

DUNES OF AMELIA RULES AND REGULATIONS

1. The Common Property and facilities, if any, shall not be obstructed nor used for any purpose other than the purposes intended therefor. No carts, bicycles, carriages, chairs, tables or any other similar objects shall be stored therein except in areas (if any) specifically designated for such purpose by the Board.

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

3. No motor vehicle which cannot operate on its own power shall remain on the Property for more than twenty-four (24) hours, and no repair of such vehicles shall be made thereon except as is necessary. No portion of the Common Property or private lawns may be used for parking purposes, except those portions specifically designed and intended therefor. Areas designated for guest parking shall be used only for this purpose and neither Owners nor occupants of Parcels shall be permitted to use these areas. Vehicles which are in violation of these rules and regulations shall be subject to being towed by the Homeowners Association as provided in the Declaration, subject to applicable laws and ordinances.

4. No electronic equipment may be permitted in or on any Parcel which interferes with the television or radio reception of another Parcel.

5. An Owner who plans to be absent during the hurricane season must prepare his Parcel prior to his departure by designating a responsible firm or individual to care for his Parcel should the Parcel suffer hurricane damage. The Owner must furnish the Homeowners Association with the name(s) of such firm or individual. Such firm or individual shall be subject to the approval of the Board of Directors.

6. Children will be the direct responsibility of their parents or legal guardians, including full supervision of them while within the Property and including full compliance by them with these Rules and Regulations and all other rules and regulations of the Homeowners Association. Loud noises will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing recreation facilities (if any).

7. No hunting or use of firearms shall be permitted anywhere within the Property.

8. No Owner may alter in any way any portion of the Common Property, including, but not limited to, landscaping, without obtaining the prior written consent of the Architectural Control Committee hereinafter referred to as the ACC.

9. No flammable, combustible or explosive fluids, chemicals or substances shall be kept on or in any Parcel or on the Common Property, except that necessary for normal household use, such as gasoline for cutting grass, propane for grills, etc. and then only in small reasonable quantities. When any of the above listed items are not in use they should be stored in safe suitable containers to prohibit spills. Any of the above not used for common household needs are strictly prohibited unless allowed by the Board of Directors through a supplemental decision, i.e., fireworks on July 4th.

10. No hurricane shutters or similar installations shall be used on or for any Unit unless same is of the type approved by the ACC and is installed in accordance with any guidelines established in such regard by the ACC.

11. The Homeowners Association shall abide by and incorporate Nassau County municipal code in its definition of a commercial vehicle. The Homeowners Association may also enjoin Nassau County in the enforcement of commercial vehicles.

12. Garbage cans, recycle bins, garbage bags, and miscellaneous waste shall be set curbside the evening before service and removed by evening the day of service and stored where not visible from the roadway or another residence or lot. Any screening method installed to shield such from view must be approved by the ACC.

13. Window coverings shall not consist of aluminum foil, signs, sheets, towels, blankets, cardboard, flags, or any other non-traditional window coverings.

14. Holiday decorations that may be seen from the exterior of the property shall commence no sooner than thirty days (30 days) prior to the Holiday and must be removed no later than twenty-one days (21 days) after the Holiday.

15. For Sale and For Rent signs shall remain in accordance with the Architectural Control Guidelines.

16. Political signs shall be removed fourteen days (14 days) after the election or balloting.

17. Any boat, water craft, camper, trailer or other recreational vehicle may park in the homeowner's driveway for a maximum of twenty-four hour (24 hours) for the purpose of loading and unloading. Please contact the management company to advise of the date(s).

18. Definition Adopted as Commercial Vehicle enhancing the Declaration of Covenants and Restrictions: Legal Description of Commercial Vehicles:

No trucks (over one ton), tractor, trailer, mobile home, boat or commercial vehicles may be stored or kept in front or side of home or any lot line. Boats and small trailers may be stored at the rear of an interior lot only when the lot is fenced on all sides with the interior lot six foot (6') fence and the boat or small trailer (includes grill trailers) is not visible from a neighboring lot or in view from the road. No boats or small trailers (includes grill trailers) may be stored on lake lots. All boat and small trailer (includes grill trailers) storage must have approval from the ACC Committee.

Commercial type vehicles shall be deemed to include (i) trucks or vans with storage racks constructed higher than the roof on the cab of such vehicle; (ii) pickup trucks equipped with boxes which extend beyond the sides of such vehicle as originally manufactured, or above the rear window of the cab of such vehicle (does not include pet boxes); and (iii) trucks equipped with machinery, tanks, or other equipment installed in the truck bed which extends higher than the side walls of the truck bed originally manufactured. No such vehicle shall be parked, stored or kept on any portion of the common property, or upon any lot or unit.

19. 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, Articles of Incorporation, and the Bylaws of the Homeowners 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, an action to recover sums due for damages, injunctive relief, or any combination thereof. The Homeowners Association shall have the right to suspend voting rights and use of recreation facilities, if any are owned by the Association, in the event of failure to so comply. In addition to all other remedies, in the sole discretion of the Board of Directors of the Homeowners Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his tenants, family, guests, invitees or employees, to comply with any covenant, restriction, rule or regulation herein or in the Declaration, or Articles of Incorporation or Bylaws, as provided in the Declaration.

20. Notwithstanding anything herein contained to the contrary, these rules and regulations shall not apply to the Declarant, nor its affiliates, agents or employees and contractors (except in such contractors' capacity as Owners), nor property while owned by either the Declarant or its affiliates. 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 Board of Directors shall be permitted (but not required) to grant relief to one or more Owners from specific rules and regulations upon written request therefor and good cause shown in the sole opinion of the Board.