

RULES AND REGULATIONS CONCERNING USE

OF

EXHIBIT F

CORNERSTONE CONDOMINIUMS

The **CORNERSTONE CONDOMINIUMS OWNERS ASSOCIATION, INC.**, ("Association"), acting through its Board of Directors ("Board"), has adopted the following Rules and Regulations ("Rules and Regulations"). These Rules and Regulations may be amended from time to time by resolution of the Board.

As used in these Rules and Regulations, the following terms shall have the meanings as defined in the Declaration of Condominium, (Declaration").

"Association" and shall also include the Managing Agent when the Managing Agent is acting on behalf of the Association.

"Building"

"Board"

"By-Laws"

"Condominium" or "Condominium Property"

"Common Element"

"Developer"

"Limited Common Element"

"Parking Area"

"Parking Space"

"Suite"

"Suite Owner" or "Owner"

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LEE COUNTY
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TOTAL 29.00

1. The Association reserves the right to alter, amend, modify, repeal or revoke these Rules and Regulations and any consent or approval given hereunder at any time by resolution of the Association or the Board.

2. All Owners of any Suite are to inform non-owners (tenants, servants, employees, agents, visitors and guests, invitees or licensees of that Owner) of these Rules and Regulations.

3. Owners are reminded that alteration and repair of the Common Elements as defined in the Declaration, are the responsibility of the Association, except for those matters which are stated in the Declaration to be the responsibility of a Suite Owner. No work of any kind is to be done upon or affecting those portions of exterior Building walls or interior boundary walls, structural ceilings and floors, which are the responsibility of the Association without first obtaining the approval required by the Declaration. The Association, its agents and employees, shall at all times have access to the Limited Common Elements as defined in the Declaration, subject only to appropriate notification to Owner except in the case of an emergency. Suite Owners shall have access to the Limited Common Elements which directly adjoin the Suite Owner's Suite. Such access shall not limit availability or access to the Association, its agents and employees. No owner may install any plumbing, wiring, air conditioning equipment or any exteriorly visible improvement, to include furnishings to be placed or stored upon open air balconies, without the prior written approval of the Board.

4. The sidewalks, entrances, passages, public halls, corridors and stairways of or appurtenant to the Building shall not be obstructed or used for any other purpose than ingress to and egress from the Building.

5. No article (including, but not limited to, garbage cans, bottles or mats) shall be placed in any of the Common Elements, except those areas specifically designated by the Association. Nothing shall be hung from any exterior doors, walls, windows or roof, or placed upon the window sills of the Building.

6. Neither Owners, occupants nor their guests shall play or lounge in the entrances, passages, public halls, corridors, stairways or fire towers of the Building.

7. Except as otherwise provided in the By-Laws, no public hall or public elevator of the Building shall be decorated or furnished by any Owner in any manner.

8. Each Suite Owner shall keep his Suite in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown therefrom, or from the doors or windows thereof, any dirt or other substance.

9. No window guards, signage or other window decorations shall be used in or about any Suite except such as shall have been approved in writing by the Board. Uniformity of window coverages is required as to color, and no foil nor reflective materials shall be used.

10. Nothing shall be done in any Suite or on the Common Elements that may impair the structural integrity of the Building or that may change the Building structurally nor shall anything be altered or constructed on or removed from the common elements, except upon the prior written consent of the Board.

11. No radio or television aerial or satellite dish shall be attached to or hung from the exterior of the Building and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of the Building except such as are permitted pursuant to the Declaration or the By-Laws and shall have been approved in writing by the Board; nor shall anything be projected from any window of a Suite without similar approval.

12. No ventilator or air conditioning device shall be installed in any Suite without the prior written approval of the Board.

13. All radio, television or other electrical equipment of any kind or nature installed or used in each Suite shall fully comply with all rules, regulations, requirements or recommendations of the local fire department and the public authorities having jurisdiction, and the Suite Owner alone

shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such Suite Owner's Suite.

14. No bicycles, scooters or similar vehicles shall be taken into or from the Building through the main entrance or be allowed in any of the elevators and no baby carriages or any of the above-mentioned vehicles shall be allowed to stand in the common halls, passageways or other Common Elements of the Building.

15. A Suite Owner may identify his Suite with a name plate of a type and size approved by the Association and mounted in a place and manner approved by the Association. No other signs may be displayed except as approved by the Association. This restriction shall not apply to the Developer until after all Suites are sold.

16. No Suite Owner shall make or permit any disturbing noises or activity in the Building, or do or permit anything to be done therein, which will interfere with the rights, comforts or conveniences of other Suite Owners or tenants. No Suite Owner shall play upon or cause to be played upon any musical instrument, or operate or permit to be operated a phonograph, radio, television set, loud speaker, or other sound amplification device in such Suite Owner's Suite, if the same shall disturb or annoy other occupants of the Building, and in no event shall practice or cause to be practiced either vocal or instrumental music. Owners shall not cause or permit any unusual or objectionable noises or odors to be produced upon or to emanate from their Suites, from the Parking Area or Common Elements.

17. All service and delivery persons will be required to use the entrance designated by the Board.

18. Water-closets and other water apparatus in the Building shall not be used for any purpose other than those for which they are designed, nor shall any sweepings, rubbish, rags, or any other article be thrown into the same.

19. The agents of the Board and any contractor or workman authorized by the Board may enter any Suite at any reasonable hour of the day for the purpose of inspecting such Suite for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate in a reasonable manner so as not to unreasonably interfere with the use of such Suite for its permitted purposes.

20. The Board will retain a pass-key to each Suite. If any lock is altered or a new lock is installed, the Board shall be provided with a key thereto immediately upon such alteration or installation. If the Suite Owner is not personally present to open and permit an entry to his Suite at any time when an entry therein is necessary or permissible under these Rules and Regulations or under the By-Laws and has not furnished a key to the Board, then the Board or its agents (but, except in an emergency, only when specifically authorized by an officer of the Condominium) may forcibly enter such Suite without liability for damages or trespass by reason thereof (if during such entry reasonable care is given to such Suite Owner's property).

21. No vehicle belonging to a Suite Owner or to a guest, tenant or employee of a Suite Owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from the Building by another vehicle nor shall any such vehicle be parked in such a manner as to block or prevent the use and access to any other Parking Space.

22. Unless otherwise authorized by the Association, the Parking Areas may not be used for any purpose other than parking automobiles. No buses, trucks, trailers, boats, recreational or commercial vehicles shall be parked in the Parking Areas or in driveways except in those areas, if any, designed specifically for such parking by the Board. All vehicles must have current license plates and be in good operating condition. No vehicles shall be parked on the Condominium Property with conspicuous "For Sale" signs attached.

23. All Owners shall observe and abide by all parking and traffic regulations as posted by the Association or by municipal authorities. Vehicles parked in violation of any such regulations may be towed away at the vehicle owner's sole risk and expense.

24. The Board may from time to time curtail or relocate any portion of the Common Elements devoted to storage or service purposes in the Building.

25. Complaints regarding the service of the Condominium shall be made in writing to the Board.

26. Any consent or approval given under these Rules and Regulations may be added to, amended or repealed at any time by resolution of the Board.

27. Except as permitted under the Declaration and By-Laws, Suite Owners, guests, servants, employees, agents, visitors or licensees shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of the Building.

28. No Suite Owner or any of his agents, servants, employees, licensees or visitors shall at any time bring into or keep in his Suite any flammable, combustible or explosive fluid, material, chemical or substance, except as shall be necessary and appropriate for the permitted uses of such Suite.

29. Employees and agents of the Association are not authorized to accept packages, keys, money (except for condominium assessments) or articles of any description from or for the benefit of a Owner. If packages, keys (whether for a Suite or an automobile), money or articles of any description are left with the employees or agents of the Association, the Owner assumes the sole risk therefor and the Owner, not the Association, shall be liable for injury, loss or damage of any nature whatsoever directly or indirectly resulting therefrom or connected therewith. The Association does not assume any responsibility for loss or damage in such cases. Deliveries requiring entrance to a Suite Owner's Suite will not be accepted without the prior written permission of the Suite Owner accompanied by a written waiver of all liability in connection with such deliveries.

30. If any key or keys are entrusted by a Owner or by his agent, servant, employee, licensee or visitor to any employee of the Association, whether for such Suite Owner's Suite or an automobile, trunk or other item of personal property, the acceptance of the key shall be at the sole risk of such Owner, and the Board shall not be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting therefrom or connected therewith.

31. Nothing shall be done or kept in any Suite or in the Common Elements which will increase the rate of insurance of the Building or contents thereof without the prior written consent of the Board. No Owner or occupant shall permit anything to be done or kept in his Suite or in the Common Elements which will result in the cancellation of insurance on the Building or which would be in violation of any law. No waste shall be committed in the Common Elements.

32. No group tour or exhibition of any Suite or its contents shall be conducted, nor shall any auction sale be held in any Suite without the consent of the Board.

33. No Owner shall install any plantings on any hall, walkway or entrance except with the permission of the Board.

34. All occupants of Suites and Suite Owners must comply with the requirements of the Alabama Uniform Condominium Act of 1991, Articles of Incorporation of the Association, By-Laws of the Association, the Declaration, and these Rules and Regulations.

35. The Association regulates the presence of pets on the Condominium Property. No pets are permitted upon the Condominium Property. This shall not restrict the use of animals for the seeing impaired or small pets owned by Suite Owners.

36. The Association shall have the exclusive right to restrict the use of Suites for rental purposes. The rental of Suites shall be restricted as to rental to students to those students who are immediate family members of the Suite Owner plus one non family member student. All rental occupants shall abide by all Rules and Regulations established by the Association or Board.

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BILL ENGLISH
PROBATE JUDGE
LEE COUNTY

In this document, all singular words shall connote the plural number as well as the singular and vice versa, and the masculine shall include the feminine and the neuter.

I certify that the above set out Rules and Regulations were adopted by the **CORNERSTONE CONDOMINIUMS OWNER'S ASSOCIATION, INC.**, acting through its Board of Directors, at its regular meeting held on the 5th day of October, 2001.


Secretary

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