

Longboat Terrace Condominium Association, Inc.

c/o Lighthouse Property Management/ RealManage

4134 Gulf of Mexico Drive #203 Longboat Key, Florida 34228

Email: longbter@ciramail.com

Office: 941-491-2355

Welcome to Longboat Terrace! We hope you enjoy your stay and our wonderful community! Please go to our website www.lbtonlbk.com and familiarize yourself with our Rule Booklet located under Rules and Documents. We have recently made many improvements to our grounds and infrastructure and we expect those who are renting or visiting to follow the Association's rules and care for Longboat Terrace with the same respect that we do as owners.

All owners, tenants, occupants, and guests within Longboat Terrace shall be subject to and comply with the governing documents, including the Amended and Restated Declaration of Condominium, Longboat Terrace Condominium, as recorded in the Official Records of Manatee County, Florida at Book 1558, Page 1104 on June 15, 1998 (the "Declaration").

Please sign below to indicate that you have read and are familiar with the Longboat Terrace Rule Book and the rules therein and that you particularly understand the below rules. Your signature indicates that you have been informed of the rules and agree to adhere to them, as well as those items listed below, during your stay.

1. No unit shall be leased or loaned without the prior written approval of the Board of Directors, except a lease or loan to another owner. Approval shall be obtained by submitting the written application form promulgated by the Board prior to the proposed lease term. The application shall be filled out in its entirety, including the name, address and age of each proposed lessee and occupant of the unit, as well as anticipated dates of arrival and departure. The failure to fill out the application in its entirety may result in disapproval. The owner, lessee or occupant shall provide the Association notice of taking actual possession upon arrival.

2. Each unit subject to a lease or loan shall be used exclusively as a residential dwelling and occupied by a single family and their approved guests. A two-bedroom unit shall not be

occupied overnight by more than six (6) persons. A three-bedroom unit shall not be occupied overnight by more than eight (8) persons.

3. No persons to whom a unit has been leased or loaned shall sublet or loan the unit to others or permit the unit to be occupied overnight by persons not listed on the approved application pursuant to which the unit was leased or loaned.

4. The use of the Longboat Terrace community swimming pool, beach chairs, pool lounge chairs and outdoor common bathrooms is limited to approved lessees, occupants and their guests. Beach umbrellas and tables are private property and may only be used with the consent of the applicable owner.

5. The use of the clubhouse is limited to approved lessees and occupants. Permission for use by a lessee's or occupant's guests must be obtained from the Board in advance. See attached General Clubhouse Rules.

6. No owner, lessee, occupant or guest shall permit or commit any nuisance, immoral or offensive act or allow any such condition to exist in any unit or upon the common elements. No owner, lessee, occupant or guest shall create or allow any noise that is a source of unreasonable annoyance to or interferes with the peaceful possession of a unit by, any other owner, lessee, occupant or guest. Between the hours of 10:00 P.M. EST and 9:00 A.M. EST, the volume of all conversations and noise producing facilities must be reduced to levels that are not a source of unreasonable annoyance to any other owner, lessee, occupant or guest.

7. All unit owners, lessees, occupants and guests acknowledge and agree that only toilet tissue can be safely flushed down toilets and that all other materials, including, but not limited to, paper towels, disposable hygiene products, diapers, dental floss or any other similar products may clog drains and damage plumbing equipment and apparatus. The Association will look to any unit owner, lessee, occupant or guest causing such damage for reimbursement of fees and costs incurred in investigating and repairing any such damage, including attorney's fees.

8. No unit owner, lessee, occupant or guest shall place or use any propane or charcoal cooking appliance or device upon any enclosed porch or lanai.

9. In addition to the remedies provided to the Association by law, in the event of unit occupancy contrary to the provisions of these rules, including taking possession without advanced approval, or a violation of the Declaration, the Association may act as agent of the owner to remove or evict any lessee, occupant or guest causing such violation.

In the event of a non-medical emergency concerning a unit, the tenant, occupant or guest should call John Lamphron, the on-site maintenance manager, at (941) 713-0085 between the hours of 8:00 a.m. EST and 4:00 p.m. EST, Monday through Friday, then the owner of the subject unit, and Cassie Galanopoulous, ext:408, Lighthouse Property Management, at (941) 460-5560.

(Signature) _____ (Date) _____

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