

EXHIBIT F

THE ARIE DAM CONDOMINIUM ASSOCIATION, INC.

RULES AND REGULATIONS

The following rules and regulations have been promulgated for guidance in the use, maintenance and appearance of the condominium property or portions thereof and any additional land or recreational facilities subject to Association jurisdiction.

1. Units shall be used only for residential purposes; there shall be no business or commercial use of any unit.
2. No unit shall be occupied at the same time by more than one (1) family, its servants and guests, or two (2) unrelated persons. A "family" shall be defined herein as that collective body of persons living together including a father, mother, children and immediate blood relatives dependent upon the head of the household for support.
3. No unit shall be rented or leased except as permitted in Section 20 of the Declaration of Condominium.
4. No nuisances shall be allowed to exist upon the condominium property, nor shall any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents.
5. No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part of it, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be observed. The responsibility of meeting the requirements of governmental bodies for maintenance, modification or repair of the condominium property shall be the same as the responsibility for the maintenance and repair of the property concerned.
6. The common elements and limited common elements shall be used only for the purpose for which they are intended in the furnishing of services and facilities for the enjoyment of the unit owners. They shall not be obstructed, littered, defaced or misused in any manner.
7. No unit owner shall permit any use of his unit or make any use of the common elements that will increase the cost of insurance on the condominium property.
8. No unit owner shall be divided or subdivided for purpose of sale or lease, except as such right is reserved to Developer in the Declaration of Condominium.
9. One dog or cat weighing less than twenty (20) pounds are permitted to be kept in a Unit by the owner thereof. No tenant, renter, lessee or any occupant other than the owner of a Unit may keep a pet in a Unit. Pets must be registered with the Association prior to being brought onto the Condominium property. Pets are permitted to be walked only in designated walking spaces, and, if none, in the common or limited common area provided they are on hand-held leashes. Any pet owner shall abide by regulations established by the association from time to time. Any violation of the rules governing the right to have pets may result in the revocation of the right to keep the pet.
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 or the open parking spaces. Parking shall be limited to passenger automobiles, passenger station wagons, custom vans and motorcycles. All other vehicles are specifically prohibited. All vehicles with lettering denoting any commercial business or enterprise are prohibited. All motorized vehicles may be used for direct egress and ingress only and may not be used for recreational purposes on the Condominium property. All other vehicles, trailers and other objects and matters not specifically authorized herein shall not be permitted in said parking spaces unless the Association gives its prior written consent. This prohibition on parking 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 the 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.
20. No barbecuing shall be permitted on balconies or patios.