

EXHIBIT F

**INITIAL ASSOCIATION RULES AND REGULATIONS
FOR GRAND HAVEN**

The following Rules and Regulations shall be binding upon the Owners of all Lots within Grand Haven and will be administered by the Board of Directors with the goal of maintaining and enhancing the inherent value of each Lot.

1. The Common Properties and facilities shall not be obstructed nor used for any purpose other than the purposes intended therefor; nor shall any carts, bicycles, carriages, motor vehicles, chairs, tables or any other similar objects be stored thereon.

2. No Owner or Occupant shall make or permit any disturbing noises in the Grand Haven community by himself or his family, servants, employees, agents, renters, visitors or licensees, nor permit any conduct by any such persons that will interfere with the rights, comforts or conveniences of other Owners. No Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio or sound amplifier or any other sound equipment in the Grand Haven community in such a manner as to disturb or annoy other residents. No Owner or occupant shall conduct, nor permit to be conducted, vocal or instrumental instruction at any time which disturbs other residents.

3. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Grand Haven community and including full compliance by them of these rules and regulations and all other rules and regulations of the Association. Loud noises will not be tolerated.

4. No motor vehicle which cannot operate on its own power shall remain in Grand Haven for more than twenty-four (24) hours, and no repair of vehicles shall be made therein with the exception of repair work concealed inside an enclosed garage. Except for emergency repairs, absolutely no in-street repairs shall be made to any vehicle. All motor vehicles shall carry a current year's license tag registration and be maintained in proper operating condition so as not to be a nuisance by noise, exhaust, emissions, or otherwise.

5. Overnight parking of all passenger vehicles shall be in driveways, garages or in other areas designated by the Association. Overnight parking of all other vehicles and recreational equipment shall be in garages or in areas designated by the Association for such parking and in accordance with guidelines established by the Board of Directors. Such guidelines may exempt the Developer or builders and construction personnel from this provision.

6. No buses, tractor trailers, semi-trucks, trucks, commercial vehicles, campers,



mobile homes, motor homes, house trailers, or trailers of every other description, recreational vehicles, boats or boat trailers, horse trailers (herein "Vehicle or Vehicles) shall be permitted to be parked or to be stored at any place in Grand Haven. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pick-up, delivery and other temporary commercial services, nor to any of the Developer's vehicles. Temporary exceptions to this rule may be granted by the Board. Such definition of "commercial vehicles" shall include, but not be limited to, trucks or vans in excess of three-quarter (3/4) ton, truck-tractors, semi-trailers and commercial trailers.

Any Vehicle parked in violation of these rules and regulations or other restrictions contained herein or in the foregoing Declaration, as they may be amended, may be towed by the Association at the sole expense of the Owner of such Vehicle if such Vehicle remains in violation for a period of twenty-four (24) hours from the time a notice of violation is placed on the Vehicle. The Association shall not be liable to the owner of such Vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice of violation is posted, neither its removal, nor failure of the owner to receive it, shall be grounds for relief of any kind.

7. No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot. Household pets may be kept, provided they are not kept, bred or maintained for any commercial purpose, and provided they do not become a nuisance or annoyance to any other Owner. No pet shall be permitted outside of its Owner's Lot unless attended by an adult and on a leash not more than six (6) feet long. Said pets shall only be walked or taken upon those portions of the Common Areas designated by the Association from time to time for such purposes. In no event shall said pets ever be allowed to be walked or taken on or about any recreational facilities (if any) contained within the Common Areas. No dogs or other pets shall be permitted to leave excretions on any Common Areas, and Owners shall be responsible to clean up any such excretions. For the purposes hereof, "household pets" shall mean dogs, cats, domestic birds and fish.

8. No sign, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, or upon any part of the Grand Haven community with the exception of "rent" or "for sale" signs. Temporary signs (i.e., garage sales, yard sales) may be posted by the Owner for a period of not to exceed five (5) days; Owner is responsible for sign removal.

9. No clothes, sheets, blankets or other articles shall be hung out to dry in the side or front yards of any Lot; provided, however, nothing contained herein shall be in conflict with Florida Statutes 163.04 Renewable Energy Sources.

10. Storage, collection and disposal of trash shall be in compliance with the rules set from time to time by the Association.



11. Nothing shall be done or maintained on any Lot which may be or become an annoyance or nuisance to the neighborhood. In the event of a dispute or question as to what may be or become a nuisance, such dispute or question shall be submitted to the Board of Directors, who shall render a decision in writing, which decision shall be dispositive of such dispute or question.

12. The personal property of Owners must be stored in their respective dwelling units.

13. No garbage cans, supplies or other articles shall be placed on the exterior portions of any dwelling unit or Lot and no linens, cloths, clothing, curtains, rugs, mops, or laundry of any kind, or other articles, shall be shaken or hung from or on the dwelling unit, the Lot or any of the windows, doors, fences, balconies, patios or other portions of the dwelling upon a Lot.

14. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any dwelling unit, on a Lot or on the Common Areas, except for use in barbecuing. Open burning to reduce solid waste on any Lot is prohibited.

15. An Owner shall not cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors, balconies or windows of his dwelling unit.

16. Every Owner and occupant shall comply with these rules and regulations as set forth herein, any and all rules and regulations which from time to time may be adopted, and the provisions of the Declaration, Bylaws and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, the imposition of a fine, an action to recover sums due for damages, injunctive relief or any combination thereof. The Association shall also have the right to suspend voting rights and use of Common Properties in the event of failure to so comply.

17. Employees of the Association are not to be sent out by Owners or occupants for personal errands. The Board of Directors shall be solely responsible for directing and supervising employees of the Association.

18. These rules and regulations shall not apply to the Developer, nor its agents or employees and contractors, or to institutional first mortgagees, or to the original builders of new homes upon the Lots, until such homes are sold to individual owners, nor to the Lots owned by either the Developer, original home builders or such mortgagees. All of these rules and regulations shall apply, however, to all other Owners and occupants even if not specifically so stated in portions hereof. The Association shall be permitted (but not required) to grant temporary relief not to exceed three (3) days to one (1) or more Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board.

