

Exhibit "F"

SEA COLONY CONDOMINIUM RULES AND REGULATIONS

EFFECTIVE DATE: MARCH 12, 2020

1 RULES & REGULATIONS

- A These Rules & Regulations shall apply to Unit Owners, their lessees and guests. Unit Owners are responsible for compliance by their guests or lessees with these Rules & Regulations.
- B In addition to these Rules & Regulations, the Sea Colony Community Use Restrictions also shall apply to Unit Owners, their lessees and guests. Unit Owners are responsible for compliance by their lessees and guests.
- C Violations should be reported to the Board of Directors or to the Property Manager or Management Company.
- D Violations will be called to the attention of the violating Owner by the Property Manager for the Board of Directors or by a Board member directly. Owners will be given a fixed time period to correct the violation after which fines may be levied and common element use rights suspended.
- E Disagreements concerning violations will be presented to the Appeals Committee, appointed by the Board of Directors, who will make a final determination as to whether a Board imposed fine or suspension will be enforced or vacated.

2 FACILITIES

The facilities of the Condominium are for the exclusive use of Unit Owners, their approved lessees and registered guests only. Unit Owners are requested to cooperate with any management firm in the use of common facilities where more than one organized activity is scheduled for the same time. Any damage to the buildings or other common elements or equipment caused by a Unit Owner or his lessee or guests will be repaired at the expense of the Unit Owner.

3 NOISE OR NUISANCE

No Unit Owner, lessee or guest shall make unreasonable noise or otherwise that disturbs others, obstructs or interferes with the rights of other Unit Owners, nor shall a Unit Owner commit or permit any nuisance, immoral or illegal act in Unit Owner's Unit or on the Common Elements. The determination as to whether noise or nuisance is unreasonable is at the sole discretion of the Board of Directors.

4 OBSTRUCTIONS

Sidewalks, entrances, driveways, patios, courtyards, stairways and all Common Elements shall be kept open and shall not be obstructed in any manner. No sign, notice or advertisement shall be inscribed or exposed on or at any window or any part of the Condominium, except such as shall have been approved in writing by the Association, nor shall anything be projected out of any window or balcony without similar approval.

5 ANTENNAE

No Unit Owner or any other person shall install upon the roof or exterior of the building upon the Condominium Property or upon the Common Elements of the Condominium, any television antennae, radio antennae, electric, electronic or electro-mechanical device, decorative item or affixed furnishing, without the written consent of the Association. Notwithstanding the foregoing, a Unit Owner may install a satellite dish or antenna, less than one meter in diameter, within the confines of the Limited Common Element patio, balcony or terrace in accordance with the rules and regulations of the Federal Communication Commission.

6 ANIMALS & PETS.

No animals, livestock, or poultry of any kind, may be raised, bred, kept or boarded, or permitted in any Unit, with the exception of dogs, cats, or other usual and common household pets, but no more than a total of two (2). The keeping of a dog or other domestic pet at the Condominium is not a right of an Owner but is a conditional license. This conditional license is subject to termination at any time by the Board of Directors upon finding that a dog or other pet is making objectionable noise, is vicious, endangers the health or safety of other Owners - or has in any way become a nuisance. The Owner of a pet assumes liability for all damage to persons or property caused by the pet or resulting from its presence. Pets shall be controlled and kept on a leash at all times and cannot be left unattended when outside the Unit including on a patio, lanai or in an open garage or open courtyard. Pets are permitted to have excrements upon the Common Areas provided that the Owner shall immediately remove such excrement and place in a waste bag and deposit said waste in a trash receptacle. Any pet whose Owner violates the provisions and intent of this Rule shall be deemed a nuisance in accordance with Article 26 of the Declaration and subject to removal in accordance with the provisions of the Declaration.

7 DESTRUCTION OF PROPERTY

Neither Unit Owners, their lessees, nor guests shall mark, mar, damage, destroy, deface or engrave any part of the buildings. Unit Owners shall be liable for all damages to any common area or limited common area, including buildings, walkways, driveways and stairways caused by deliveries, moving or contractors working at the Owner's Unit. Unit Owners shall be financially responsible for any such damage.

8 EXTERIOR APPEARANCE

The exterior of the Condominium Buildings, the common elements, limited common elements, and all other areas appurtenant to the Condominium Units shall not be painted, decorated or modified by any Unit Owner, lessee or guest in any manner without the prior written consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Board of Directors and any applicable vote of the members as required by Article 10 of the Declaration.

Windows, doors, screens, screen doors, screen enclosures and storm shutters must be uniform in appearance and comply with Association standards and specifications. Installation or replacement requires the prior written approval from the Board of Directors. An Architectural Review form must be submitted with plans on the work to be performed by a licensed and insured contractor.

Nothing shall be nailed, screwed in or attached in any manner that penetrates the exterior walls, ceilings or any common element area or limited common element area of the buildings. Ceiling fans are prohibited from patio and second story balcony ceilings. Tile is not permitted to be installed on patios, stairways, balconies or any common element area/limited common element area. Tile that is installed on first floor terraces may not be replaced.

Owners may not plant or remove Association plantings or alter landscaping in any manner in Common Element areas, including but not limited to, courtyards, or around the perimeters of the buildings without the prior written approval of the Board of Directors. Such approval may be withheld at the sole discretion of the Board of Directors. Plants may be placed in pots on balconies, terraces and in courtyards, provided such pots are not affixed in any way to the building.

Nothing shall be attached to or hung from any trees, shrubs, or fencing. This includes, but is not limited to, hammocks, basketball hoops, signs, swings, bird feeders, etc. Notwithstanding the foregoing, orchids may be

attached to trees if they are attached in a manner that does not damage or penetrate the trees. Orchids attached to trees become the property of the Association and the Board of Directors has the sole discretion to order the removal of any orchids deemed to be unsightly, unhealthy, dead or damaging trees.

All garden hoses are to be kept neat in appropriate containers at the faucet or removed from the faucet and stored in the garage when not in use.

Common element areas are maintained by the Association and subject to conformity. No awnings, window guards, light reflective materials, hurricane or storm shutters, may be installed without prior approval of the Board of Directors. Such approval may be withheld on purely aesthetic grounds at the sole discretion of the Board of Directors and any applicable vote of the members as required by Article 10 of the Declaration. All shutters must be uniform in appearance. Installation of drapes, curtains and other window treatments visible from the exterior of the Unit shall have neutral colored liners.

9. RUBBISH, TRASH, GARBAGE

All garbage and refuse from the Condominium shall be securely wrapped in plastic garbage bags and placed in garbage cans with secure lids. All bottles, cans, newspaper, cardboard and other recyclable materials shall be placed in appropriate recycle bins. All rubbish, trash, garbage and recyclable items shall be regularly removed from the Condominiums and placed at the street for pickup ONLY on scheduled pickup days or the night before pickup. If an owner, tenant or guest vacates the Unit prior to pick up date, garbage bags must be placed at the maintenance shed, not in front of the Unit.

10. BALCONIES:

Plants, pots, receptacles and other movable objects must not be kept, placed or maintained on ledges of balconies or on terraces. No objects shall be hung from balconies, patios or window sills. No cloth, clothing, rugs, towels, mops or other items shall be hung or shaken from windows, doors, or balcony railings. Unit Owners who will be absent from their Unit for more than 72 hours during Hurricane Season (June 1 – November 30), shall remove all loose objects or movable objects from the balconies and terraces. Unit Owners shall not throw cigars, cigarettes or any other objects from the balconies or terraces. No gas or charcoal cooking shall be permitted on any balcony or terrace of an apartment, or under any overhanging portion or within 10 feet of any structure. No cooking devices of any kind may be stored on a balcony. Storage or use of LP Gas cylinders is not permitted inside the residential Unit or anywhere above the first floor. Cylinders shall be limited to 2.7 pounds (1.2 kg) each, and no more than 2 cylinders (5.4 pounds, 2.4 kg) may be stored per Unit in an attached garage only. No lighted tiki torches or fire pits are allowed on patios, lanai, or balconies. Unit Owners must comply with applicable Palm Beach County fire regulations.

11. STORAGE AND GARAGE AREAS

Unit Owners are responsible to see that nothing is placed in the storage areas and garage areas which would create a fire hazard, that would be subject to being infested, or that would be subject to spoilage.

12. EMERGENCY ENTRY:

In case of any emergency originating in or threatening any dwelling, regardless of whether the Owner is present at the time of such emergency, the Board of Directors of the Association, or any other person authorized by it, or any management firm, shall have the right to enter such dwelling for the purpose of remedying or abating the cause of such emergency. Unit Owners are required to provide to the Association a key, code or other device to enable access to the Unit.

13 BICYCLES

Bicycles must be placed or stored on an Owner's patio, courtyard or garage when not in use

14 PLUMBING

Closets containing indoor air conditioning handlers and other plumbing shall not be used for any other purposes than those for which they are constructed, and no sweepings, rubbish, rags or other foreign substances shall be stored therein. The cost of any damage resulting from misuse of same shall be borne by the Unit Owner causing the damage.

15 RESTRICTED ACCESS

Unit Owners, their lessees, their guests, agents or contractors are not permitted on the roof or in the attic, electrical room, or storage room of any building for any purpose, except as permitted and approved in advance by the Board of Directors

16 SOLICITATION

There shall be no solicitation by any person anywhere on the Association property for any cause, charity, or for any other purpose whatsoever

17 EMPLOYEES

Except for designated Board members, no unit owner or resident shall direct, supervise or in any manner attempt to assert any control over the employees of the Association and/or any management firm, at any time, for any reason

18 BUSINESS ACTIVITY

No Unit shall be used for other than single-family residential purposes. No trade, business, professional or commercial activity may be conducted in or from any Unit, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as: (a) the existence or operation of the business activity is not apparent or detectable by sight, sound or smell from outside the Unit; (b) the business activity conforms to all zoning requirements; (c) the business activity does not involve persons coming into Sea Colony who do not reside in Sea Colony or door-to-door solicitation of residents of Sea Colony; and (d) the business activity is consistent with the residential character of Sea Colony and does not constitute a nuisance or a hazardous or offensive use or threaten the security or safety of other residents of Sea Colony as may be determined in the sole discretion of the Board. The terms "business", "trade" and "professional or commercial activity" as used in this provision shall be construed to have their ordinary, generally accepted meanings and shall include, without limitation, any occupation, work or activity undertaken on an ongoing basis which involves the provision of goods or services to persons other than the provider's family and for which the provider receives a fee, compensation or other form of consideration, regardless of whether (i) such activity is engaged in full or part-time; (ii) such activity is intended to or does generate a profit; or (iii) a license is required therefore. Notwithstanding the above, the leasing of a Unit shall not be considered a trade, business, professional or commercial activity within the meaning of this section.

19 HURRICANE PREPARATIONS

Sea Colony Condominium Association has developed a HURRICANE PLAN designed to ensure the safety of both residents and the property. The PLAN was developed to help all owners (whether or not

they are in residence) understand each resident's responsibilities in the event of a storm, steps to take in advance and as the storm progresses, and provides important Palm Beach County emergency web sites and phone numbers. The HURRICANE PLAN is available on the Sea Colony Condominium website.

Each Unit Owner or lessee who will be absent from his Unit during the hurricane season must prepare his Unit prior to departure by removing all furniture, potted plants and other loose objects from his patio, balcony, and courtyards. If an Owner or lessee does not comply, the Owner will be billed for the cost of removing whatever is left outside the Unit in preparation for an impending storm. In the event the Association does not have proper time to remove objects left outside, the Owner will be responsible for any damage that may occur due to property left unsecured during a storm. The Unit Owner, lessee or designated caretaker must notify property management of damages to their Unit resulting from storms. Sea Colony Condominium Association requires the evacuation of the property in the event a mandatory evacuation order is declared in our area. If any owner, lessee, or guest in the Unit decides to stay during the storm, it is at their own peril. The association shall be immune from liability or injury to persons or property occurring from the failure to evacuate the Unit or property. If your family, guest or lessee or pets remain in your Unit, despite the declared mandatory evacuation order, the property manager or security guard must be notified prior to employees vacating the property, of your intention to stay. Also identify who is remaining in your Unit and provide contact information for post disaster communication. Pets must not be left unattended in a Unit during an evacuation.

20 GUESTS

Unit Owners and lessees shall notify the management office, in advance by written notice, of the arrival and departure dates of guests who have permission to occupy the Unit in the absence of Unit Owners and lessees.

21 SIGNS

No sign of any kind shall be erected by an Owner within the properties without the prior written consent of the Board of Directors. This includes but is not limited to, signs erected on buildings, facing outside from Unit windows, and signs displayed from or affixed to vehicles parked on common element property. The Board of Directors shall have the right to erect signs.

22 VEHICLES, PARKING AND GARAGES

Unit Owners and their lessees shall park only in their garage or in the driveway serving their Unit. If garage or driveway spaces are full, parking is permitted in those parking spaces not designated as Guest Parking. Owners are not permitted to park in Guest Parking spaces. Designated Guest Parking spaces shall be used by guests, visitors and contractors. Owners may park in the driveway serving another Owner's Unit only with the prior consent of that Unit Owner. Oversized vehicles that do not fit within the dimensions of the driveway or designated parking spaces are prohibited. No vehicles shall be parked so as to impede the flow of traffic or obstruct access or egress. Vehicles cannot be parked in No Parking zones, on grass areas or blocking driveways. All vehicles must have a current license plate and registration, all resident vehicles must have bar codes; visitors must display guest passes. Inoperable vehicles, unregistered vehicles, commercial vehicles, tractors, mobile homes, recreational vehicles, trailers (either with or without wheels), campers, camper trailers, boats and other watercraft, and boat trailers must be parked entirely within a garage, unless otherwise permitted by the Board. Moving trucks or moving pods may be parked within the driveway serving a Unit for up to 48 hours only with the prior written approval of the Board of Directors. No garage may be altered in such

a manner that the number of automobiles which may reasonably be parked therein after the alteration is less than the number of automobiles that could have reasonably been parked in the garage as originally constructed. Any garage alteration may not be performed until the owner submits the required form along with required documentation and receives written approval by the Board of Directors.

23. ELECTRIC VEHICLES

Any change to the electrical system in a garage or within the Unit for an electric car charger requires the prior written approval from the Board of Directors. An Architectural Review form must be submitted with plans on the work to be performed by a licensed and insured electrician. All electric vehicle chargers must be installed according to Town of Jupiter code requirements. No charging outlets or charging stations are permitted to be installed outside of the Unit, in the driveway or on any other Common Area or Limited Common Area.

24. SAFETY AND SECURITY

All posted speed limits and stop signs must be obeyed. Any damage to entry/exit gates caused by tailgating or improper ingress or egress will be the responsibility of the Unit Owner, lessee or guest.

25. AIR CONDITIONING UNITS

No window air conditioning units or window fans may be installed in any Unit.

26. LIGHTING

Except for seasonal decorative lighting, all exterior lights must be approved in accordance with Article 10 of the Declaration of Condominium of Sea Colony Condominium.

27. RENTAL OR LEASE

A Unit shall not be leased or rented without the prior written approval of the Association, in accordance with Article 18 of the Declaration of Condominium of Sea Colony. Approval or disapproval shall be given by the Board within thirty (30) days from receipt of the properly completed lease application form along with all information and transfer fees required by the Board in connection with the proposed lease. The Board of Directors shall have the right to require that a substantially uniform form of lease be used. Except for Units purchased prior to September 21, 2007, no lease shall be made for less than a two (2) consecutive month period. No Unit may be leased more than two (2) times during any one calendar year, except for those certain Units purchased prior to September 21, 2007 that are exempted, no lease shall be made for less than two (2) consecutive month periods. In the event that the Board of Directors approves a rental or lease, such approval of a lease shall not release the member from any obligation under the Declaration. Further, such approved lease may not be modified, amended, extended, assigned or renewed, nor may the Unit be sublet to any other party without the Board's prior written consent. Units purchased after the effective date of the Amended and Restated Declaration cannot be leased during the first year of ownership.

28. SALE OR TRANSFER

A Unit shall not be sold, gifted or transferred without the prior written approval of the Association, in accordance with Article 18 of the Declaration of Condominium of Sea Colony. Approval or disapproval shall be given by the Board within thirty (30) days from receipt of the properly completed application form along with all information and transfer fees required by the Board.

29 FLOOR COVERINGS

If a Unit Owner plans to replace any type of flooring with hard surfaced flooring, including but not limited to tile, marble or wood flooring, such flooring must be approved in advance by the Board of Directors and shall be installed with such padding or other sound proofing underlayment material specified by the Board at its discretion. No flooring work may be performed on the Unit until the Unit Owner submits the required form and documentation and receives written approval by the Board of Directors.

30 ALTERATIONS, REMODELING AND RENOVATION

No alterations, remodeling or renovation work may be performed on any Unit until the Unit Owner submits the required form along with required documentation and receives written approval by the Board of Directors. No Unit Owner may perform any change to the Unit that would jeopardize the safety or soundness of the building. It is important to note that concrete slabs make up most floors and ceilings. These slabs contain post tension cables. Drilling into or installing any screws or nails into any ceilings or floors in the Unit (including garage and patio) containing post tension cables is EXPRESSLY PROHIBITED. Damage to these cables can cause serious structural damage to the building and a snapped cable can inflict life threatening injuries to anyone within the vicinity.

31 GUNS

The use of guns, firearms or other projectiles within the property is prohibited. The term "firearms" includes "B-B" guns, pellet guns, and other firearms of all types, regardless of size.

32 DRONES

Drones may not be flown from within or over the Common Areas or Limited Common Areas of the Association unless and until the Unit Owner or lessee has received written approval from the Board of Directors to operate the drone. The Unit Owner or lessee must submit the required form and any other required documentation to the Property Manager. The Unit Owner and lessee will be held liable for any and all damage caused by drone use. If any drone causes a nuisance, an invasion of privacy or in any way disturbs the other residents' quiet enjoyment of their Units, the Limited Common Area or the Common Area of the Association, the Board of Directors has the sole discretion to revoke approval to operate the drone.

The foregoing Rules and Regulations are subject to amendment as provided in the Declaration of Condominium of SEA COLONY CONDOMINIUM, and the Bylaws of the Association.

The foregoing Rules and Regulations are designed to make living for all Unit Owners pleasant and comfortable. The restrictions imposed are for the mutual benefit of all. Violations of these Rules are to be reported to the Association who will call the matter to the attention of the violating Unit Owner, lessee or guest for corrective action. Any disagreement over the violation will be reported to the Appeals Committee for subsequent judgment to be upheld or dismissed by the Board of Directors.