

**HUNTER'S COVE RECREATIONS, INC.**  
**RULES AND REGULATIONS GOVERNING SHAREHOLDERS**

1. By maintaining their membership in Hunter's Cove Recreations, Inc. ("HCR"), shareholders agree to comply with the following Rules and Regulations, which govern conduct on their lots, use of their lots within the Hunter's Cove development in Hillsborough County, Florida ("Hunter's Cove"), and use of HCR facilities ("Common Area").
2. No lot owned by a shareholder within Hunter's Cove shall be used for commercial purposes. Lots within Hunter's Cove shall only be used for residential purposes. This rule shall not, however, prevent a shareholder from conducting business within their dwelling, provided that customers or clients do not visit the lot, and further provided that the business activity can not be seen or heard outside of the shareholder's dwelling.
3. No shareholder shall place any structure of a temporary character, including but not limited to, a tent, shack or other outbuilding, on any lot at any time. A shareholder may, however, place one (1) utility building on the shareholder's lot for purposes of personal storage.
4. For the purpose of insuring that all improvements on each shareholder's lot shall present an attractive and pleasing appearance from all sides of view, HCR has created an architectural committee that consists of not less than two (2) nor more than five (5) shareholders. No shareholder shall alter their lot, including but not limited to the residence thereon, unless and until building plans and specifications showing the nature, kind, shape, height, size, materials, floor plans, exterior color schemes, location and orientation of the lot, and approximate square footage, construction schedule, front, side and rear elevations, and such other information as the committee shall require, including, for example, plans for the grading and landscaping of the lot showing any changes proposed to be made in the elevation or surface contours of the land, have been submitted to and approved in writing by the committee. The architectural committee must approve any home that is rebuilt on a shareholder's lot.
5. No noxious or offensive activity shall be carried out upon any lot or upon Common Areas by a shareholder of HCR, including a shareholder's co-resident, tenant, guest or invitee, nor shall anything be done thereon which may be or become any annoyance or nuisance to other shareholders, residents, tenants, guests and invitees.
6. No person shall store, park or maintain vehicles or equipment of any kind, including but not limited to cars, trucks, sport utility vehicles, trailers, recreational vehicles, boats and motor homes, in the front yard of any shareholder's lot. Rather, each shareholder shall store such items to ensure that they are screened from view from the street and neighboring lots. This rule shall not apply to

private passenger vehicles, which may be parked in the driveway or the garage of each shareholder's lot.

7. No shareholder shall display signage on their lot, except one professionally lettered sign not more than two (2) square feet in size advertising the property for sale or rent.
8. No shareholder shall use their lot as a dumping ground for rubbish, refuse or garbage. Each shareholder shall ensure that all garbage, refuse, trash containers, oil tanks, bottled gas tanks, soft water tanks and similar structures or installations shall be placed under the surface of the ground or inside walled areas or screened with fencing or shrubbery, so as not to be visible from the street or neighboring lots.
9. The pool is open for use by shareholders and their invited guests only. Pool hours are from dawn to dusk. Pool hours may be adjusted from time to time by written notice to the shareholders by the Board of Directors of HCR. Use of these facilities is at each individual's personal risk. No lifeguard is on duty.
10. Children under 12 years of age shall be accompanied and supervised by an adult or guardian in or around the swimming pool. Use of these facilities is at each individual's risk.
11. Radios, televisions, CD players, tape recorders and other similar devices are not permitted on the pool deck, unless headphones are used to avoid disturbing other shareholders and their invited guests.
12. Food is permitted at the pool deck; however, food consumption in the pool is prohibited. Any shareholder or guest who brings food to the pool deck shall ensure that it is not left unattended, and that any left over food, drinks or trash is properly disposed of in a waste receptacle before leaving the pool area.
13. Glass containers are prohibited in the pool and at the pool deck.
14. No running or disturbances of any kind are permitted within in the pool and on or around the pool deck. Diving into the pool is prohibited.
15. No pet or animal, including a domesticated dog or cat, is allowed in the pool or on the pool deck.
16. When using the pool and pool area, swimwear or appropriate clothing shall be worn at all times. Nudity or public indecency is prohibited in common areas.
17. When using chaises or chairs at the pool area, cover the chaise or chair with a clean, cloth towel. Pool chairs and chaise lounges can not be reserved. Pool furniture may not be removed from the pool area.

18. Shareholders who cause disturbances or who fail to comply with the applicable rules and regulations may have their right to use the facilities suspended or otherwise limited.
19. Any damage to the recreational facilities, HCR equipment or other common areas caused by any shareholder, including a shareholder's co-resident, tenant, guest or invitee, shall be repaired by HCR at the expense of the shareholder.
20. Solicitation, with the exception of HCR business, on Common Areas is prohibited.