used for their designated purposes only, and nothing belonging to a Unit Owner or Occupant shall be kept therein or thereon without the approval of the Board of Directors, and such areas shall at all times be kept free of obstruction. Unit Owners are financially responsible to the Association for damage to the Common Elements caused by themselves or their Occupants.

7. Section 18.14 of the Declaration details certain pet restrictions for the Condominium Property. No pet shall be kept on any lanai, loggia, balcony or terrace, unless someone is present in the Unit. The Unit Owner or Occupant shall immediately pick up and remove any solid animal waste deposited by his or her pet. The Unit Owner or Occupant shall compensate any person hurt or bitten by his or her pet and shall indemnify the Association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal within the Condominium Property. If a dog or any other animal becomes obnoxious or a nuisance to other Unit Owners or Occupants by barking or otherwise, the Unit Owner thereof must cause the problem to be corrected; or, if it is not corrected, the Unit Owner, upon fifteen (15) days' written notice by the Board of Directors, will be required to permanently remove the animal from the Condominium Property. The Association may promulgate additional rules and regulations from time to time to regulate pets.

8. Disposal of garbage and trash shall be only by use of receptacles approved by the Association or by service providers. Receptacles shall be kept stored in the Unit's garage or as otherwise determined by the Board of Directors from time to time, except that such receptacles shall be placed out by the curb for collection - pickup the night before and shall be returned to the Unit's garage following pickup. Receptacles shall be kept in a clean and sanitary condition.

9. Units may be leased only in accordance with Article 19 of the Declaration.

10. The Association shall retain a pass key to each Unit in the Condominium, and the Unit Owners shall provide the Association with a new or extra key whenever locks are changed or added to the Unit entrance door.

11. Children shall be under the direct control of a responsible adult at all times while on the Common Elements. Children shall not be permitted to run, play tag or act boisterously on the Common Elements. Skateboarding, "Big Wheels", scooters, or loud or obnoxious toys are prohibited. Children may be removed from the Common Elements for misbehavior by or on the instructions of the Association's Manager or the Board of Directors.

12. Loud and disturbing noises are prohibited.

13. Electronic devices that emit noise (including, without limitation, radios, iPads, smartphones, portable DVD players, portable CD players and laptop computers, handheld game devices and televisions) shall be regulated to sound levels that will not disturb others, and if used at or in the vicinity of the Common Elements, shall be used only with earphones.

14. No vocal or instrumental practice is permitted in a Unit or on any portion of the Common Elements after 10:00 p.m. or before 9:00 a.m.

15. Use of barbecue grills shall only be allowed in areas designated as safe and appropriate by the Board of Directors.

16. Illegal and immoral practices are prohibited.

17. Lawns, shrubbery or other exterior plantings in the Common Elements shall not be altered, moved or added to without permission of the Board of Directors.

18. Laundry, bathing apparel and beach accessories shall not be maintained outside of the Units or Limited Common Element loggias, lanais, balconies or terraces, and such apparel and accessories shall not be exposed to view.

19. No nuisance of any type or kind shall be maintained upon the Condominium Property.

20. Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance on a Building or contents thereof or upon any portion of the Condominium Property, without the prior written consent of the Board of Directors. No Unit Owner shall permit anything to be done or kept in his Unit, Limited Common Elements or in the Common Elements which will result in the cancellation of insurance on a Building, or contents thereof, or which would be in violation of any law or building code.

21. Persons moving furniture and other property into and out of Units must notify the Association's Manager in advance. All such moving must be Mondays through Saturdays between the hours of 8:00 a.m. and 5:00 p.m. Moving vans and trucks used for this purpose shall only remain on the Condominium Property when actually in use. No moving is permitted on Sundays and legal holidays.

22. Any Unit Owner may display one portable, removable United States flag in a respectful way and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day, may display in a respectful way portable, removable official flags, not larger than 4½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, regardless of any declaration rules or requirements dealing with flags or decorations.

23. These Rules and Regulations shall apply equally to Unit Owners and their Occupants and designees.

24. The Board of Directors may impose a fine for each violation of these Rules and Regulations or any of the Condominium Documents in accordance with the provisions of Sections 6.1(m) and 21 of the Bylaws of the Association and Chapter 718, Florida Statutes.

25. The Association, the Association's Manager and their representatives, agents, employees, contractors, subcontractors, designees and assigns are not permitted to perform private work for Unit Owners or Occupants during normal work hours. If the foregoing parties are agreeable, staff may assist such persons privately when off duty.

These Rules and Regulations do not purport to constitute all of the restrictions affecting the Condominium. Reference should be made to the Condominium Documents. The Board of Directors has the right to change or revoke existing rules and regulations and to make such additional rules and regulations from time to time as, in its opinion, shall be necessary or desirable for the safety and protection of the amenities and their users, to promote cleanliness and good order of the property and

to assure the comfort and convenience of the Unit Owners and Occupants.

B. RULES FOR DECORATORS, CONTRACTORS AND SUB-CONTRACTORS

1. The Member must pre-register with the Association's Manager, providing the name, address, telephone number and fax number of the Unit Owner's representative who will be overseeing the work being done in the Unit whether it is the interior decorator, the general contractor or the Unit Owner.

2. Prior to commencing work, the Unit Owner's representative must submit to the Association's Manager, a list of names, addresses and telephone numbers of all sub-contractors who will be working in the Unit, together with a schedule for their work.

3. The Association's Manager will coordinate with the Unit Owner's representative for the issuance of temporary passes for access for decorators and contractors into the LaMorada Community through the entrances designated by the Association from time to time.

4. Work hours are 8:00 a.m. to 5:00 p.m., Monday through Friday and from 8:00 am to 12:00 p.m. on Saturdays. No work is permitted on Sundays and legal holidays.

5. The contractor and all sub-contractors must have appropriate licenses and insurance for working in Collier County and submit proof of same for the Association's Manager's file.

6. Prior to authorization for access, the contractors and all sub-contractors must produce from their insurance carrier a Certificate of Insurance of general liability of no less than $250,000.00 per occurrence and no less than $500,000.00 aggregate, and provide proof of Worker's Compensation coverage for the Association's Manager's file.

7. All vehicles and persons will enter only at location approved by the Association's Manager.

8. Workers will be allowed to unload their materials and equipment outside of the Unit's garage. After unloading, workers must park their vehicles in the designated Common Element parking areas or as specified by the Association's Manager.

9. All trash and debris shall be hauled off by the workers on a daily basis unless a dumpster is specifically designated for their use.

10. Grout, paint, wall mud or any other material may not be poured down drains, sinks, toilets or bathtubs.

11. Breaks and lunches, if taken, should be confined to within the Unit.

12. Access to individual Units must be coordinated through the Unit Owner, decorator or other designee.

13. No extension cords shall be hung from any of the sprinkler heads, nor shall any sprinkler head be tampered with or removed.

14. Unit smoke alarms are to be left in place. They are to be properly protected during the interior finish work which generates heavy airborne particles, *i.e.* sanding and painting.

15. Workers are not to wander around in areas other than the specific area or Unit to which they are assigned.

16. Each Unit Owner is responsible for the actions of his or her decorator(s), contractor(s) and sub-contractor(s) while on the Condominium Property. Decorators, contractors, and sub-contractors are on the Condominium Property at their own risk and agree to indemnify and hold harmless the Association and WCI Communities, LLC for any liability or damages which might arise in connection with their activities on the Condominium Property or within the LaMorada Community.

17. Smoking, while discouraged, will only be allowed in the individual Units with the Unit Owner's permission.

18. Please help us keep the Common Elements clean.

Activities will be monitored during the day. Non-compliance may result in the decorator's, contractor's and sub-contractor's firm being barred from the Condominium Property.

If the Unit Owner has any questions, he or she should contact the Association's Manager.

C. RULES FOR OWNER PARTICIPATION IN BOARD OF DIRECTORS MEETINGS, BUDGET COMMITTEE MEETINGS AND MEETINGS OF ANY COMMITTEE AUTHORIZED TO TAKE ACTION ON BEHALF OF THE BOARD OF DIRECTORS; AND OF THE LOCATION FOR POSTING NOTICES OF MEETINGS

I. THE RIGHT TO SPEAK.

1. To the maximum extent practical, the posted Board of Directors meeting agenda for each meeting shall list the substance of the matters and actions to be considered by the Board of Directors.

2. Roberts Rules of Order (latest edition) shall govern the conduct of the Association meeting when not in conflict with the Declaration of Condominium, the Articles of Incorporation or the Bylaws of the Association.

3. After each motion is made and seconded by the Board of Directors members, the Chairperson of the meeting will permit Unit Owner participation regarding the motion on the floor, which time may be limited depending on the complexity and effect on the Association.

4. Unit Owner participation will not be permitted after reports of officers or committees unless a motion is made to act upon the report, or the Chairperson determines that it is appropriate or is in the best interest of the Association.

5. A Unit Owner wishing to speak must first raise his or her hand and wait to be recognized by the Chair.

6. While a Unit Owner is speaking, he or she must address only the Chair; no one else is permitted to speak at the same time.

7. A Unit Owner may speak only once for not more than three (3) minutes and only on the subject or motion on the floor.

8. The Chair may, by asking if there be any objection and hearing none, permit a Unit Owner to speak for longer than three (3) minutes, or to speak more than once on the same subject. The objection, if any, may be that of a Board of Directors member only and if there is an objection then the question will be decided by a vote of the Board of Directors.

9. The Chair will have the sole authority and responsibility to see to it that all Unit

Owner participation is relevant to the subject or motion on the floor.

II. THE RIGHT TO VIDEOTAPE OR AUDIOTAPE:

1. The audio and video equipment and devices which Unit Owners are authorized to utilize at any such meeting must not produce distracting sound or light emissions.

2. Audio or video equipment shall be assembled and placed in position in advance of the commencement of the meeting in a location that is acceptable to the Board of Directors or any designated Committee.

3. Anyone videotaping or recording a meeting shall not be permitted to move about the meeting room in order to facilitate the recording.

4. At least twenty-four (24) hours advance written notice shall be given to the Board of Directors by any Unit Owner desiring to utilize any audio and/or video equipment to record a meeting.