

**AMENDED AND RESTATED
DECLARATION OF CONDOMINIUM
FOR
PROVINCETOWN CONDOMINIUM,
FORMERLY KNOWN AS
NEW SOUTH PROVINCE,
A CONDOMINIUM**

(Substantial Rewording of Declaration and Bylaws. Please see original Declaration as recorded in Official Record Book 0949 at Pages 0714-0766, and as later amended in Official Record Book 0979 at Pages 0849-0905, and as later amended in Official Record Book 0989 at Pages 0579-0580, and as later amended in Official Record Book 1353 at Pages 1900-1907, and as later amended in Official Record Book 1377 at Pages 0291-0293, and as later amended in Official Record Book 1402 at Pages 1646-1657, and as later amended in Official Record Book 1576 at Pages 0395-0399, and as later amended in Official Record Book 1683 at Pages 4380-4382, and as later amended in Official Record Book 1709 at Pages 3086-3087, and as later amended in Official Record Book 1762 at Pages 4657-4669, and as later amended in Official Record Book 1896 at Page 2043, and as later amended in Official Record Book 1998 at Page 2057, and as later amended in Official Record Book 2038 at Pages 4376-4377, and as later amended in Official Record Book 2058 at Pages 1835-1839, and as later amended in Official Record Book 2075 at Page 2044, and as later amended in Official Record Book 2118 at Pages 0788-0794, and as later amended in Official Record Book 2271 at Pages 1919-1920, and as later amended in Official Record Book 2333 at Pages 3020-3021, and as later amended in Official Record Book 2344 at Pages 3169-3173, and as later amended in Official Record Book 2270 at Pages 0026-0034, and as later amended in Official Record Book 2296 at Pages 1768-1771, and as later amended in Official Record Book 2441 at Pages 2385-2395, and as later amended in Official Record Book 2597 at Pages 2434-2435, and as later amended in Official Record Book 2890 at Pages 1568-1571 for present text.)

THE ASSOCIATION, as representatives of the owners of units in **PROVINCETOWN**, pursuant to the amendment powers contained in the Condominium Declaration, after proper notice and discussion, and after recommendation and approval, file this Amended and Restated Declaration, executed by the President and Secretary of **PROVINCETOWN CONDOMINIUM**, revising the Condominium Declaration for **PROVINCETOWN CONDOMINIUM**.

1. CONFIRMATION OF PRIOR STATEMENT OF CONDOMINIUM SUBMISSION.

The owners of units of Provincetown do hereby confirm the Statements of Condominium as reflected in the Public Records of Lee County, Florida, as follows:

Statement of Condominium Submission - O.R. Book 0949 at Pages 0714-0766, and O.R. Book 0979 at Pages 0849-0905, Public Records of Lee County, Florida, and later amended as identified above in the Public Records of Lee County, Florida.

2. DEFINITIONS. The terms used in this Declaration and its exhibits shall have the meanings stated below and in Chapter 718, Florida Statutes, unless the context otherwise requires.

2.1 "**Assessment**" means the share of the funds required for the payment of common expenses which from time to time is assessed against each of the units.

2.2 "**Association**" means Provincetown Condominium Association, Inc., a Florida corporation not for profit, the entity responsible for the operation of this Condominium.

2.3 "**Association Property**" means all property, real or personal, owned or leased by the Association for the use and benefit of the unit owners.

2.4 "**Board of Governors**" or "**the Board**" means the representative body which is responsible for the administration of the Association's affairs, and is the same body referred to in the Condominium Act as the "Board of Administration".

2.5 "**Condominium Documents**" means this Declaration and all recorded exhibits hereto, as amended from time to time.

2.6 "**County**" All references in the governing documents to "a County" or "the County" or to a specific Florida County are intended to refer to Lee County, Florida, and shall be construed to do so.

2.7 "**Family**" or "**Single Family**" means any one of the following:

~~(A) One natural person.~~

(B) Two or more natural persons who commonly reside together as a single housekeeping unit, each of whom is related by blood, marriage or adoption to each of the others.

(C) Two or more natural persons meeting the requirements of (B) above, except that there is among them one person who is not related to some or all of the others.

2.8 "**Fixtures**" means items of tangible personal property which, by being physically annexed or constructively affixed to a unit, have become accessory to it and part and parcel of it, including but not limited to, interior partition walls, appliances which have been built in or permanently affixed, and plumbing fixtures in kitchens and bathrooms. Fixtures do not include floor, wall or ceiling coverings.

2.9 "**Guest**" means any person (other than the unit owner and his family) who is physically present in, or occupies any unit on a temporary basis at the invitation of the unit owner or other permitted occupant, without the payment of consideration.

- 2.10 "**Institutional Mortgagee**" means the mortgagee (or its assignee) of a mortgage encumbering a condominium parcel, which mortgagee is a bank, savings and loan association, mortgage company, insurance company, real estate or mortgage investment trust, pension or profit sharing trust, the Federal Housing Administration, the Veterans Administration, or any other institutional lender providing financing of acquisition, development or construction, or any agency of the United States of America. The term also refers to any holder of a mortgage against a condominium parcel, which mortgage is guaranteed or insured by the Federal Housing Administration, the Veterans Administration, any agency of the United States of America or by any other public or private corporation engaged in the business of purchasing, guaranteeing or insuring residential mortgage loans, and their successors and assigns.
- 2.11 "**Lease**" means the grant by a unit owner of a temporary right of use of the owner's unit for valuable consideration.
- 2.12 "**Limited Common Elements**" means those common elements which are reserved for the use of a certain unit or units to the exclusion of other units.
- 2.13 "**Occupant**" when used in connection with a unit, means a person who is physically present in a unit on two or more consecutive days, including staying overnight. "**Occupy**" means the act of staying overnight in a unit.
- 2.14 "**Primary Institutional Mortgagee**" means that institutional mortgagee which, at the time a determination is made, holds more first mortgages on units in the Condominium than any other institutional mortgagee, such determination to be made by reference to the number of units encumbered, and not by the dollar amount of such mortgages.
- 2.15 "**Rules and Regulations**" means the rules and regulations promulgated by the Board of Governors concerning the use of the common elements and the operation of the Association.
- 2.16 "**Voting Interests**" refers to the arrangement established in the condominium documents by which the owners of each unit collectively are entitled to one vote in Association matters. There are Four Hundred Twenty (420) units, so the total number of voting interests is Four Hundred Twenty (420) votes.

3. DESCRIPTION OF IMPROVEMENTS; SURVEY AND PLANS.

3.1 **Survey and Plot Plans**. Attached to the original Declaration and recorded in Official Record Book 0979 at Pages 0901-0905, Condominium Plat Book 5 at Pages 0355-0358, Condominium Plat Book 6 at Page 34 and Pages 77-86, Public Records of Lee County, Florida, and incorporated by reference herein, are a survey of the Land and plot plans, which graphically describe the improvements in which units are located, and which show all the units, including

their identification numbers, locations and approximate dimensions and the common elements and limited common elements. Together with this Declaration, the exhibit is in sufficient detail to identify each unit, the common elements and limited common elements, and their relative locations and dimensions.

3.2 **Unit Boundaries.** Each unit's boundaries are described in Section 5(B) of the original Declaration as recorded in O.R. Book 0949 at Page 0719 et. seq., Public Records of Lee County, Florida.

(A) **Boundaries.** Each unit shall be bounded as to both horizontal and vertical boundaries as shown on the surveyor plans as they are created by construction, settlement or movement of the building for permissible repairs, reconstruction or alterations. Said boundaries are intended to be the space bounded by and contained within the interior surfaces of the perimeter walls, ceilings, floors, windows and doors of each separately designated condominium unit shown upon the surveyor's plans. Provided that in cases where a designated unit is provided with a terrace or garden patio, screened or open, attached or adjacent to the building in which the unit is located, the same shall be considered as a limited common element appurtenant to such unit.

(B) **Apertures.** Where there are openings in any boundary, including, without limitation, windows, doors and skylights, the boundaries of the unit shall extend to the interior unfinished surfaces of the coverings of such openings, and the frames thereof. Therefore, windows, doors, screens and all frames, casings and hardware therefor, are excluded from the unit.

(C) **Utilities.** The unit shall not be deemed to include any pipes, wiring, ducts or other utility installations that are physically within the above-described boundaries, but which serve other units or the common elements. Such utility installations shall be common elements.

In cases not specifically covered in this Section 3.2, or in any case of conflict or ambiguity, the graphic depictions of the unit boundaries set forth in Section 3.1 hereto shall control in determining the boundaries of a unit.

4. CONDOMINIUM PARCELS; APPURTENANCES AND USE.

4.1 **Shares of Ownership.** The Condominium contains Four Hundred Twenty (420) units. The owner of each unit also owns an undivided share in the common elements and the common surplus is a 1/420th share.

4.2 Appurtenances to Each Unit. The owner of each unit has certain rights and owns a certain interest in the condominium property, including without limitation the following:

(A) An undivided ownership share in the Land and other common elements of the Condominium and the common surplus of the Association, as specifically set forth in Section 4.1 above.

(B) The exclusive right to use the limited common elements reserved for the unit, and the non-exclusive right to use the common elements.

(C) An exclusive easement for the use of the airspace occupied by the unit as it exists at any particular time and as the unit may lawfully be altered or reconstructed from time to time. An easement in airspace which is vacated shall be terminated automatically.

(D) Other appurtenances as may be provided by law or by this Declaration and its exhibits.

Each unit and its appurtenances constitutes a "condominium parcel."

4.3 Use and Possession. A unit owner is entitled to exclusive use and possession of his unit. He is entitled to use the common elements and common areas in accordance with the purposes for which they are intended, but no use may unreasonably interfere with the rights of other unit owners or other persons having rights to use the condominium property. No unit may be divided or any fractional portion sold, leased or otherwise transferred. The use of the units, common elements, and limited common elements shall be governed by the condominium documents and by the rules and regulations adopted by the Association, through its Board of Governors, as set forth in the Bylaws.

5. COMMON ELEMENTS; EASEMENTS.

5.1 Definition. The term "common elements" means all of the condominium property not included within the units, and includes without limitation the following:

(A) The Land.

(B) All portions of the buildings and other improvements on the Land not included within the units, including limited common elements.

(C) Easements through units for conduits, ducts, plumbing, wiring, and other facilities for furnishing utility services to units and the common elements.

(D) An easement of support in every portion of the condominium property that contributes to the support of a building or structure.

(E) The property and installations required for furnishing utilities and other services to more than one unit or to the common elements.

5.2 **Easements.** Each of the following easements and easement rights is reserved through the condominium property and is a covenant running with the land of the Condominium, and notwithstanding any of the other provisions of this Declaration, may not be revoked and shall survive the exclusion of any land from the Condominium. None of the easements specified in this Section may be encumbered by any leasehold or lien other than those on the condominium parcels. Any lien encumbering these easements shall automatically be subordinate to the rights of unit owners with respect to such easements.

(A) **Utility and other Easements.** The Association has the power, without the joinder of any unit owner, to grant easements such as electric, gas, cable television, or other utility or service easements, or relocate any existing easements, in any portion of the common elements, and to grant access easements or relocate any existing access easements in any portion of the common elements, as the Association shall deem necessary or desirable for the proper Operation and maintenance of the Condominium. This power also includes a limited power to convey easements, as provided for in Chapter 73, Florida Statutes. Such easements, or the relocation of existing easements, may not prevent or unreasonably interfere with the use of the units. The Association may also transfer title to utility-related equipment, facilities or material, and to take any other action to satisfy the requirements of any utility company or governmental agency to which any such utility-related equipment, facilities or material are to be so transferred.

(B) **Encroachments.** If any unit encroaches upon any of the common elements or upon any other unit for any reason other than the intentional act of the unit owner, or if any common element encroaches upon any unit, then an easement shall exist to the extent of that encroachment as long as the encroachment exists.

(C) **Ingress and Egress.** A non-exclusive easement shall exist in favor of each unit owner and occupant, their respective guests and invitees for pedestrian traffic over, through, and across sidewalks, streets, paths, walks, and other portions of the common elements as from time to time may be intended and designated for such purpose and use, and for vehicular and pedestrian traffic over, through, and across such portions of the common elements as from time to time may be paved or intended for such purposes, and for purposes of ingress and egress to the public ways.

5.3 **Restraint Upon Separation and Partition.** The undivided share of ownership in the common elements and common surplus appurtenant to a unit cannot be conveyed or encumbered separately from" the unit and passes with the title to the unit, whether separately described or not. No owner may maintain an action for partition of the common elements. A unit owner's interest in the funds and assets of the Association cannot be assigned, pledged or transferred in any manner except as an appurtenance to his unit.

6. LIMITED COMMON ELEMENTS.

6.1 **Description of Limited Common Elements.** Certain common elements have been or may be designated as limited common elements, reserved for the use of a particular unit or units, to the exclusion of the other units. The limited common elements and the units to which their use has been assigned are as described in this Declaration and as further identified on the attached survey and plot plan.

(A) **Garages.** Enclosed garages are limited common elements. Use of garages are limited and restricted pursuant to Section 10.11 hereof.

(B) **Storage Room Space.** One storage room or space situated outside of and adjacent to and accessible only from within an apartment unit or identified by a number corresponding to the apartment numbers. One such storage space shall be assigned to each apartment owner. Such storage spaces shall constitute a limited common element and shall not be separated from the apartment except by lease or transfer of title to another apartment owner.

(C) **Air Conditioning and Heating Equipment.** All equipment, fixtures and installations located outside of a unit, which furnish air conditioning or heating exclusively to that unit, are limited common elements.

(D) **Lanai, Patio or Balcony.** The airspace comprising any lanai, patio or balcony attached to and serving exclusively a unit is a limited common element.

(E) **Others.** Any part of the common elements that is connected to and exclusively serves a single unit, and is specifically required in this Declaration to be maintained, repaired or replaced by, or at the expense of, the unit owner, shall be deemed a limited common element, whether specifically described above or not. This paragraph includes windows, screens and doors, including all hardware, locks and frames therefor.

6.2 **Exclusive Use.** The exclusive right to use a limited common element is an appurtenance to the unit or units to which it is designated or assigned. The use right passes with the unit, whether separately described or not, and cannot be separated from it.

7. **ASSOCIATION.** The operation of the Condominium is by Provincetown Condominium Association, Inc., a Florida corporation not for profit, which shall perform its functions pursuant to the following:

7.1 **Delegation of Management.** The Board of Governors may contract for the management and maintenance of the condominium property and authorize a manager or management company to assist the Association in carrying out its powers and duties by performing such functions as the submission of proposals, collection of assessments, keeping of records, enforcement of rules, and maintenance and repair of the common elements with funds made available by the Association for such purposes. The Association and its Directors and officers shall, however, retain at all times the powers and duties provided in the Condominium Act.

7.2 **Membership.** The members of the Association are the owners of record legal title to the units, as further provided in the Bylaws.

7.3 **Acts of the Association.** Unless the approval or affirmative vote of the unit owners is specifically made necessary by some provision of the Condominium Act or the condominium documents, all approvals or actions permitted or required to be given or taken by the Association may be given or taken by its Board of Governors, without a vote of the unit owners. The officers and Directors of the Association have a fiduciary relationship to the unit owners. A unit owner does not have the authority to act for the Association by reason of being a unit owner.

7.4 **Powers and Duties.** The powers and duties of the Association include those set forth in the Condominium Act and in the condominium documents. The Association may contract, sue, or be sued with respect to the exercise or non-exercise of its powers and duties. For these purposes, the powers of the Association include, but are not limited to, the maintenance, management, and operation of the condominium property and association property. The Association may impose reasonable fees for use of common elements or association property. The Association has the power to enter into agreements to acquire leaseholds, memberships and other possessory or use interests in lands or facilities contiguous to the lands of the Condominium, for the use and enjoyment of the unit owners.

7.5 **Official Records.** The Association shall maintain its official records as required by law. The records shall be open to inspection by members or their authorized representatives at all reasonable times. The right to inspect the records includes a right to make or obtain photocopies at the reasonable expense of the member seeking copies.

7.6 **Purchase of Units.** The Association has the power to purchase units in the Condominium and to acquire and hold, lease, mortgage, and convey them, such power to be exercised by the Board of Governors.

7.7 Acquisition of Property. The Association has the power to acquire property, real or personal. The power to acquire personal property shall be exercised by the Board of Governors. Except as provided elsewhere in this Declaration, the power to acquire interests in real property may be exercised by the Board of Governors, but only after approval by at least a majority of the voting interests.

7.8 Disposition of Property. Any property owned by the Association, whether real, personal or mixed, may be mortgaged, sold, or otherwise encumbered or disposed of by the Board of Governors, without need for authorization by the unit owners.

7.9 Roster. The Association shall maintain a current roster of names and mailing addresses of unit owners. A copy of the roster shall be made available to any member upon request.

8. ASSESSMENTS AND LIENS. The Association has the power to levy and collect assessments against each unit and unit owner in order to provide the necessary funds for proper operation and management of the Condominium and for the operation of the Association, including regular assessments for each unit's share of the common expenses as set forth in the annual budget, and special assessments for unusual, non-recurring or unbudgeted common expenses. The Association may also levy special charges against any individual unit for any amounts other than common expenses which are properly chargeable against such unit under this Declaration or the Bylaws. Assessments shall be levied and payment enforced as provided in Section 6 of the Bylaws and as follows:

8.1 Common Expenses. Common expenses include all expenses of the operation, maintenance, repair, replacement and protection of the common elements and association, property, the expenses of operating the Association and any other expenses properly incurred by the Association for the Condominium, including any amounts budgeted to fund reserve accounts. The cost of water and sewer service to the units shall be a common expense. If the Board of Governors enters into a contract for pest control or cable television services in bulk for all units, the cost of such services shall be a common expense.

8.2 Share of Common Expenses. The owner of each unit shall be liable for a share of the common expenses of the Association equal to his share of ownership of the common elements and the common surplus, as set forth in Section 4.1 above.

8.3 Ownership. Assessments collected by or on behalf of the Association become the property of the Association; no unit owner has the right to claim, assign or transfer any interest therein except as an appurtenance to his unit. No owner has the right to withdraw or receive distribution of his share of the common surplus, except as otherwise provided-herein or by law.

8.4 Who is Liable for Assessments. The owner of each unit, regardless of how title was acquired, is liable for all assessments or installments thereon coming due while he is the owner. Multiple owners are jointly and severally liable. Except as provided in Section 18.3 below, whenever title to a condominium parcel is transferred for any reason, the transferee is jointly and severally liable with the transferor for all monies owed by the transferor, without prejudice to any right the transferee may have to recover from the transferor any amounts paid by the transferee.

8.5 No Waiver or Excuse from Payment. The liability for assessments may not be avoided or abated by waiver of the use or enjoyment of any common elements, by abandonment of the unit for which the assessments are made, or by interruption in the availability of the unit or the common elements for any reason whatsoever. No unit owner may be excused from payment of his share of the common expenses unless all unit owners are likewise proportionately excused from payment, except as provided below as to certain mortgagees.

8.6 Application of Payments; Failure to Pay; Interest. Assessments and installments thereon paid on or before twenty (20) days after the due date shall not bear interest, but all sums not paid by the tenth (10th) day shall bear interest at the highest rate allowed by law, until paid. Assessments and installments thereon shall become due, and the unit owner shall become liable for the assessments or installments, on the date established in the Bylaws or otherwise set by the Association for payment. The Association may impose a late payment fee, in addition to interest, as allowed by law. All payments on account shall be applied first to interest, then to late payment fees and attorney's fees and costs, and finally to unpaid assessments as required by law. No payment by check is deemed received until the check has cleared.

8.7 Acceleration. If any special assessment or monthly installment of regular assessments as to a unit becomes more than thirty (30) days past due and a Claim of Lien is recorded, the Association shall have the right to accelerate the due date of the entire unpaid balance of the unit's annual assessment and all special assessments for that fiscal year as if the balance had originally been due on the date the Claim of Lien was recorded. The Association's Claim of Lien shall secure payment of the entire accelerated obligation, together with interest on the entire balance, attorneys fees and costs as provided by law; and said Claim of Lien shall not be satisfied or released until all sums secured by it have been paid. The right to accelerate is exercised by sending to the delinquent owner a notice of the exercise, which notice shall be sent by certified or registered mail to the owner's last known address, and shall be deemed given upon mailing of the notice, postpaid. The notice may be given as part of the notice of intent to foreclose required by Section 718.116 of the Condominium Act, or may be sent separately.

8.8 **Liens**. The Association has a lien on each condominium parcel securing payment of past due assessments, including interest and reasonable attorney's fees and costs incurred by the Association incident to the collection of the assessment or enforcement of the lien, whether before, during or after a lien foreclosure suit. The lien is perfected upon recording a Claim of Lien in the Public Records of Lee County, Florida, stating the description of the condominium parcel, the name of the record owner, the name and address of the Association, the assessments past due and the due dates. The lien is in effect until barred by law. The Claim of Lien secures all unpaid assessments and charges coming due prior to a final judgment of foreclosure. Upon full payment, the person making the payment is entitled to a satisfaction of the lien.

8.9 **Priority of Lien**. Except as otherwise provided by law, the Association's lien for unpaid assessments shall be subordinate and inferior to the lien of any recorded first mortgage, unless the Association's Claim of Lien was recorded before the mortgage, but is superior to, and takes priority over, any other mortgage or lien regardless of when the mortgage or lien was recorded. Any lease of a unit is subordinate and inferior to any Claim of Lien of the Association, regardless of when the lease was executed.

8.10 **Foreclosure of Lien**. The Association may bring an action in its name to foreclose its lien for unpaid assessments in the manner provided in the Condominium Act, and may also bring an action to recover a money judgment for the unpaid assessments without waiving any lien rights.

8.11 **Certificate As To Assessments**. Within fifteen (15) days after request by a unit owner, unit purchaser or mortgagee, the Association shall provide a certificate stating whether all assessments and other monies owed to the Association by the unit owner with respect to the condominium parcel have been paid. Any person other than the owner who relies upon such certificate shall be protected thereby.

9. MAINTENANCE; LIMITATIONS UPON ALTERATIONS AND IMPROVEMENTS. Responsibility for the protection, maintenance, repair and replacement of the condominium property, and restrictions on its alteration and improvement shall be as follows:

9.1 **Association Maintenance**. The Association is responsible for the protection, maintenance, repair and replacement of all common elements and association property (other than the limited common elements that are required elsewhere herein to be maintained by the unit owner). The cost is a common expense. The Association's responsibilities include, without limitation:

- (A) Electrical wiring up to the circuit breaker panel in each unit.
- (B) Water lines, up to the individual unit cut-off valve.
- (C) Cable television lines up to the wall outlet.

- (D) Main air conditioning condensation drain lines, up to the point where the individual unit drain line cuts off.
- (E) Sewer lines, up to the point where they enter the individual unit.
- (F) The exterior surfaces of the main entrance door to each unit.
- (G) All exterior building walls, including painting, waterproofing, and caulking.

The Association's responsibility does not include interior wall switches or receptacles, plumbing fixtures, or other electrical, plumbing or mechanical installations located within a unit and serving only that unit. All incidental damage caused to a unit or limited common elements by work performed or ordered to be, performed by the Association shall be promptly repaired by and at the expense of the Association, which shall restore the property as nearly as practical to its condition before the damage, and the cost shall be a common expense unless the need for the work was caused by the unit owner. Regardless of the foregoing, the Association shall not be responsible for incidental damage to any alteration or addition to the common elements made by a unit owner or his predecessor in title.

9.2 Unit Owner Maintenance. Each unit owner is responsible, at his own expense, for all maintenance, repairs, and replacements of his own unit and of certain limited common elements. The owner's responsibilities include, without limitation:

- (A) All screens, windows, window glass, and related hardware and frames.
- (B) The entrance door to the unit and its interior surface.
- (C) All other doors within or affording access to the unit.
- (D) The electrical, mechanical and plumbing fixtures, switches, valves, drains and outlets (including connections) located partially or entirely within the unit and serving only the unit.
- (E) The circuit breaker panel and all electrical wiring going into the unit from the panel.
- (F) Appliances, water heaters, smoke alarms and vent fans.
- (G) All air conditioning and heating equipment, thermostats, ducts and related installations serving the unit exclusively.
- (H) Carpeting and other floor coverings.

- (I) Door and window hardware and locks.
- (J) Shower pans.
- (K) The main water supply shut-off valve for the unit.
- (L) Other facilities or fixtures which are located or contained entirely or partially within the unit and serve only the unit.
- (M) All interior, partition walls which do not form part of the boundary of the unit.

9.3 **Other Unit Owner Responsibilities:**

(A) **Porches or Lanais and Garages.** Where a limited common element consists of a porch, lanai area or garage, the unit owner who has the exclusive right to use the area shall be responsible for day-to-day cleaning and care of the walls, floor and ceiling bounding said area, if any; and all fixed glass and sliding glass doors in portions of the entrance way to said area, if any; and the wiring, electrical outlet(s) and fixture(s) thereon, if any, and the replacement of light bulbs. The Association is responsible for the maintenance, repair and replacement of all exterior walls of the building and the concrete slabs. No porch or lanai may be covered or enclosed in any way without the prior written approval of the Board of Governors. The maintenance, repair and replacement and insurance of such approved covering or enclosure is the responsibility of the unit owner. Maintenance, repair and replacement of all screening is the responsibility of the unit owner.

(B) **Interior Decorating.** The unit owner is responsible for all decorating within his own unit, including painting, wallpapering, paneling, floor covering, draperies, window shades, curtains, lamps and other light fixtures, and other furnishings and interior decorating.

(C) **Flooring.** All units above the ground floor shall always have the floors covered with wall-to-wall carpeting installed over high quality padding, except carpeting is not required in kitchens, bathrooms or laundry rooms. An owner who desires to install in place of carpeting any hard-surface floor covering (e.g., marble, slate, ceramic tile, parquet) shall also install a sound absorbent underlayment of such kind and quality as to substantially reduce the transmission of noise to adjoining units, and must obtain written approval of the Board of Governors prior to any work being done. If the installation is made without prior approval the Board may, in addition to exercising all the other remedies provided in this Declaration, require the unit owner to cover all such hard-surface flooring with carpeting, or require the removal of such hard-surface flooring at the expense of

the offending unit owner. All floor coverings existing as of the date of this Amendment shall be considered as conforming and shall be "grandfathered in." However, any new installations or replacements of existing floor coverings shall be required to comply with the requirements of this provision.

(D) Window Coverings. The covering and appearance of windows and doors, whether by draperies, shades, reflective film or other items, whether installed within or outside of the unit, visible from the exterior of the unit, shall be subject to the rules and regulations of the Association.

(E) Modifications and Alterations. If a unit owner makes any modifications, installations or additions to his unit or to the common elements with or without association approval, the unit owner, and his successors in title, shall thereby become financially responsible for:

- (1) insurance, maintenance, repair and replacement of the modifications, installations or additions; and
- (2) all damages to other property or persons caused by such modifications, installations or additions; and
- (3) the costs of removing and replacing or reinstalling such modifications if their removal by the Association becomes necessary in order to maintain, repair, replace, or protect other parts of the condominium property; and
- (4) damage to the modifications, installations or additions caused by work being done by the Association.

(F) Use of Licensed and Insured Contractors. Whenever a unit owner contracts for maintenance, repair, replacement, alteration, addition or improvement of any portion of the unit or common elements, whether with or without Association approval, such owner shall be deemed to have warranted to the Association and its members that his contractor(s) are properly licensed and fully insured, and that the owner will be financially responsible for any resulting damage to persons or property not paid by the contractor's insurance.

9.4 Appliance Maintenance Contracts. If there shall become available to the Association a program of contract maintenance for kitchen appliances or water heaters within units and/or air-conditioning compressors and/or air handlers serving individual units, which the Association determines is to the benefit of the owners to consider, then upon agreement by a majority of the voting interests present, in person or by proxy, and voting at a meeting called for the purpose, or upon agreement by a majority of the voting interests in writing, the Association may enter into such contractual undertakings. The costs of such contractual undertakings to the Association shall be common expenses. All maintenance, repairs and replacements not covered by the contracts shall be the responsibility of the unit owner.

9.5 Alteration of Units or Common Elements by Unit Owners. No owner shall make or permit the making of any material alterations or substantial additions to his unit or the common elements, or in any manner change the exterior appearance of any portion of the Condominium, without first obtaining the written approval of the Board of Governors, which approval may be denied if the Board of Governors determines that the proposed modifications or alterations would adversely affect, or in any manner be detrimental to, the Condominium in part or in whole. Any glass, screen, curtain, blind, shutter, awning, or other modifications, additions or installations which may be installed where visible from outside the unit, are subject to regulation by the Board of Governors. No owner may alter the landscaping of the common elements in any way without prior Board approval. The Board of Governors may revoke or rescind any approval of an alteration or modification previously given, if it appears that the installation has had unanticipated, adverse effects on the Condominium.

9.6 Alterations and Additions to Common Elements and Association Property. The protection, maintenance, repair, insurance and replacement of the common elements and association property is the responsibility of the Association and the cost is a common expense. Beyond this function, the Association shall make no material alteration of, nor substantial additions to, the common elements or real property owned by the Association costing more than \$20,000 in the aggregate in any calendar year without prior approval of at least a majority of the voting interests. Alterations or additions costing less than this amount may be made with Board approval. If work reasonably necessary to protect, maintain, repair, replace or insure the common elements or association property also constitutes a material alteration or substantial addition to the common elements, no prior unit owner approval is required.

9.7 Enforcement of Maintenance. If after reasonable notice the owner of a unit fails to maintain the unit or its appurtenant limited common elements as required above, the Association may institute legal proceedings to enforce compliance, or may take any and all other lawful actions to remedy such violation, including but not limited to, entering the unit, with or without notice to or consent of the tenant or unit owner, to repair, replace, or maintain any common elements or of any portion of the unit to be maintained by the Association pursuant to this Declaration. Any expenses incurred by the Association in performing work within the unit as authorized by this Declaration shall be charged to the unit owner, together with reasonable attorney's fees and other expenses or collection, if any.

9.8 Negligence: Damage Caused by Condition in Unit. The owner of each unit shall be liable for the expenses of any maintenance, repair or replacement of common elements, other units, or personal property made necessary by his act or negligence, or by that of any member of his family or his guests, employees, agents, or tenants. Each unit owner has a duty to maintain his unit, any limited common element appurtenant to the unit (except those limited common elements required to be maintained by the Association), and personal property therein, in such a manner as to prevent foreseeable and reasonably preventable damage to other units, the common elements or the property of other owners and residents. If any condition, defect or malfunction, resulting from an owner's failure to perform this duty causes damage to other units, the common elements, association property or property within other units, the owner of the offending unit shall be liable to the person or entity responsible for repairing the damaged property for all costs of repair or replacement not paid by insurance. If one or more of the units involved is not occupied at the time the damage is discovered, the Association may enter the unit without prior notice to the owner and take reasonable action to mitigate damage or prevent its spread. The Association may, but is not obligated to, repair the damage with the prior consent of the owner.

9.9 Association Access to Units. The Association has an irrevocable right of access to the units for the purposes of protecting, maintaining, repairing and replacing the common elements or portions of a unit to be maintained by the Association under this Declaration, and as necessary to prevent damage to one or more units. The Association's right of access includes, without limitation, entry for purposes of pest control and preventative maintenance of safety equipment, as well as the right, but not the duty, to enter under circumstances where the health or safety of residents may be endangered. The exercise of the Association's rights of access to the unit shall be accomplished with due respect for the rights of occupants to privacy and freedom from unreasonable annoyance, as well as with appropriate precautions to protect the personal property within the unit. The Association may retain a pass-key to all units. If it does, no unit owner shall alter any lock, nor install a new lock, which prevents access when the unit is unoccupied, unless the unit owner provides a key to the Association. If the Association is not given a key, the unit owner shall pay all costs incurred by the Association in gaining entrance to the unit, as well as all damage to his unit caused by forced entry, and all damage resulting from delay in gaining entrance to his unit caused by the non-availability of a key.

9.10 Pest Control. The Association may supply pest control services for the inside of each unit, with the cost thereof being part of the common expenses. An owner has the option to decline such service unless the Association determines that such service is necessary for the protection of the balance of the Condominium, in which event the owner thereof must either permit the Association's pest control company to enter his unit or must employ a licensed pest control company to enter his unit on a regular basis to perform pest control services and furnish written evidence thereof to the Association. Because the cost of pest control services provided by the Association is a common expense, the election of an owner not to use the service shall not reduce the owner's assessments.

9.11 **Porch or Lanai Enclosures.** The Board of Governors may adopt a basic approved plan for screening and/or glassing-in of porches or lanais, subject to ARC approval. A unit owner may screen or enclose the porch or lanai serving his unit in accordance with the approved basic plans without specific consent from the Board of Governors, provided that such screening or enclosure conforms in all respects to the approved basic plans and specifications therefor.

9.12 **Hurricane Shutters.** The Board of Governors shall adopt and approve a model, style and color of hurricane shutter as a standard hurricane shutter for use in the Condominium. No hurricane shutter except of the material components, specifications, color and style adopted by the Board of Governors shall be used in or upon the Condominium.

10. **USE RESTRICTIONS.** The use of the units and the common elements shall be in accordance with the following provisions, as long as the Condominium exists:

10.1 **Units.** Each unit shall at any time be occupied by only one family, its servants and guests, as a residence and for no other purpose. No business, commercial activity or profession may be conducted from any unit, nor may the name of the condominium or the address of any be publicly advertised as the location of any business. The use of a unit as a public lodging establishment shall be deemed a business or commercial use. This restriction shall not be construed to prohibit any owner from maintaining a personal or professional library, from keeping his personal, business or professional records in his unit, or from handling his personal, business or professional telephone calls or written correspondence in and from his unit. Such uses are expressly declared customarily incident to residential use. This Section 10.1 is, however, intended to prohibit commercial or business activity by a unit owner which would unreasonably disrupt the residential ambiance of the building, or make it obvious that a business is being conducted, such as by regular or frequent traffic in and out of the Condominium by persons making deliveries or pick-ups, by employees or other business associates, or by customers and clients.

10.2 **Age.** There is no restriction on the age of occupants of units. All occupants under eighteen (18) years of age must be closely supervised at all times by an adult to insure that they do not become a source of annoyance to other residents.

10.3 **Nuisances.** No owner shall use his unit, or permit it to be used, in any manner that is unreasonably disturbing, detrimental or a nuisance to the occupants of another unit, or which would not be consistent with the maintenance of the highest standards for a first class residential condominium, nor permit the premises to be used in a disorderly or unlawful way. The use of each unit shall be consistent with existing laws, the governing documents and the condominium documents, and occupants shall at all times conduct themselves in a peaceful and orderly manner.

Unit owners shall not permit or suffer anything to be done or kept in their units which will increase the rate of insurance or the insurance premiums of the condominium property. No unit owner shall permit anything which will obstruct or interfere with the rights of other unit owners or annoy them; nor shall the unit owners permit any nuisance, commotion, immoral or illegal action in or about the condominium property. Parents shall be financially responsible for all damage or injury caused by the intentional or negligent acts of their children, including, but not limited to, any damage to the condominium properties.

In order to insure your own comfort and that of your neighbors, radios, stereo amplifiers, and television receivers must be turned down to a reasonable volume at all times. Sound emitting equipment should not be placed against or attached to walls common to apartment units. All other noises such as loud conversation on balconies and in common areas should be avoided. No unit owner shall make or permit any disturbing noises by himself, his family, employees, agents, visitors, etc. or permit anything by such persons that will interfere with the rights, comforts or convenience of other unit residents. "Quiet hours" are from 11:00 P.M. to 7:00 A.M.

10.4 Outdoor Cooking Restrictions. All outdoor, open flame cooking apparatus' are to be used at least five feet (5') from the exterior of the buildings or screened lanais.

10.5 Signs and Solicitation. Door to door and person to person soliciting for the purchase of goods or services is prohibited on the Provincetown condominium properties. No Garage Sale signs nor Garage Sales are permitted on the Provincetown condominium properties. The Association will allow an annual Garage Sale to be held once a year on the community property at a time and place to be determined each year. No signs are permitted which would be visible from the exterior of the individual dwelling unit except signs of an approved size and configuration which set forth the number of the unit.

10.6 Parking of Vehicles.

(A) Each apartment is limited to two (2) vehicles which are properly licensed to operate on federal, state or local roads or right of ways in the State of Florida. These two (2) vehicles shall be registered with the Association office. The designated unit parking area for these two vehicles will be:

- (1) One in the enclosed garage space; and
- (2) One directly behind on the apron.

The residents, and their guests, are not allowed to park a vehicle in front of the fire door of the building at any time.

(B) Each vehicle must be of such size that it will fit into the enclosed garage space. If you, as a resident, wish to use another designated unit's parking space, for one of your two permitted vehicles, you must have in writing in your Association file and the other owner's file, written permission to park in his/her designated space and your vehicle and decal registered to his/her designated parking space and your vehicle and decal registered to his/her unit. A unit owner, after written approval is received (and written approval from all 4 unit owners), may install an electric garage door opener for a double garage door enclosing his and one neighbor's designated enclosed garage space. After installation, the installing owner shall give to the accompanying parking space residents, one remote control for their use. The garage door opener must be kept in working order at all times or if in disrepair, either repaired or removed by the installing owner(s). Any garage door openers that have been installed or those unit owners that have written permission from the Board of Governors to install a garage door opener will be "grandfathered."

All residents' vehicles (no more than two permitted) shall be identified by a proper Provincetown decal. Owner of the vehicle must present a current valid state vehicle registration issued in the name of an individual who is a permanent resident or "short term lease" resident before identification decals will be issued. A Provincetown Condominium identification decal shall be attached permanently to the window glass of the vehicle. Should a new decal be needed for any reason, a replacement identification decal is available at the Association office at a cost of \$10.00.

Short term lessees (seasonal), on the first business day after their arrival in the community, must come to the Association office to register their vehicle in order to receive an identification decal for parking while a resident of Provincetown.

(C) Motorcycles are not to be operated on the premises, except for ingress and egress. Motorcycle engines may not be revved up on the premises and must be operated with a muffler system in good operating condition.

(D) Sailboards and surfboards, boats, boat trailers, jet-skis, utility trailers, campers or RV's of any type, motor homes or mobile homes shall not be parked on the condominium property. All-terrain vehicles (ATV's), all-terrain cycles (ATC's), motorized dirt bikes, mopeds, motorscooters, dune buggies or any other type or style of motorized vehicle that can not be licensed shall not be parked on the condominium property. Such other vehicles in connection with commercial deliveries and services performed at the property may be parked in "Guest Parking" during business hours.

Occasional overnight guests who expect to remain in excess of twenty-four (24) hours should secure a Guest Parking Permit from either the Association office or a Security Guard, stating the amount of time they will be parked in the occupant(s) designated parking area rather than the Guest Parking spaces. Residents are not to use "Guest" parking areas for either of their two permitted vehicles for overnight parking.

(E) Passenger automobiles, vans and light pick-up trucks with single rear wheels of no more than one (1) tone designation, in presentable condition that will fit into the enclosed garage space are permitted vehicles. See Appendix for definition of permitted and nonpermitted vehicles.

APPENDIX

Definition of Permitted Vehicles Provincetown Condominium Association, Inc.

"Vans and light pick-up trucks" designates vehicles with no more than one (1) ton, single rear wheels or less rated weight carrying capacity. Commercial vehicles, as herein defined, shall be allowed with no conspicuous protrusions or hoists and must fit into the enclosed garage space. Any equipment carried in the bed of the pick-up shall be stacked and covered at all times while the vehicle is on the premises. Logos and signs should be limited in size and in good taste. All commercially licensed passenger vehicles will be permitted parking privileges. This rule is intended to specifically permit the parking of passenger, cargo and like vans currently marketed under the following manufacturer's name plates:

Dodge Caravan, Chrysler Town & Country, Chevrolet Astro, Ford Aerostar and all other vehicles of similar design. The term "light pick-up trucks" is specifically intended to include open bed vehicles of not more than one (1) ton designation with single rear wheels, such as traditional pick-up trucks, El Caminos, Rancheros, as well as vehicles commonly marked as "jeeps", such as Ford Broncos, Chevrolet Blazers, Jeep Wagoneers, Suburbans, Expeditions, Navigators and the like.

"Commercial Vehicles" designates all vehicles of every kind whatsoever, which from viewing the exterior of the vehicles or any portion thereof, shows or tends to show any commercial markings, signs, displays, equipment or otherwise indicates a commercial use.

**Definition of Non-Permitted Vehicles
Provincetown Condominium Association, Inc.**

"Campers" - designates all vehicles, vehicle attachments, vehicle toppers, trailer or other enclosures or devices of any kind whatsoever, manufactured, designed, marketed or used for the purpose of camping, recreation or temporary housing of people or their personal property.

"Mobile Homes" designates any structure or device of any kind whatsoever, which is not self-propelled but which is manufactured, designed, marketed or used as a dwelling.

"Motor Homes" designates any vehicles which are self-propelled, built on a motor vehicle chassis, and which are primarily manufactured, designed, marketed or used to provide temporary living quarters for camping, recreational or travel use. Vehicles satisfying the foregoing criteria and which contain a shower, restroom or cooking facilities shall be considered motor homes.

"Boats" designates anything manufactured, designed, marketed or used as a craft for water flotation, capable of carrying one (1) or more persons, or personal property.

"Trailers" designates any vehicles or devices of any kind whatsoever which are manufactured, designed, marketed or used to be coupled to or drawn by a motor vehicle.

10.7 Speed Limits. The speed limit on all Provincetown roadways is a maximum of ten (10) miles per hour or a lesser speed if conditions dictate. There are several traffic control signs on the grounds. Please observe all stop signs and speed limit signs.

10.8. Any vehicle which is not currently licensed or cannot operate on its own power, or visibly displays one or more flat tires, shall not remain on the premises for more than twenty-four (24) hours. Any member of the Board, or any of the Board's agents, who has reasonable cause to believe that a vehicle is unable to operate on its own power shall affix a sticker thereto notifying the owner of the vehicle that it is considered to be in violation of the condominium Rules and Regulations. The vehicle may be towed at the owner's expense. This section shall not be construed to prohibit a unit owner from leaving his/her vehicle in an assigned garage space during an extended period of absence.

10.9 Vehicle maintenance shall be limited to checking fluid levels and maintaining fluid levels and shall be limited to registered vehicles. The use of jacks, lifts and other types of equipment is prohibited, except for changing tires. Auto body repairs and painting is prohibited. Authorized maintenance is to be performed in the assigned parking area of the vehicle. Floors of garage spaces shall be kept clean. If the Association has to clean said floor to correct violation such as, but not limited to, leaking fluids from vehicle, unit owner will be billed. Car washing is to be done on the garage apron area only. Never, for any reason, is a vehicle to be parked on the common element (grass) area.

10.10 Any vehicle violating any provision of these Rules shall be towed at the owner's expense. The Board or its agents, shall have the authority to affix stickers to the vehicle indicating a violation of these Rules and Regulations. Any stickering of a vehicle will not constitute a waiver of the Board's right to tow the vehicle.

10.11 **Enclosed Garages.** Enclosed garages are limited common elements subject to the regulations and inspection of the Condominium Association. These garages may be used only as parking areas for automobiles or other permitted, properly licensed vehicles. Properly licensed vehicles are to be parked in the designated garage space by parking with the front of the vehicle facing the enclosed garage and are not allowed to back said vehicle into designated garage area. Normal accumulations of garbage and trash may be placed in covered containers. All garbage, trash receptacles and recyclable bins are to be placed outside of the apron parking area of the building for collection no more than ten (10) hours before the scheduled pick-up. Resident owned bicycles may be placed in the enclosed parking space at the resident's risk. One (1) ladder not to exceed eight (8) feet in length, per unit, may be placed in the designated enclosed parking space at the resident's risk. A ladder (any size) shall not be attached, protruding or visible on a resident's vehicle in the designated enclosed parking space (garage). A ladder (any size) shall not be attached, protruding or visible from a resident's vehicle placed on a designated apron parking space. No resident's guest shall be permitted on the premises with a ladder attached, protruding or visible on the guest vehicle in the garage, on the apron or in guest parking. All other visible articles are prohibited from the limited common element garage area. Items are not allowed to be stored on the overhang of the garage door nor any shelves allowed to be attached to any wall of the enclosed garage area. Personal item storage shall be contained in the storage cabinets provided for each unit in the garage area. Barbeque grills are allowed to be stored in the enclosed designated garage area, however, cooking on the barbeque grill will only be allowed outside of the enclosed garage, at least five (5) feet away from the building.

10.12 **Bicycles.** When not in actual use, all bicycles and tricycles shall not be located outside individual dwelling units. The location and operation of bicycles and tricycles is prohibited on the landscaped or grass areas. Bicycles may be operated on the roadways. Parents are responsible for the safety of their children.

10.13 **Pets.** All pets except those previously "grandfathered", which may not be replaced, are prohibited. Tenants and guests are not allowed to bring pets onto the premises.

10.14. **Tennis Courts.** The tennis courts are for the use of residents and their guests when the guests are accompanied by a resident. All other parties will be asked to leave the tennis court area. The tennis courts may be occupied only by individuals actively engaged in playing a tennis match; all other individuals will be asked to leave the tennis courts. The use of the tennis courts is subject to the Rules and Regulations posted at the tennis courts and no bikes, roller blades or skateboards are allowed on the tennis courts.

10.15. **Other Common Areas.** All landscaped and grass areas, included within the designated pool area, tennis court area and swing-set play area shall not be used for recreational or sporting activities including, but not limited to, frisbee play, football, volleyball and baseball. All joggers and runners and individuals bicycle riding at night should wear appropriate light colored clothing and are personally responsible for their own safety on the roadways. All barbeque grilling is to be done five (5) feet from the exterior of buildings and not on the interior of the lanai.
Responsibility for Damage: Each unit owner shall be responsible for any damages to the common elements caused by the owner, his family, tenants or guests.

10.16. **Antennae and Clothes Lines.** No radio or television antennae of any type or description may be installed on the exterior of the buildings or on the ground. Clothes lines and clothes racks shall not be placed on the patio areas, or in any other location outside of the individual dwelling unit.

10.17 **Lawn Furniture.** Lawn furniture may be located in the common areas outside of the unit only at the time the furniture is in actual use; in no event shall lawn furniture be left outside of the unit overnight.

10.18 **Unit Maintenance and Repairs.** All units and lanais shall be properly maintained and any repairs and maintenance needed to the plumbing or electrical systems serving an individual unit shall be accomplished expeditiously by the unit owner. Access to the roof areas is prohibited and if, for any reason, access to a roof area is needed, the Association office should be contacted. Any party who causes any damage while on a roof shall be held responsible for that damage, including any water damage to the interior of a unit. Appropriate interior window coverings, (blinds, verticals, etc.) shall be used; flat sheeting, towels or aluminum foil is prohibited.

10.19 **Exterior Alterations.** No alterations, changes or modifications may be made in the exterior appearance of a unit with the exception of a screened lanai and/or hurricane shutters. A unit owner must request, in writing, from the Board of Governors, permission for the installation of a screened lanai and/or hurricane shutters, and submit a set of specifications plus the name of the contractor who will perform the installation. Upon receiving approval from the Board of Governors for a screened lanai and/or hurricane shutters, the installation and perpetual maintenance and repair of the screened room and/or hurricane shutters shall not be used as storage areas. All screen doors for entryway doors, (kitchens or living rooms) excluding lanai doors on the exterior of the building, shall be installed using a white aluminum screen door.

10.20 **Landscape Changes.** No changes, alterations or additions may be made in the exterior landscaping without first obtaining written approval from the Board of Governors, with recommendations from the Landscaping Committee. All plantings become common element property and are subject to the discretion of the Association as to trimming and/or removing for any repair and maintenance procedures.

10.21 **Pool Rules.** The pools are for the use of the residents and their guests (limited to four (4) guests at any one time) when guests are accompanied by the resident. All other parties will be asked to leave the pool areas. No children under the age of twelve (12) years are permitted to use the pool unless they are accompanied and supervised by an adult resident. All children in diapers and training pants must wear rubber pants in the pool. No wheeled vehicles or toys, such as big wheels, bicycles, skateboards or tricycles are allowed in the pool area. Use of the swimming pool and pool area is subject to the Pool Regulations which are posted in the pool area and any party violating these Regulations will be asked to leave the area. Pool furniture shall not be removed from the pool area by anyone other than authorized personnel. The Association reserves the right to deny use of the pool to anyone at any time. No radios or tape/CD players will be permitted in the pool or other common areas unless used with individual earphones.

POSTED POOL RULES

1. THE POOL AREA IS FOR PROVINCETOWN RESIDENTS AND THEIR GUESTS ONLY - GUEST LIMIT (4)
2. RESIDENT MUST ACCOMPANY GUEST
3. CHILDREN UNDER 12 MUST BE ACCOMPANIED BY AN ADULT
4. NO GLASS OBJECTS ALLOWED IN POOL AREA
5. NO FOOD OR BEVERAGES ALLOWED IN POOL AREA
6. NO ANIMALS IN POOL AREA
7. NO FLOATS, BALLS OR OTHER EQUIPMENT IN POOL AREA
8. NO RUNNING OR EXCESSIVE HORSEPLAY IN POOL AREA
9. PROPER BATHING SUITS MUST BE WORN IN POOL (NO CUT-OFFS)
10. ALL CHILDREN IN DIAPERS, TRAINING PANTS, MUST WEAR RUBBER PANTS IN POOL
11. SHOWER BEFORE ENTERING POOL
12. MAXIMUM BATHING LOAD (26) PERSONS- POOL #1
MAXIMUM BATHING LOAD (18) PERSONS- POOL #2
13. SWIM AT YOUR OWN RISK
14. NO LIFEGUARD ON DUTY
15. THE ASSOCIATION RESERVES THE RIGHT TO DENY USE OF THE POOL TO ANYONE AT ANY TIME

10.22 Security / Privacy Policy.

(A) Condominium permanent resident owners and condominium permanent resident tenants shall have a Provincetown Condominium Association, Inc. vehicle identification decal placed on the lower left hand windshield corner of the driver's side of the vehicle.

(B) All guests, contractors and employees of all residents shall have prior entrance authorized in writing or verbally by the resident. Notification to the Guard House by phone (941-939-0338) either on the day of the guest's arrival or in writing for a future day shall be the method of notification. The Guard House Security Officer will place a "day" decal on the inside windshield of all "guest, etc." vehicles.

(C) The Board of Governors recognizes that it may be necessary for a resident to have a designated assisted living "caretaker" for the unit. The caretaker is to have access to the unit without prior notification to the Guard House. The resident shall make these arrangements with the Association office. An appropriate pass for the windshield, with renewal every three (3) months, will be given to the caretaker.

(D) All real estate agents showing property in Provincetown shall be allowed entry with no preannouncement. The agent shall present a business card and identification card to the Security Guard and identify the unit to be visited. A "day" decal is issued. The business card is kept in the Association office.

11. SALES OR LEASING OF UNITS. All sales agreements or leases of units must be in writing. A unit owner may sell or lease only his entire unit, and then only in accordance with this Section. The ability of a unit owner to sell or lease his unit is a privilege, not a right. The privilege may be revoked by the Board of Governors if it is abused by the unit owner, or the owner fails or refuses to follow the required procedures.

11.1 Procedures.

(A) **Notice.** An owner intending to sell or lease his unit must give to the Board of Governors (or its designee) written notice of such intention at least forty-five (45) days prior to the starting date of the proposed transfer or lease, together with the name and address of the proposed transferee or lessee, and other information about the transferee or lessee or the sale or lease that the Board may reasonably require. The application may include the Application for Occupancy, as well as an Application for Transfer of Title if the proposed transaction is a sale or transfer of a unit.

(B) Failure to Give Notice. Any sale or lease entered into without notice in violation of the above provisions shall, at the option of the Board, be treated as a nullity, and the Board shall have the power to evict the lessee by summary proceedings without securing consent to such eviction from the unit owner.

11.2 Term of Lease and Frequency of Leasing. The minimum lease term is one (1) month or thirty (30) days, whichever is less. No subleasing or assignment of lease rights by the lessee is allowed.

11.3 Occupancy During Lease Term. No one but the lessee and his family within the first degree of relationship by blood, adoption or marriage may occupy the unit. The total number of overnight occupants of a leased unit is limited to six (6) persons. No pets are permitted.

11.4 Use of Common Elements and Common Areas. To prevent overtaxing the facilities, a unit owner whose unit is leased may not use the recreation or parking facilities during the lease term.

11.5 Regulation by Association. All of the provisions of the condominium documents and the rules and regulations of the Association shall be applicable and enforceable against any person occupying a unit as a lessee or guest to the same extent as against the owner. The Association may require lessees to post a security deposit as provided by law to protect against damage to the common elements. A covenant on the part of each occupant to abide by the rules and regulations of the Association and the provisions of the condominium documents, designating the Association as the owner's agent with the authority to terminate any lease agreement and evict the tenants in the event of breach of such covenant, shall be deemed to be included in every lease agreement, whether oral or written, and whether specifically expressed in such agreement or not.

11.6 The Board of Governors shall have the authority to approve all sales or leases and renewals thereof, which authority may be delegated to a committee of unit owners. The Board shall have the authority to promulgate or use a uniform lease application and require such other information from the proposed tenant as is appropriate under the circumstances. The Board shall have the right to delegate the screening of proposed tenants to a committee, or a commercial tenant screening concern. The Association may charge a fee for consideration of lease and/or sales applications which shall not exceed the maximum fee prescribed by law.

11.7 All leases shall be on a uniform form of lease or lease addendum if so promulgated by the Association. Uniform leases and all others will provide or shall be deemed to provide that the tenants have read and agreed to be bound by the various restrictions contained in the Declaration of Condominium, Articles of Incorporation, Bylaws of the Association, and Rules and Regulations (hereinafter "documentary regulations"). The uniform lease and other leases shall further provide or be deemed to provide that any violation of the applicable documentary regulations shall constitute a material breach of the lease and subject the tenant to eviction. If a

tenant fails to abide by the applicable documentary regulations, the unit owners shall be responsible for the conduct of the tenant. The unit owner shall have the duty to bring his tenants' conduct into compliance with the documentary regulations by whatever action is necessary, including without limitation, the institution of eviction proceedings. If the unit owner fails to bring the conduct of the tenant into compliance with the documentary regulations, the Association shall have the authority to act as agent of the owner to undertake whatever action is necessary to abate the tenants' noncompliance with the documentary regulations, including without limitations, the right to institute an action for eviction against the tenant in the name of the Association. The Association shall have the right to recover any costs or fees, including attorney's fees incurred in connection with such actions from the unit owner in the same manner as common expense charges.

11.8 A transfer fee made payable to the Association in the amount of \$25.00 for any sale transfer approval and \$50.00 for any lease approval shall accompany the application. Upon receipt of all information and fees required by Association, the Association shall have the duty to approve or disapprove all proposed transfers or leases within thirty (30) days of receipt of such information for approval. All requests for approval not acted upon within thirty (30) days shall be deemed approved. Applications for renewals of lease agreements shall be submitted at least fifteen (15) days in advance of the expiration of the lease agreement. If the Association disapproves a proposed transfer, lease or renewal, the unit owner shall receive a short statement indicating the reason for the disapproval, and the transfer or lease shall not be made or renewed. The Association shall have no duty to provide an alternate buyer or lessee (whether long term or short term) nor shall it assume any responsibility for the denial of a transfer or lease application if any denial is based upon any of the following reasons:

(A) The person seeking approval (which shall include all proposed occupants) has been convicted of a felony involving violence to persons or property, or a felony demonstrating dishonesty or moral turpitude.

(B) The application for approval on its face, or the conduct of the applicant, indicates that the person seeking approval intends to conduct himself in a manner inconsistent with the covenants and restrictions applicable to the condominium. By way of example, but not limitation, an owner allowing a tenant or transferee to take possession of the premises prior to approval by the Association as provided for herein shall constitute a presumption that the applicant's conduct is inconsistent with applicable restrictions.

(C) The person seeking approval has a history of disruptive behavior or disregard for the rights and property of others as evidenced by his conduct in other social organizations or associations, or by his conduct in this condominium as a tenant, unit owner or occupant of a unit.

(D) The person seeking approval has failed to provide the information, fees, or appearances required to process the application in a timely manner.

(F) The proposed occupant makes any material misrepresentation during the application process, which shall justify retroactive disapproval of the application upon discovery of the misrepresentation.

(G) As a condition of renting a unit, the Board may require the posting of a security deposit for damages to the common elements as provided by law.

11.9 **“Short-Term” Lease.** Notwithstanding any other provision to the contrary, as it relates to “short-term” leases, an Application for Occupancy with attached \$50.00 fee and signed Provincetown Condominium Lease Addendum must be submitted to the Board of Governors for approval of the occupancy. The required interview of the occupant(s) will occur on the first business day following the arrival at the unit. The occupant(s) will be interviewed at the Association office by the Agent of the Board of Governors. A lessee who has completed an Application for Occupancy and paid the fee of \$50.00 and returns to the community for a “short-term” lease (less than seven months) within one (1) year shall not be required to again pay the \$50.00 application fee, but will be required to again complete an Application for Occupancy form which is to be sent to the Board of Governors.

11.10 **“House Guests”.** No guest(s) shall reside within a unit for a period of more than thirty (30) days (one month) during a calendar year. Written approval by the Association must be given for any period of visitation longer than thirty (30) days. Guest Parking Permits for use in the Guest Parking designated spaces, designated enclosed garage spaces or apron spaces may be obtained from the Association office for a period of two (2) weeks and renewed for a period of two (2) weeks in consecutive order. Residency in a unit after thirty (30) days (one month) signifies permanent occupancy. Permanent occupancy requires an Application for Occupancy form to be completed, and an interview to be held with the Board of Governors for the designated agent. A lessee shall attach the \$50.00 fee to the completed Application for Occupancy form before presentation to the Association office.

12. **INSURANCE.** In order to adequately protect the Association and its members, insurance shall be carried and kept in force at all times in accordance with the following provisions:

12.1 **By the Unit Owner.** Each unit owner is responsible for insuring his own unit, and the personal property therein; all floor, wall and ceiling coverings; all built-in cabinets, appliances, water heaters, air conditioning and heating equipment, and electrical fixtures that are located within the unit and required to be repaired or replaced by the owner; and all alterations, additions and improvements made to the unit or the common elements by the owner or his predecessors in title. Each unit owner is expected to carry homeowner's insurance, with endorsements for leakage, seepage and wind-driven rain, additions and alterations, and loss assessment protection, or recognize that he bears financial responsibility for any damage to his property or liability to others that would otherwise be covered by such insurance.

12.2 **Association Insurance; Duty and Authority to Obtain.** The Board of Governors shall obtain and keep in force the insurance coverage which it is required to carry by law and under the condominium documents, and may obtain and keep in force any or all additional insurance coverage as it deems necessary. The name of the insured shall be the Association and the unit owners without naming them, and their mortgagees, as their interests shall appear. To the extent permitted by law, the Association may self insure.

12.3 **Required Coverage.** The Association shall maintain adequate insurance covering the buildings and other improvements on the condominium property that the Association is required to insure, as well as all association property, in such amounts, and with such deductibles, as is determined annually by the Board of Governors in the exercise of its good business judgment, such insurance to afford at least the following protection:

(A) **Property.** Loss or damage by fire, extended coverage (including windstorm), vandalism and malicious mischief, and other hazards covered by what is commonly known as an "all risk" property contract.

(B) **Liability.** Premises and operations liability for bodily injury and property damage in such limits of protection and with such coverage as are determined by the Board of Governors, with cross liability endorsement to cover liabilities of the unit owners as a group to a unit owner.

(C) **Automobile.** Automobile liability for bodily injury and property damage for owned and non-owned motor vehicles, in such limits of protection and with such coverage as may be determined by the Board of Governors.

(D) **Statutory Fidelity Bond.**

12.4 **Optional Coverage.** The Association may purchase and carry other such insurance coverage as the Board of Governors may determine to be in the best interest of the Association and unit owners. Some of the more common options include:

(A) Flood insurance.

(B) Broad Form Comprehensive General Liability Endorsement.

(C) Directors and Officers Liability.

(D) Medical Payments.

(E) Leakage, seepage and wind-driven rain.

12.5 Description of Coverage. A detailed summary of the coverages included in the master policies, and copies of the master policies, shall be available for inspection and copying by unit owners or their authorized representatives upon request.

12.6 Waiver of Subrogation. If available and where applicable, the Board of Governors shall endeavor to obtain insurance policies which provide that the insurer waives its right to subrogation as to any claim against the unit owners, or their respective servants, agents or guests, except for any claim based upon gross negligence evidencing reckless, willful or wanton disregard for life or property.

12.7 Insurance Proceeds. All insurance policies purchased by the Association shall be for the benefit of the Association, the unit owners and their mortgagees as their interests may appear, and all proceeds from policies purchased by the Association shall be payable only to the Association. The duty of the Association shall be to receive such proceeds as are paid, and to hold the same in trust, and disburse them for the purposes stated herein and for the benefit of the unit owners and their respective mortgagees in the following shares:

(A) **Common Elements.** Proceeds on account of damage to common elements shall be held in as many undivided shares as there are units, the shares of each unit owner being the same as his share in the common elements.

(B) **Units.** Proceeds received on account of damage within the units shall be held in prorated shares, based on the amount of damage within each damaged unit as a percentage of the total damage within all units.

(C) **Mortgagee.** If a mortgagee endorsement has been issued as to a unit, the shares of the mortgagee and the unit owner shall be as their interests appear. No mortgagee shall have the right to require application of insurance proceeds to any mortgage it may hold against a unit, unless insurance proceeds on account of damage to that unit are not used for repairs, or the proceeds exceed the actual cost of repairs or reconstruction. Except as otherwise expressly provided, no mortgagee shall have the right to participate in determining whether improvements will be repaired or reconstructed after casualty.

(D) **Deductibles.** The policies may provide for reasonable deductibles. In the case of property insurance, the deductible shall be paid by the party who would be liable for the loss or responsible for repairs in the absence of insurance. If multiple parties would be responsible, the deductible shall be allocated among them in proportion to the amount each party's loss bears to the total.

12.8 **Distribution of Proceeds.** Insurance proceeds from Association policies shall be distributed to or for the benefit of the unit owners in the following manner:

(A) **Costs of Protecting and Preserving the Property.** If a person other than the person responsible for repair and reconstruction has properly advanced funds to preserve and protect the property to prevent further damage or deterioration, the funds so advanced shall first be repaid, with interest if required.

(B) **Cost of Repair or Reconstruction.** If the damage for which the proceeds are paid is to be repaired or reconstructed the remaining proceeds shall be paid to defray the Costs as provided in Sections 12.7 (A) and (B) above. Any proceeds remaining after repairs and reconstruction shall be distributed to the beneficial owners, remittances to unit owners and their mortgagees being paid jointly to them.

(C) **Failure to Repair or Reconstruct.** If it is determined in the manner elsewhere provided here in that the damages for which the proceeds are paid shall not be reconstructed or repaired, the proceeds on account of that damage shall be distributed to the beneficial owners, remittances to unit owners and their mortgagees being payable jointly to them.

12.9 **Association as Agent.** The Association is hereby irrevocably appointed as agent for each unit owner to adjust all claims arising under insurance policies purchased by the Association for damage or loss to the condominium property.

13. **REPAIR OR RECONSTRUCTION AFTER CASUALTY.** If any part of the condominium property is damaged by casualty, whether and how it shall be reconstructed or repaired shall be determined as follows:

13.1 **Damage to Units.** Where loss or damage occurs within one or more units, any Association insurance proceeds on account of the loss or damage shall be distributed to the owner(s) of the damaged unit(s) in shares as provided in Section 12.7 above. The owner(s) of the damaged unit(s) shall be responsible for reconstruction and repair, and no other person, including the Association, is liable for the cost thereof in the absence of legal fault.

13.2 **Damage to Common Elements - Less than "Very Substantial".** Where loss or damage occurs to the common elements, but the loss is less than "very substantial", as hereinafter defined, it shall be mandatory for the Association to repair, restore and rebuild the damage caused by the loss, and the following procedures shall apply:

(A) The Board of Governors shall promptly obtain reliable and detailed estimates of the cost of repair and restoration, and shall negotiate and contract for repair and reconstruction.

(B) If the proceeds of insurance and available reserves are insufficient to pay for the cost of repair and reconstruction of the common elements, the Association shall promptly, upon determination of the deficiency, levy a special assessment against all unit owners in proportion to their shares in the common elements for the deficiency. Such special assessments need not be approved by the unit owners. The proceeds from the special assessment shall be added to the funds available for repair and restoration of the property.

13.3 **"Very Substantial" Damage.** As used in this Declaration, the term "very substantial" damage shall mean loss or damage caused by a common occurrence whereby at least three-fourths (3/4ths) of the total units cannot reasonably be rendered habitable within sixty (60) days. Should such "very substantial" damage occur:

(A) The Board of Governors and the officers, or any of them, are authorized, regardless of any other provision of this Declaration, to take such action as may reasonably appear to be necessary under emergency conditions, as further provided in Section 4.16 of the Bylaws. This authority includes actions to protect life and property, to evacuate or shore-up structures and salvage property, to engage security to protect against looting or other criminal acts, and to alter the condominium property or association property as might be reasonable under the circumstances to protect the condominium property or association property from further damage or deterioration. This authority includes the authority to expend any and all available association funds, including reserves.

(B) The Board of Governors shall endeavor to obtain comprehensive, detailed estimates of the cost of repair and restoration.

(C) A meeting of the members shall be held not later than sixty (60) days after the Board has obtained the estimates, to determine the opinion of the membership with reference to rebuilding or termination of the Condominium, subject to the following:

(1) If the insurance proceeds, reserves and other association funds available for the restoration and repairs that are the Association's responsibility are sufficient to cover the estimated cost thereof so that it is reasonably anticipated that the repairs and reconstruction can be accomplished without levying a special assessment that

exceeds fifteen percent (15 %) of the total annual budget for the condominium in the year in which the casualty occurred, the Condominium shall be repaired and reconstructed unless at least two-thirds (2/3rds) of the total voting interests of the Condominium vote for termination, in which case the Condominium shall be terminated.

(2) If upon the advice of legal counsel and construction experts, it appears unlikely that the then applicable zoning or other regulatory laws will allow reconstruction of the same number and general types of units; or if the insurance proceeds, reserves and other association funds available for restoration and repair are not sufficient to cover the estimated cost thereof, and it is reasonably anticipated that the repairs and reconstruction can be accomplished only by levying special assessments exceeding fifteen percent (15%) of the total annual budget for the Condominium in the year in which the casualty occurred, the Condominium shall be terminated, and the property removed from the provisions of the Condominium Act, unless at least two-thirds (2/3rds) of the total voting interests of the Condominium vote against termination. If the requisite number of unit owners vote against termination, the Board of Governors shall levy such assessments as are necessary, and shall proceed with the necessary repairs and restoration. The proceeds from the special assessments shall be added to the funds available for repair and reconstruction.

(D) If any dispute shall arise as to whether "very substantial" damage has occurred, or as to the amount of special assessments required, a determination by at least two-thirds (2/3rds) of the Directors shall be conclusive, and shall be binding upon all persons.

13.4 **Application of Insurance Proceeds.** It shall always be presumed that monies disbursed for repair and reconstruction come first from insurance proceeds; if there is an excess of insurance proceeds left in the funds held by the Association after the payment of all costs of repair, and reconstruction, such balance shall be distributed to the unit owners, except as otherwise provided in Section 12.7(C) above.

13.5 **Equitable Relief.** In the event of damage to the common elements which renders any unit uninhabitable, if repairs and reconstruction are not begun and completed within a reasonable period of time, the owner of the uninhabitable unit may petition a court for equitable relief, which may include termination of the Condominium and partition of the former condominium

property. For purposes of this provision, it shall be conclusively presumed that repair and reconstruction has begun and been completed within a reasonable period of time if substantial work is commenced within six (6) months following the damage or destruction, and is completed within nine (9) months thereafter.

13.6 Plans and Specifications. Any repairs or reconstruction must be substantially in accordance with the plans and specifications for the original buildings, or according to different plans and specifications approved by the Board of Governors, by the owners of at least three-fourths (3/4ths) of the units and by the Primary Institutional Mortgagee, if any. Such approvals may not be unreasonably withheld. However, no change in plans and specifications shall materially reduce the interior floor space of any unit without the consent of the unit owner and his institutional mortgagee, if any.

14. CONDEMNATION.

14.1 Deposit of Awards with Association. The taking of all or any part of the condominium property by condemnation or eminent domain shall be deemed to be a casualty to the portion taken. Awards for the taking shall be deemed to be proceeds from insurance on account of the casualty. Even though the awards may be payable to unit owners, the unit owners shall deposit the awards with the Association; and if any fail to do so, a special charge shall be made against a defaulting unit owner in the amount of his award, or the amount of that award shall be set off against any sums payable to that owner.

14.2 Determination Whether to Continue Condominium. Whether the Condominium will be continued after a taking by condemnation or eminent domain will be determined in the same manner provided for determining whether damaged property will be repaired or reconstructed or after a casualty.

14.3 Disbursement of Funds. If the Condominium is terminated, the proceeds of all awards and other payments will be deemed association property and shall be owned and distributed in the manner provided for insurance proceeds when the Condominium is terminated after a casualty. If the Condominium is not terminated, but the size of the Condominium will be reduced, the owners of units to be diminished or eliminated, if any, will first be made whole, and any property damaged by the taking will be made usable in the manner provided below. Proceeds of awards and special assessments shall be used for these purposes and shall be disbursed in the manner provided for disbursements of funds after a casualty.

14.4 Association as Agent. The Association is hereby irrevocably appointed as each unit owner's attorney-in-fact for purposes of negotiating or litigating with a condemning authority for the purpose of realizing just compensation.

14.5 **Units Reduced but Habitable.** If the size of a unit must be reduced, and the remaining portion of the unit can be made habitable, the awards for the taking of a portion of that unit shall be used for the following purposes in the order stated, and the following changes shall be effected in the Condominium:

(A) **Restoration of Unit.** The unit shall be made habitable. If the cost of doing so exceeds the amount of the award, the additional funds required shall be paid by the owner of the unit.

(B) **Distribution of Surplus.** The balance of the award, if any, shall be distributed to the owner of the unit and to each mortgagee of the unit, the remittance being made payable jointly to the owner and mortgagees.

14.6 **Unit Made Not Habitable.** If the condemnation is of an entire unit or reduces the size of a unit so that it cannot be made habitable, the award for the taking of the unit shall be used for the following purposes in the order stated, and the following changes shall be effected in the Condominium:

(A) **Payment of Award.** The award shall be paid to the owner of the unit and to each mortgagee of the unit as their interests may appear, the remittance being made payable jointly to the owner and mortgagee(s).

(B) **Addition to Common Elements.** If possible and practical, any remaining portion of the unit shall become part of the common elements and shall be placed in condition for use by some or all unit owners in a manner approved by the Board of Governors.

(C) **Adjustment of Shares in Common Elements.** The shares in the common elements appurtenant to the units that continue as part of the Condominium shall be adjusted to equitably distribute the ownership of the common elements among the changed number of units.

(D) **Assessments.** If the award to the Association for damage to the common elements resulting from a taking is not sufficient to pay the cost of converting the remaining portions of the unit for use as a part of the common elements, the additional funds required for those purposes shall be raised by special assessment against all unit owners who will continue as owners of units after the changes in the Condominium affected by the taking. The assessments shall be made in proportion to the shares of those owners in the common elements after the changes affected by the taking.

14.7 Taking of Common Elements. Awards for the taking of common elements only shall be used to make the remaining portion of the common elements usable in a manner approved by the Board of Governors. The balance of such awards, if any, shall become part of the common surplus.

14.8 Amendment of Declaration. Any changes in units and in the common elements, in the ownership of the common elements, and in the sharing of common expenses that are necessitated by condemnation or eminent domain shall be accomplished by amending this Declaration and Exhibits "A" and "B" in conformity to the changes mandated by Sections 14.5 and 14.6 above. Such amendments need be approved only by the owners of a majority of the units. Approval of, or joinder by, lien holders is not required for any such amendment.

15. TERMINATION. The Condominium may be terminated in the following manner:

15.1 Agreement. The Condominium may be caused to be terminated at any time by written agreement of the owners of at least three-fourth; (3/4ths) of the units, and the Primary Institutional Mortgagee.

15.2 Very Substantial Damage. If the Condominium suffers "very substantial damage" to the extent defined in Section 13.3 above, and it is not decided as therein provided that the Condominium will be reconstructed or repaired, the condominium form of ownership of the property in this Condominium will be terminated.

15.3 Certificate of Termination. The termination of the Condominium by either of the foregoing methods shall be evidenced by a Certificate of Termination, executed by the President or Vice-President with the formalities of a deed, and certifying as to the facts effecting the termination. The certificate shall also include the name and address of a Florida financial institution with trust powers, or a licensed Florida attorney, who is designated by the Association to act as Termination Director, and shall be executed by the Director indicating willingness and ability to serve in that capacity. Termination of the Condominium occurs when a Certificate of Termination meeting the requirements of this Section is recorded in the Public Records of Lee County, Florida. The recording of that Certificate of Termination automatically divests the Association and all unit owners of legal title, and vests legal title in the Termination Director named in the Certificate of Termination, to all real and personal property which was formerly the condominium property or association property, without need for further conveyance. Beneficial title to the former condominium and association property is owned by the former unit owners as tenants in common, in the same undivided shares as each owner previously owned in the common elements. Upon termination, each lien encumbering a condominium parcel shall be automatically transferred to the equitable share in the condominium property attributable to the unit encumbered by the lien, with the same priority.

15.4 Wind-up of Association Affairs. The termination of the Condominium does not, by itself, terminate the Association. The former unit owners and their successors and assigns shall continue to be members of the Association, and the members of the Board of Governors and the officers of the Association shall continue to have the powers granted in this Declaration, and in the Articles of Incorporation and Bylaws, for the purpose of winding up the affairs of the Association in accordance with this Section 15.4 Director's Powers and Duties. The Termination Director shall hold title to the property for the benefit of the former unit owners and their successors, assigns, heirs, devisees, mortgagees and other lien holders, as their interests shall appear. If the former unit owners approve a sale of the property as provided in this Section, the Termination Director shall have the power and authority to convey title to the real property, and to distribute the proceeds in accordance with the provisions of this Section. The Termination Director shall be entitled to reasonable fees for acting in such capacity, and such fees, and all costs and expenses incurred by the Termination Director in the performance of its duties, shall be paid by the Association or paid from the proceeds of the sale of the former condominium and Association property, or other Association assets, and shall constitute a lien on the property superior to any other lien. The Director shall be entitled to indemnification by the Association from any and all liabilities and costs incurred by virtue of acting as Termination Director unless such liabilities are the result of gross negligence or malfeasance. The Termination Director may rely upon the written instructions and information provided to it by the officers, Directors and agents of the Association, and shall not be required to inquire beyond such information and instructions. In the event of the resignation or incapacity of the Director, a successor Director may be appointed by the Circuit Court of the county in which the Condominium is located on the petition of the Association.

15.5 Partition; Sale. Following termination, the former condominium property and association property may be partitioned and sold upon the application of any unit owner. If following a termination, at least seventy-five percent (75%) of the voting interests agree to accept an offer for the sale of the property, the Board of Governors shall notify the Termination Director, and the Director shall complete the transaction. In that event, any action for partition of the property shall be held in abeyance pending the sale, and upon the consummation of the sale shall be discontinued by all parties thereto. If the unit owners have not authorized a sale of the former condominium and association property within 1 year after the recording of the Certificate of Termination, the Director may proceed to sell the property without agreement by the former unit owners. The proceeds of the sale of any of the property or assets of the Association shall be distributed by the Termination Director to the beneficial owners thereof, as their interests shall appear.

15.6 New Condominium. The termination of the Condominium does not bar creation of another Condominium including all or any portion of the same property.

15.7 Provisions Survive Termination. The provisions of this Section 15 are covenants running with the land, and shall survive the termination of the Condominium until all matters covered by those provisions have been completed. The Board of Governors shall continue to function in accordance with the Bylaws and Articles of Incorporation, and shall have the power to levy assessments to pay the costs and expenses of maintaining the property until it is sold. The costs of termination, the fees and expenses of the Termination Director, as well as post-termination costs of maintaining the former condominium property and winding up the affairs of the Association, are common expenses, the payment of which shall be secured by a lien on the beneficial interest owned by each former unit owner, which to the maximum extent permitted by law, shall be superior to, and take priority over, all other liens.

16. OBLIGATIONS OF OWNERS.

16.1 Duty to Comply Right to Sue. Each unit owner, his tenants and guests, and the Association shall be governed by and shall comply with the provisions of the Condominium Act, the Declaration, the documents creating the Association, the Bylaws and the Rules and Regulations. Actions for damages or for injunctive relief, or both, for failure to comply may be brought by the Association or by a unit owner against:

- (A) The Association;
- (B) A unit owner;
- (C) Anyone who occupies a unit; or
- (D) Any member of the Board of Governors who willfully and knowingly fails to comply with these provisions.

16.2 Waiver of Rights. The failure of the Association or of a member to enforce any right, provision, covenant or condition which may be granted by the condominium documents shall not constitute a waiver of the right of the Association or member to enforce such right, provision, covenant or condition in the future. A provision of the Condominium Act may not be waived by a unit owner if the waiver would adversely affect the rights of the owner or defeat the purpose of the provision, except that unit owners or Directors may waive notice of specific meetings as provided in the Bylaws. Any written instrument or instruction given by a prospective purchaser or unit owner to an escrow agent may be relied upon by the escrow agent, whether or not such instruction and the payment of funds thereunder might otherwise constitute a waiver of any provision of the Condominium Act.

16.3 Attorney's Fees. In any legal proceeding arising out of an alleged failure of a tenant, unit owner or the Association to comply with the requirements of the Condominium Act or the condominium documents, as they may be amended from time to time, the prevailing party shall be entitled to recover the costs of the proceeding and such reasonable attorneys fees as may be awarded by the court.

16.4 No Election of Remedies. All rights, remedies and privileges granted to the Association or unit owners under any terms, provisions, covenants, or conditions of the condominium documents shall be deemed to be cumulative, and the exercise of any one or more shall not be deemed to constitute an election of remedies, nor shall it preclude the party from exercising such other additional rights, remedies, or privileges as may be granted by the condominium documents, or at law or in equity.

17. RIGHTS OF MORTGAGEES.

17.1 Approvals. Written consent of the institutional mortgagee of a unit shall be required for any amendment to the Declaration which would decrease the percentage interests of the unit in the ownership of the common elements, except as provided in Section 15.6(C) above.

17.2 Notice of Casualty or Condemnation. In the event of condemnation, eminent domain proceedings, or very substantial damage to, or destruction of, any unit or any part of the common elements, the record holder of any first mortgage on an affected unit shall be entitled to notice.

17.3 Mortgage Foreclosure. If the mortgagee of a first mortgage of record acquires title to a condominium parcel as a result of foreclosure of the mortgage, or by a deed given in lieu of foreclosure, the liability of the mortgagee for the share of common expenses or assessments attributable to the condominium parcel, or chargeable to the former owner of the parcel, which came due prior to the mortgagee's acquisition of title shall be governed by the Condominium Act, as it may be amended from time to time. Any unpaid share of common expenses for which such acquirer is exempt from liability becomes a common expense collectible from all unit owners, including the acquirer and his successors and assigns. No owner or acquirer of title to a condominium parcel by foreclosure (or by a deed in lieu of foreclosure) may during his period of ownership, whether or not the parcel is occupied, be excused from the payment of any assessments coming due during the period of such ownership:

17.4 Redemption. If proceedings are instituted to foreclose any mortgage or lien on any unit, the Association, on behalf of one or more unit owners and with the permission of the mortgagee, may redeem the mortgage or lien for the amount due thereon and be thereby subrogated to all of the mortgagee's or lienor's rights of action, or the Association may purchase the unit at the foreclosure sale. A mortgagee shall have an unrestricted, absolute right to accept title to the unit in settlement and satisfaction of the mortgage or to foreclose its mortgage in accordance with its terms, and to bid upon the unit at the foreclosure sale.

17.5 **Right to Inspect Books**. The Association shall make available to institutional mortgagees upon request current copies of the recorded condominium documents and the books, records and financial statements of the Association. "Available" means ready for inspection, upon written request, during normal business hours, or under other reasonable circumstances. Photocopies provided at the request of the mortgagee shall be at the expense of the mortgagee.

17.6 **Financial Statement**. Any institutional mortgagee is entitled, upon written request, to a copy of the financial statement or financial report of the Association as delivered, to the owners for the immediately preceding fiscal year.

17.7 **Lender's Notices**. Upon written request to the Association, any institutional mortgagee shall be entitled to timely written notice of:

(A) Any delinquency of sixty (60) days or longer in the payment of assessments or charges owed by the owner of any unit on which it holds a mortgage.

(B) A lapse, cancellation, or material modification of any insurance policy or fidelity bond maintained by the Association.

(C) Any proposed action that requires the consent of a specified number or percentage of mortgage holders.

18. **AMENDMENT OF DECLARATION**. All amendments to this Declaration shall be proposed and adopted as follows:

18.1 **Proposal**. Amendments to this Declaration may be proposed by the Board of Governors or by written petition signed by the owners of at least one-fourth (1/4th) of the units.

18.2 **Procedure**. Upon any amendment or amendments to this Declaration being proposed as provided above, the proposed amendment or amendments shall be submitted to a vote of the members not later than the next annual meeting for which proper notice can be given.

18.3 **Vote Required**. Except as otherwise provided by law, or by specific provision of the condominium documents, this Declaration may be amended if the proposed amendment is approved by at least two-thirds (2/3rds) of the voting interests present in person or by proxy and voting at any annual or special meeting called for the purpose. Prior to the assumption of control of the Association by unit owners other than the Developer, this Declaration may be amended by vote of a majority of the Directors, and no vote of the unit owners is required.

18.4 **Certificate; Recording.** A copy of each adopted amendment shall be attached to a certificate that the amendment was duly adopted as an amendment to the Declaration, which certificate shall be in the form required by law and shall be executed by officers of the Association with the formalities of a deed. The amendment shall be effective when the certificate and copy of the amendment are recorded in the Public Records of Lee County, Florida.

18.5 **Proviso.** An amendment to this Declaration may change the configuration or size of any unit in a material fashion, materially alter or modify the appurtenances to the unit, or change the proportion or percentage by which the owner of a parcel shares the common expenses and owns the common surplus, if the record owner of the unit, his institutional mortgagee, if any, and the owners of at least a majority of the units, consent to the amendment. This proviso does not apply to changes ordered by a governmental agency as a result of condemnation or a taking by eminent domain under Section 15 above.

19. MISCELLANEOUS.

19.1 **Severability.** The invalidity or non-enforceability in whole or in part of any covenant or restriction or any section, subsection, sentence, clause, phrase or word or other provision of this Declaration, or any exhibit attached thereto, shall not effect the remaining portions thereof.

19.2 **Applicable Statutes.** The validity, application and construction of this Declaration and its exhibits shall be governed by the Laws of Florida, particularly the Condominium Act, as it exists on the date of recording this Declaration in the Public Records of Lee County, Florida.

19.3 **Conflicts.** If there is an irreconcilable conflict between any provision of this Declaration and the Governing Documents or the Condominium Act, the Governing Documents or the Condominium Act shall control. If there is a conflict between this Declaration and the Association's Articles of Incorporation or Bylaws, this Declaration shall control.

19.4 **Interpretation.** The Board of Governors is responsible for interpreting the provisions of this Declaration and its exhibits. Such interpretation shall be binding upon all parties unless wholly unreasonable. A written opinion rendered by legal counsel that an interpretation adopted by the Board is not unreasonable shall conclusively establish the validity of such interpretation.

19.5 **Exhibits.** There is hereby incorporated within this Declaration any materials contained in any of the exhibits hereto which, under the Condominium Act, are required to be part of the Declaration.

19.6 **Headings and Capitalization.** The headings used in the condominium documents, and the capitalization of certain words, are for reference and convenience purposes only, and do not constitute substantive matter intended to be considered in construing the terms and provisions of these documents.

IN WITNESS WHEREOF, the Association, by and through its Board of Governors, has executed this Amended and Restated Declaration the day and year first above written.

Signed in the presence of:

PROVINCETOWN CONDOMINIUM ASSOCIATION, INC.

Carol J Henke
Witness
Print name: CAROL J. HENKE

By: Ray MacPherson, President

(CORPORATE SEAL)

Roxanne O Ross
Witness
Print name: ROXANNE O. ROSS

ATTEST: Marilyn J. Johnson, Secretary

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was executed before me this 23 day of February ²⁰⁰⁰ 1999, by Raymond MacPherson, President of Provincetown Condominium Association, Inc., on behalf of the corporation. He is personally known to me or did produce _____ as identification.

Staci M Henke
Notary Public Signature



RESOLVED: That the Declaration of Condominium of Provincetown Condominium be and is hereby amended, and the amendments are adopted in the form attached hereto as Exhibit "A", and made a part hereof; and

2. The following resolution was approved by not less than sixty percent (60%) of the votes of the Board of Governors and a majority of the votes of the members present, in person or by proxy, at a meeting at which a quorum was present.

RESOLVED: That the Bylaws of Provincetown Condominium Association, Inc., be and are hereby amended and restated, and the Amendment to the Bylaws are adopted in the form attached hereto as Exhibit "B", and made a part hereof; and

3. The following resolution was approved by not less than sixty percent (60%) of the votes of the Board of Governors and a majority of the votes of the members present, in person or by proxy, at a meeting at which a quorum was present.

RESOLVED: That the Rules and Regulations, including Satellite Rules, of Provincetown Condominium Association, Inc., be and are hereby amended and restated, and the Amendment to the Rules and Regulations are adopted in the form attached hereto as Exhibit "C", and made a part hereof; and

RESOLVED: That the officers and directors are hereby instructed and authorized to execute the aforementioned documents and cause them to be filed of public record, together with a Certificate of Amendment.

Dated this 23 day of February, 2000.

Cara J. Henke
Witness

Boyanne O. Ross
Witness

**PROVINCETOWN CONDOMINIUM
ASSOCIATION, INC.**

By: A. J. [Signature]
President

Attest: M. [Signature]
Secretary


STATE OF FLORIDA)
)SS:
COUNTY OF LEE)

The foregoing instrument was acknowledged before me this 23 day of February, 2000, by Raymond MacPherson, President of Provincetown Condominium Association, Inc., a non-profit Florida corporation, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification and did not take an oath.

(Notary Seal)



Commission No: _____


Signature of Notary Public

Staci M. Henke
(Print, type or stamp commissioned name of Notary Public)