

RULES & REGULATIONS
For
SEVILLE CONDOMINIUM #4, INC.
COMPLETE REVISION JULY 2009

1. The common elements will be used in such a manner as to respect the rights of all residents of Seville Condominiums #4. The use of the Seville recreational facilities are governed by the Rules and Regulations issued by the Seville R O Association, Inc. and apply to all owners and residents of Seville #4.
2. An Owner or Resident may identify his apartment with a nameplate of a type and size approved by the Board of Directors. It may be mounted in a place and manner approved by the Board of Directors. A small card/sign, no larger than 3"x 5" may be placed on the inside of a window nearest the apartment's entrance listing one or more names and telephone numbers to be called in an emergency. No other signs or notices may be inscribed, painted or affixed on any part of the apartment building, which may be seen from the outside through the windows, except as may be authorized by the Board of Directors. Specifically, no "For Sale" or "For Rent" signs may be placed on or about an apartment.
3. No radio or television antennas or any wiring for any purpose may be installed on the exterior of the apartment building without the written approval of the Board of Directors.
4. Common areas, including sidewalks, entrances, elevators, halls, corridors, passageways and stairways of the apartment building, shall be used for the purpose intended and no articles belonging to any owner or resident will be kept therein. For emergency access, these areas must be kept free from obstruction. The hanging of garments or other objects in the common areas, or the cleaning of rugs or other household items in the common areas is not permitted. Children who are guests of residents shall not be permitted to play in the walks, corridors, elevators or stairways of the apartment building.
5. Elevators may be used for carrying freight or household furniture only under the supervision of the Board of Directors or their representative. Protective pads for the elevator are available and must be used to protect the elevator walls. There will be no moving in or out of this building on Sundays.
6. The elevator has a speaker phone. To activate, push the emergency button and an operator will ask you for details of your emergency. You should also press the alarm button. This will sound an alarm on top of the elevator.

RULES & REGULATIONS
For
SEVILLE CONDOMINIUMS #4, INC.
COMPLETE REVISION JULY 2009

7. Garbage and trash shall be deposited in the 1st floor trash receptacle either directly or via the trash chutes on the 2nd and 3rd floors. Liquids must never be placed in the trash receptacle. All garbage must be bagged. Cardboard boxes should be broken down to conserve space. Large items, such as furniture, cabinets, sinks, hot water heaters, kitchen appliances and building materials may not be placed in the trash receptacle and must be disposed of by the owner or resident.
8. No pets will be allowed in the building which cause any annoyance of any type to the neighboring residents. Unobjectionable pets shall be allowed. All pets shall be confined to the apartment. A dog or cat may be permitted only upon the prior permission of the Board of Directors. Any dog or cat taken out of the apartment shall be on a leash or in a carrier or carried. No dog or cat shall be allowed to walk or stand in the lobbies or elevator. No animal shall be in excess of 15 pounds. Additional rules will be given to pet owners.
9. No resident or occupant of an apartment may make or permit any disturbing noises in the apartment building, whether made by himself, his family, friends or servants, and neither shall he permit anything to be done by such persons which will interfere with the rights, comforts or convenience of others. No resident or occupant of any apartment may play or suffer to be played any musical instrument, phonograph, radio or television set in the apartment between the hours of 11:00 pm and the following 8:00 am, if the same shall disturb or annoy other occupants of the apartment building.
10. Owners and residents are specifically cautioned that their rights to make any addition, change, alteration or decoration to the exterior appearance of any portion of the apartment building, including the balconies adjacent to their apartment is subject to the provisions of the Declaration of Condominium and can only be made with the approval in writing by the Board of Directors.
11. Only those persons designated by the Board of Directors may operate, regulate, dig around, tamper with or change in any way the irrigation system.
12. In order to maintain a uniform appearance of the premises and to protect the underground irrigation system and electrical cables, owners and residents may not plant any vegetables, trees, shrubs, flowers, annuals, or perennials in the common area without the prior approval of the Board of Directors.
13. No cooking shall be permitted on any balcony, terrace or airway of an apartment building, except charcoal grilling. Bottled gas grills or any devices using bottled LP gas are specifically prohibited.

RULES & REGULATIONS
For
SEVILLE CONDOMINIUMS #4, INC.
COMPLETE REVISION JULY 2009

14. Automobiles shall be parked in the areas provided for that purpose, and an owner or resident shall always park his automobile in his designated parking space. Guest parking spaces must be reserved for guests. Automobile parking spaces shall be used solely and exclusively for that purpose and shall not be used for the storage of boats, inoperative automobiles, or for any other purpose. However, the parking space may be used for day-to-day storage of bicycles or tricycles. An owner or resident may not assign his automobile parking space except in connection with the sale of his apartment and may not lease said space except with the written permission of the Board of Directors.

15. Entry upon the roof, into elevator shafts, the elevator equipment room or power room is restricted to those approved by the Board of Directors.

16. The laundry room on the third floor is for the convenience of Seville 4 residents only. Residents are urged to show consideration for others waiting their turn by removing clothes promptly and not leaving the machine unattended for extended periods of time. Please comply with ordinary housekeeping practices of cleaning the washer and dryer filters after each use and shut off the lights when you leave. If the equipment requires maintenance, please notify the Board or leave a note in the Seville 4 box in the first floor lobby.

17. No flammable, combustible or explosive materials, chemicals or substances shall be kept in any apartment except materials for normal household use.

18. The weekly maintenance of the Association property is performed by a maintenance contractor. If you have plumbing, electrical or any problems in your unit, you must call a qualified technician to take care of the problem. If you think it is a building problem, you must let a Board member know right away. The Board member will call a qualified technician to take care of it.

20. Owners and residents may display their national flag from the patio or balcony on holidays and other appropriate occasions.

21. Seville Condominiums 4, Inc. has been registered with the Florida Commission on Human Relations as "Housing for older persons", under the terms of the Fair Housing Act" and Florida Statute 760.29(e). As such, at least 80 percent of the units must be occupied by at least one person who is 55 years of age or older. In addition, all permanent occupants must be at least 16 years of age or older. In the case of Seville 4, 27 units must be occupied by at least one person 55 years of age or older. A maximum of 6 units may be occupied by persons under the age of 55. Those leasing an apartment must meet these same restrictions.

RULES & REGULATIONS
For
SEVILLE CONDOMINIUMS #4, INC.
COMPLETE REVISION JULY 2009

22. No unit owner may lease their unit sooner than the expiration of twelve (12) months after purchasing said unit. Unit may be leased to only one lessee in a given year. The total number of rental units at Seville #4 shall not exceed four (4) units. The leased unit shall always be occupied by at least one permanently residing person who is 55 years of age or older.

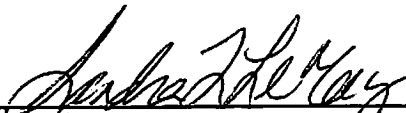
###

We, the undersigned being President and Secretary, respectively of Seville Condominium 4, Inc. do hereby certify that the attached Rules and Regulations for Seville Condominium 4, were approved at a meeting of the Board of Directors held on Thursday, July 2, 2009 at 6:00 pm. This revision cancels and supercedes the rules presently recorded in official Records Book 14646, pages 1708-1711.

Seville Condominium 4, Inc.



M. L. Love, President



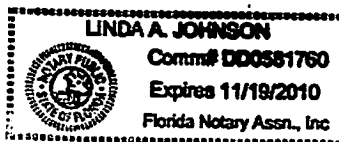
Sandra Lemay, Secretary

STATE OF FLORIDA
COUNTY OF PINELLAS

I do hereby certify that on this date, July 6, 2009, before me, the undersigned authority, personally appeared M. L. Love and Sandra Lemay to me known to be the persons described in and who executed the foregoing instrument and duly acknowledged the execution thereof to be their free act and deed for the said corporation.

Witness my hand and seal on the date aforesaid.

Seville Condominium 4, Inc.
1012 Pearce Drive
Clearwater, FL 33764





July 7, 2009