

Exhibit A

storm doors of a type and color architecturally compatible with the exterior of the building upon prior written approval of the Board of Directors. However, any unit owner may display one portable removable U.S. flag in a respectful way.

(c) Condition of Common Areas. The common areas must be kept clean, neat and free from debris, construction material and any other items which block or impede the use of the common areas by those entitled to such use.

9. OPERATION AND MANAGEMENT. Management is engaged to serve the residents of the condominium, but the cost and quality of that service depends largely upon the cooperation of the residents. Excessive demands for service will either deny service to some residents or increase the cost of service to all. Observance of the following provisions is required:

(a) Personnel. No owner or resident shall direct, supervise or attempt to assert any control over any of the employees of the Management Contractor for personal matters nor attempt to send any of such employees upon private business for such owner or resident. Personnel of the management staff are to perform only such services as are made available to all residents and guests. Costs chargeable to a unit owner, such as maintenance of a unit, will be charged by management to the unit owner at cost. Management personnel, including all maintenance, office and service employees, are adequately compensated and no gratuities are to be given to them. This is not to preclude appropriate remembrances at Christmas or other particular occasions, in the sole discretion of unit owners.

(b) Maid Service. If a maid is to be employed directly, management shall be advised for security purposes.

(c) Parking Spaces and Regulations. Automobiles will be parked only in designated areas provided for that purpose, and not on the lawns. Owners have an assigned ~~covered~~ parking space of one (1) space each except penthouses which have two (2). An owner may not sub-lease or assign his designated parking space except in connection with the sale of his/her unit interest, or except with the permission of the Association and/or the Management contractor. Random parking spaces are provided for guests. Do not park in another space or your vehicle will be towed at owner's expense. No detached trailers may be left on the condominium property unless located within the confines of a marked parking space which is legally available to the owner of said trailer. Non-operating vehicles shall not be parked on the condominium property at any time. Commercial vehicles, trucks larger than ¾ ton and recreational vehicles or other vehicles capable of habitation by humans shall not be parked on condominium property between sunset and sunrise. ~~Motor homes can only be parked on the property for 1 week. This rule applies to any vehicle or trailer that requires more than 1 parking space.~~

[Violators may be fined to the full legal extent of the FL Statutes.](#)

(d) Loading and Unloading. Parking for loading and unloading by owners, guests and lessees at the common area entrance to the building may be restricted by management in order to reasonably provide for the needs of all. Contractors and other vendors may temporarily park service vehicles at the common area entrance to the building subject to the restrictions of management.