

Schedule A

Rules and Regulations of Central Parkway Business Center Condominium Association, Inc.

1. Ivory-colored or of a matching exterior color accordion-style hurricane shutters may be affixed to the exterior of a Unit ,however, Board approval, building permit and installation by a licensed contractor are required.
2. Existing storefront windows and glass doors may be replaced with hurricane impact glass , however Board approval, building permit, and installation by a licensed contractor are required. The owner of said unit must sign a waiver absolving the Condominium Association of any responsibility for maintenance, repair or replacement, with the exception of occurrence covered by the project insurance. .
3. Roll Up Doors on the rear of the units may be replaced with a hurricane rated roll up or removed and replaced with concrete block and stucco according to one of 4 plans from Architect Robert Britt. Board Approval, building permit, and installation by a licensed contractor are required.
4. Satellite dishes of a diameter not to exceed twenty-four inches may be affixed to the rear of a Unit as long as such dish does not interfere with the electronic reception of another Unit.
5. A lock may be placed on a Unit's air conditioning power box.
6. All lettering affixed to the glass of a Unit must be gold-colored to match the building standard and affixed to the front door glass only, no windows. All lettering affixed to the wall of a Unit must be dark brown-colored to match the building standard and no larger than twelve inches in height and fit within the stucco boarder. All such lettering must first receive approval by the Board of Directors prior to its installation. The Board shall have 30 days from receipt of a lettering request to issue an approval or disapproval.. .
7. A Unit Owner shall be considered to be habitually delinquent and all remaining installments of Assessments shall be accelerated if the Owner has been over thirty days delinquent in the payment of each of any two installments of Assessments during the prior twelve months.
8. The Board of Directors will commence collection action against any habitually delinquent Unit Owner who fails to pay in full all pending Assessments within thirty calendar days from the date notice of acceleration of installments is mailed to the Unit Owner.
9. Any vehicle parked for ten subsequent days and nights in the same parking space in the parking lot will be deemed inoperable by the Board of Directors and immediately towed.
10. Only registered vehicles may be parked in the parking lot. Trailers of any sort in the Common Elements which are not being actively loaded or unloaded will be immediately towed at owner's expense.

11. Hurricane shutters must be removed and stored or otherwise retracted from windows from December 1 – May 31, unless Stuart, Florida, is under a hurricane warning.
12. Owners are responsible for installing hurricane shutters on the front of their unit within 36 hours of the Hurricane Warning for a named storm in Martin County..
13. At the discretion of the Board of Directors, violations of the Rules and Regulations may result in a fine of up to \$25 per day.
14. The Board of Directors shall require that all contractors produce a Certificate of Insurance verifying their Worker's Compensation insurance prior to commencing any work on behalf of the Association and annually thereafter.

12/1/05