

WEKIVA EXECUTIVE CENTRE CONDOMINIUM ASSOCIATION, INC.

RULES and REGULATIONS

Article V Section II.A(i) of the Bylaws of Wekiva Executive Centre Condominium Association, Inc. and Article XIII Section 1. of the Declaration of Condominium of Wekiva Executive Centre Condominium (the "Declaration"), empowers the Board of Directors (the "Board") of Wekiva Executive Centre Condominium Association, Inc. (the "Association"), to adopt and publish rules and regulations governing the use of the Condominium Units, as defined therein, and the conduct of the Owner/occupants and occupants thereon. The Board of Directors of the Association has established the following rules and regulations pursuant to the Declaration. The following list of rules and regulations are provided for informational purposes only, and in no way should be construed as limiting any power of the Board of Directors to amend these Rules and Regulations or enact additional Rules and Regulations deemed necessary and proper for the maintenance and operation of Wekiva Executive Centre (the "Property").

1. Vehicle Parking — Parking shall be allocated on the basis of four (4) unreserved, non-exclusive parking spaces per one thousand (1000) square feet of office/business space in the Building and Owner/occupants shall not exceed this planned use. Owner/occupants shall have the right to use parking spaces based on this allocation for themselves, their agents, employees, guests and invitees. No specific designated parking spaces shall be assigned to Owner/occupants unless otherwise agreed in writing by the Board of Directors. The Board of Directors shall have the right to reserve parking spaces as it elects and conditions the use thereof on such terms as it elects. No vehicle shall be parked on any lawn, landscaped portion of the common properties or common areas, roadway, or other portion of the properties which is not specifically designed and intended for the parking of vehicles. No disassembly or repair of a motor vehicle shall be made in any roadway, driveway, or parking area, except in the case of emergency breakdown.

2. Trash and Garbage — No lumber, metals, bulk materials, refuse or trash or any nature shall be placed, kept, stored or allowed to accumulate on a Condominium Parcel or the Common Area or outside of a waste bin, except building materials during the course of construction of any approved interior improvements that are to be removed from the property upon completion of construction. Unit Owner/occupant and employees, agents, servants, visitors and licensees of Unit Owner/occupant shall be subject to this Rule. Normal accumulations of refuse and trash must be kept in pre-approved trash receptacles. All waste and trash must be deposited inside a waste bin for disposal. Any Unit Owner/occupant found to be in violation of this Rule may be subject to a fine or clean up charge as determined by the Board of Directors for each instance or violation.

3. Restricted Activities — The following activities are restricted within the Condominium Parcels unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board of Directors:

(a) Any activity or condition that interferes with the reasonable enjoyment of a Condominium unit by any Owner/occupant or that detracts from the overall appearance of the Property. Any activity or condition which is illegal or which may be or may become an annoyance or nuisance to the other Owner/occupants in Wekiva Executive Centre. In the event of any question as to what may be or become a nuisance, such questions shall be submitted to the Board for a decision in writing and its decision shall be final.

(b) Any activity which emits foul or obnoxious odors, fumes, dust, smoke or pollution outside a Condominium Parcel, or which creates noise, vibration, unreasonable risk of fire or explosion, or other conditions which tend to disturb the peace or threaten the safety of the occupants and invitees of other Condominium Parcels.

(c) Any activity which violates local, state or federal laws or regulations.

(d) Any activity which may cause a cancellation of property or liability insurance for the Association, or the insurance premium charged to the Association to be increased.

4. Prohibited Conditions — The following shall be prohibited within the Condominium Property:

- (a) No Unit Owner/occupant shall store any hazardous waste upon a Condominium Parcel or discharge or allow to be discharged any pollutant, hazardous waste or toxic material, and in the event of such discharge shall be liable for all cleanup costs incurred in connection therewith.
 - (b) No refuse pile or unsightly objects shall be allowed to be placed or remain on a Condominium Parcel or Common Area. No waste bin shall be placed upon any Common Area without the written permission of the Board.
 - (c) No storage tank shall be installed or maintained on a Condominium Parcel or Common Area.
 - (d) No lines or wires for communication or the transmission of electrical current or electromagnetic pulses shall be constructed, placed, or permitted to be placed on a Condominium Parcel or Common Area.
 - (e) No tents, trailers, vans, shacks, tanks or temporary or accessory buildings or structures shall be erected or permitted to remain on a Condominium Parcel or the Common Area.
 - (f) No Condominium Parcel shall be permitted to fall into a state of disrepair. The Unit Owner/occupant of every Condominium Parcel is responsible at all times for keeping the Unit in good condition. In the event any Unit is damaged or destroyed, the Unit Owner/occupant is responsible for the immediate commencement of repairs or reconstruction.
 - (g) No animals, including, but not limited to, horses, cattle, swine, goats, poultry, fowl, or any other animal commonly considered a household pet shall be kept on the Condominium Property. This restriction shall not apply to a "seeing eye dog" in compliance with the Americans With Disabilities Act.
 - (h) Any condition which may cause the insurance premium on the Building to be increased.
5. The sidewalks, walks, entryways, corridors, concourses, ramps, steps, and stairways shall not be obstructed or used for any purpose other than ingress and egress to and from a the Condominium Parcel. No Unit Owner/occupant nor employees nor invitees of any Unit Owner/occupant, except licensed air conditioning service or roof repair persons, shall go onto the roof of the Building.
6. Unit Owner/occupant shall move its normal inventories in and out of a Condominium in a manner so as not to disturb other Unit Owner/occupants of the Building. Any equipment used for shipping or receiving shall be adequately equipped to protect the Building from any damage.
7. Unit Owner/occupant shall not place a load upon the floor of the Premises which exceeds the load per square foot which such floor was designed to carry. Any damage done to the Building by reason of such load being placed on the floor of a Condominium Parcel shall be repaired at the expense of Unit Owner/occupant.
8. Unit Owner/occupant shall not use any method of heating or cooling a Condominium Parcel other than heat pumps and air conditioning units with air handlers, unless approved in writing by the Board of Directors.
9. No animals or birds, except Seeing Eye dogs, shall be brought or kept in or about the building.
10. Unit Owner/occupant shall not advertise in any way which, in the Board of Director's sole opinion, may tend to impair the reputation of the Building or its desirability, and upon written notice from the Board of Directors, Unit Owner/occupant will refrain from or discontinue such advertising. Unit Owner/occupant shall not use the name of the Building in connection with or in promoting or advertising the business of Unit Owner/occupant except as Unit Owner/occupant's address, without Board of Director's prior written consent
11. Unit Owner/occupant shall not place, cause or allow to be placed any sign or lettering on or about the Building, Common Area or monument sign, except as may be designated and consented to by Board of Directors in writing, and such

signage or lettering shall be of such type, form, nature and style as designated and approved by the Board of Directors. All lettering and graphics on the Building loggia or entry doors shall conform to the standard prescribed by Board of Directors.

12. Canvassing, soliciting or peddling in the Building is prohibited, and Unit Owner/occupant shall cooperate to prevent same.

13. All persons entering onto the property shall be required to comply with the security policies of the Board of Directors. Unit Owner/occupant shall have the right (with advance written consent of Board of Directors), to obtain security service at Unit Owner/occupant's sole cost and expense. The Board of Directors and/or their agents shall have the right to question any person entering onto the property after customary business hours and to remove any person from the property who has no reason to be there as determined by the questioner.

14. Only workmen employed, designated or approved by Board of Directors may be employed for repairs, installations, alterations, painting, and other similar work that may be done to the Building.

15. Unit Owner/occupant shall not do any cooking (other than microwave) or conduct any restaurant, luncheonette, or cafeteria for the sale of food or beverages unless such Condominium Parcel has been approved in writing by the Board of Directors for such usage and received all required governmental licensing and permits.

16. Unit Owner/occupant shall not permit any inflammable, combustible, corrosive, caustic, poisonous or explosive fluid, material, chemical or substance to be brought into, kept or stored in or upon the Condominium Parcel or any Common Area.

17. Unit Owner/occupant shall not deface any part of the Building in any manner. No electrical work, plumbing or construction of any nature which requires a permit from the City of Apopka or Orange County shall be performed or allowed to be performed in a Condominium Parcel without first having obtained such permit.

18. Unit Owner/occupant shall provide a current entry key for the Condominium Parcel to the Property Manager upon request of the Board of Directors or Property Manager, for fire control purposes. Entry and exit doors to the Parcel shall be kept closed at all times and locked after business hours. Overhead doors shall be kept closed at all times when shipping and receiving activities are not being performed.

19. Unit Owner/occupant shall immediately notify the Board of Directors or Property Manager of any accident or emergency in or upon the Condominium Parcel or the Property, or any known defect to the Building or plumbing system, including any main drain blockage, water leak, continuous running or leakage of a toilet or water faucet. Unit Owner/occupant shall use water from the Condominium Parcel solely for normal office usage and shall not use any water from the Property or the Condominium Parcel in the nature of the Unit Owner/occupants business or for any other purpose without first having received the prior written approval of the Board of Directors. Unit Owner/occupant shall not permit any other party to use water from the Condominium Parcel or Building for any purpose without first having obtained written approval of the Board of Directors. Unit Owner/occupant shall keep the plumbing system of the Condominium Parcel in good repair and operating condition at all times, including all toilets and faucets which shall be maintained free of any water leaks.

20. The requirements of Unit Owner/occupant will be attended to only upon application to the Board of Directors. Employees or agents of Board of Directors shall not perform any work or do anything outside of their regular duties, unless under special instructions from the Board of Directors.

21. No portion of the Condominium Parcel or any other part of the Building shall at any time be used for or occupied as sleeping or lodging quarters.

22. Board of Directors reserves the right to rescind, alter, or waiver any Rule or Regulation at any time prescribed for the Building whenever, in Board of Director's judgment, it shall be necessary, desirable or proper for the best interest of the Building and its Unit Owner/occupants.

Board of Directors reserves the right to make such other and further Rules and Regulations as Board of Directors, in its sole discretion, shall determine to be advisable for the safety, care, and cleanliness of the Building and the Premises, and for the preservation of good order. Unit Owner/occupant shall abide by all such Rules and Regulations hereinabove stated, and any additional Rules and Regulations which Board of Directors shall adopt.

Dated: _____

Dated: June 1, 2006

Unit Owner/occupant Initials: _____

For Board of Directors: [Signature]