

**CURRAN SHORES NORTH CONDOMINIUM  
3615 SOUTH ATLANTIC AVENUE  
DAYTONA BEACH, FLORIDA**

**RULES, REGULATIONS AND CONDITIONS**

**EFFECTIVE: October 6, 2007**

CURRAN SHORES NORTH is a group of privately owned condominium units managed and controlled by an elected Board of Directors. The Condominium Owners Association relies upon the Board and its management staff, known as CSN Management Corp., to provide for the care, upkeep, maintenance and protection of their properties according to the rules and conditions set forth in the Association Bylaws.

These rules and regulations are adopted this 6th day of October, 2007, pursuant to corporate bylaws and supercede all prior rules including, but not limited to those adopted in 1972, 1795, and 1978. No rule or regulation is intended to modify or in any way supercede corporate bylaws.

If, at any time, a condominium unit is occupied by any person other than the owner (i.e. guest, family member, renter or lessee), it remains the owner's ultimate responsibility to ensure that the published rules are communicated to and complied with by all occupants. Each condominium owner shall place a copy of these in a place conspicuous to any guest, family member, renter or lessee.

The street address is as captioned on this page. The business address for all correspondence is:

CSN Management Corp.  
P.O. Box 291276  
Port Orange, FL 32129

In order to maintain a clean, safe and enjoyable residential complex, as intended by the statutes of Owners' Association Bylaws, all residents and their guests must comply with the management RULES, REGULATIONS AND CONDITIONS outlined hereunder.

1. Unit interiors must be clean and kept in good repair.
2. The laundry room must be kept neat and orderly. All users must remove clothes from machines upon completion of cycle and not leave items behind. Lint and other trash must be discarded before leaving the room.

Laundry room hours are from 8:00 A.M. to 9:00 P.M.

3. Littering on the premises is prohibited. Receptacles are provided for your convenience.
4. Entrance to stairways, garages, storage areas, corridors and walkways must not be obstructed or blocked in any way, at any time, except when loading or unloading.

5. Parking is restricted to designated spaces only. Outside parking of commercial vehicles is prohibited by both residents and their guests. Parking of trailers of the type used for hauling behind vehicles and boat trailers may be parked temporarily (18 hours within any thirty consecutive days). Vehicle parking in "No Parking" zones, fire lanes, loading zones and driveways is not allowed. Owners and tenants are urged to cooperate by using their garages at all times to provide for convenient parking of guest's cars and tenant's additional cars.
6. Garbage must be bagged and placed inside the refuse container located at the front of property. Persons disposing of garbage must be sure the covers of the container are in a closed position before leaving area.
7. Garages are private and will be restricted to the individual units. Items stored within the garages must be neatly arranged and trash must be removed. Storage of flammable items is prohibited. Use of the garages and utilities for commercial workshop purposes is not permitted. Doors must be pulled down and preferably locked to protect personal property. Lights must be turned off when not needed.
8. Displays of signs, advertisements, posters and notices of any type are prohibited.
9. Hanging of garments, towels, rugs etc. from windows, balconies or railings is prohibited.
10. Wiring for telephones, electrical installations, any type of antenna, machine or air conditioning units etc. on the exterior of the property or that may protrude through the walls or roof is prohibited.
11. Excessive noise including but not limited to the use of musical instruments, radios, televisions and amplifiers that may cause annoyance to the other residents is prohibited. Each unit owner is required to respect other residents' privacy. A quiet period will be enforced from 10:00 P.M. to 7:00 A. M.
12. Use of obscene language or actions is prohibited.
13. The minimal rental or lease period is one (1) month. All rules and regulations apply and the owner of the unit is responsible to see that there is compliance.
14. The maximum occupancy of units on a permanent basis is four (4) persons for a one (1) bedroom unit and six (6) persons for a two (2) bedroom unit. Permanent is defined as any period more than forty-eight hours.
15. Running on decks (walkways) or entranceways is not permitted.
16. All owners, tenants, and guests must keep all dogs inside. When a dog is outside, it must be on a leash. Dogs can be walked along the grassy areas at the street front and the sides of the parking lot. All droppings must be picked up. Pets cannot be walked in the pool areas or grass areas on the beachside.

17. Use of condominium water is not allowed for car washes. Commercial facilities are available in the immediate area.
18. Management or other persons authorized by the Board of Directors reserve the right of entry to any unit, in the case of emergency, any instance in which the property is threatened, or when the unit needs to be serviced for sanitation and health purposes.
19. Management reserves the right of entry to permit other representatives to enter units for purpose of performing installation or repair of mechanical or electrical services. Reasonable advance notice will be given. The convenience of the resident will be given primary consideration.
20. The Board of Directors and/or their agents reserve the right of entry to any unit for the purpose of maintenance, inspection, repair or replacement of improvements necessary for compliance with the condominium By-laws and/or Rules and Regulations.

# CSN MGMT. CORP.

## Pool Rules

1. The State of Florida Health and Safety Regulations posted in the pool area must be complied with by each and every one authorized to use the swimming pool facility. Local City and county authority also must be recognized.
2. The swimming pool and pool area is for the exclusive use of the owners, tenants and their guest. Pool area as applied in all these rules and regulations is that area between the condo structure and the beach.
3. Guests are not permitted in the swimming pool or pool area unless in the company of an owner, resident, or tenant.
4. Casual acquaintances from the beach are not permitted use of the swimming pool and pool area.
5. Swimming is at each person's own risk; there is no lifeguard on duty.
6. The swimming pool and pool area will be closed during electrical and gusty windstorms. Use may be resumed only when the Beach Patrol gives the "all clear" order for the beach. It is hazardous to remain in the pool area during heavy gusts.
7. Swimming pool closes at dusk.
8. No food of any description is allowed in the pool area.
9. No glassware is allowed in the pool area; this included sun products in glass containers. Beverages must be in unbreakable and shatterproof containers.
10. Pool deck lounges/chairs must be covered with beach towels when sun lotion/oil is used. Pool shower must be used to remove lotion/oil prior to entering the pool.
11. No apparatus with wheels (excluding wheelchairs) including but not limited to scooters, bicycles, etc. is allowed in the pool area.
12. Not Styrofoam floats, surfboards or foreign objects are allowed in the swimming pool. Inflated floats may be used at such time that does not inconvenience other people in the pool.
13. Excessive splashing and jumping from poolside to floats is prohibited.
14. Life-saving devices are not to be handled except in emergencies.
15. Children must be supervised at all times. **Children that are not toilet trained must wear swim diapers in the pool at all times.**

16. The pool safety rope must remain hooked. It may be unhooked for swimming when there is no "non-swimmers" in the pool. Persons removing the safety rope must re-attach it before leaving the pool. Using the safety rope for pulling, sitting, standing, jumping, etc. is prohibited.
17. Non-swimmers are not permitted beyond the safety rope.
18. No pets are allowed in the pool area.
19. Beach gate must be closed when entering or leaving the grounds.
20. Beach sand must be washed off before entering the pool area. Cleaner provided must be used to remove beach tar/oil stains from shoes/feet.
21. All litter and trash must be disposed of in the receptacle. Discarding litter over the rails to the public beach is a misdemeanor.
22. Oceanfront railings will not be used for gymnastics (i.e. sitting on, swinging, jumping, standing etc.).
23. Hanging of towels and other items on any railing is not permitted.
24. Condo beach chairs are not allowed off the condo premises. Tenants must provide their own chairs for use on the beach.
25. Radios, tape players or CD players must be kept down to low volume level; loud volume is not permitted. Earphones are recommended.

In the event of non-compliance with any of the foregoing, the unit owner will be given a detailed written notice of violation. Where appropriate, a grace period of five (5) days for corrective action will be accorded. Failure to remedy by the date specified may result in eviction of any tenant in addition to any other remedies. A fine of twenty-five dollars (\$25.00) will be assessed in addition to any fees necessary to correct the violation.

These rules, regulations and conditions have been duly adopted and passed by the Board of Directors for the Condominium Owners Association.