

RULES AND REGULATIONS FOR MARBELLA

The definitions contained in the Declaration of Covenants, Restrictions and Easements for Marbella ("Declaration") are incorporated herein as part of these Rules and Regulations ("Rules").

1. No personal articles shall be allowed to stand overnight on the Association Property.
2. No Owner shall make or permit any noises that will disturb or annoy the occupants of any of the Homes nor do or permit anything to be done which will interfere with the rights, comfort or convenience of other Owners.
3. Each Owner shall keep his or her Home and Lot in a good state of preservation and cleanliness and shall not sweep or throw or permit to be swept or thrown any debris from the doors, balconies or windows thereof.
4. Among other acts of God and uncontrollable events, hurricanes have occurred in Florida and therefore the Property is exposed to the potential damages of hurricanes, including but not limited to, damages from storm surges and wind-driven rain. Water or other damages from this or other extraordinary causes shall not be the responsibility of Declarant. Each Owner who plans to be absent from his or her Home during the hurricane season must prepare his or her Home and Lot prior to his or her departure by:
 - (a) Removing all furniture, potted plants and other movable objects from outside his or her Home; and
 - (b) Designating a responsible firm or individual satisfactory to the Association to care for his or her Home should the Home suffer hurricane damage. Such firm or individual shall contact the Association for clearance to install or remove hurricane shutters.
5. No rubbish, trash, garbage, refuse, or other waste material shall be kept or permitted on the Lots and/or Association Property, except in sanitary, self-locking containers stored inside a Home or dumpsters designated for such purpose by the Association, from time to time, and kept in a clean and sanitary condition, and no odor shall be permitted to arise therefrom so as to render Marbella or any portion thereof unsanitary, offensive, detrimental or a nuisance to Owners or to any other property in the vicinity thereof or to its occupants. Garbage, trash, refuse or rubbish that is required to be placed at the front of the Home in order to be collected may be placed and kept at the front of the Home after 5:00 p.m. on the day before the scheduled day of collection but not sooner, and any trash facilities must be removed on the day of collection. No clothing or other household items shall be hung, dried, or aired in such a way as to be visible from the Association Property or another Lot. No stripped vehicles, non-functioning vehicles, lumber or other building materials, grass, tree clippings, metals, scrap, automobile pieces or parts, refuse, or trash shall be stored or allowed to accumulate on any portion of Marbella (except when accumulated during construction by Declarant, during construction approved by the Association, or when accumulated by the Association for imminent pick-up and discard).
6. No garage sales, estate sales, yard sales, moving sales, or any other sales that invite the public, shall be allowed on or about any portion of Marbella without prior written approval by the Association and without obtaining approvals from all applicable governmental authorities (if required).

7. All powered vehicles capable of exceeding five (5) miles per hour are prohibited from use on the Association Property unless they are licensed, registered, and insured. Specifically, any motorcycle, moped, or motorized scooter used in the Association Property may only be driven by a licensed driver, and must be registered and insured in accordance with Florida law. Specifically exempted from this regulation are electric personal assistive mobility devices as defined under Florida Statute, Section 316.003(83); and any other bona-fide assistive technology devices" as defined in Florida Statute, Section 427.802(1); and any special mobile equipment as defined under Florida Statute, Section 316.003(48) provided that such equipment may not be operated in a manner that creates a traffic hazard, or which poses a threat of harm to the user of such equipment.

8. No Owner shall request or cause any employee or agent of the Association to do any private business of the Owner except as shall have been approved in writing by the Association.

9. An Owner shall not cause or permit the blowing of any horn from any vehicle of which he or she, his or her guests or family shall be occupants except in an emergency requiring such horn to be sounded.

10. An Owner shall be held responsible for the actions of his or her lessee or family members, guests, employees and invitees.

11. Complaints regarding the management of the Association Property or regarding actions of other Owners shall be made in writing to the Association.

12. Any consent or approval given under these Rules by the Association shall be revocable at any time by the Board.

13. No garage or any portion of a garage shall be permanently enclosed, and no garage or any portion of a garage or ground floor originally intended for the parking of an automobile shall be converted into a living space. Each Owner shall keep his or her garage free from clutter so that at all times his or her car can easily be parked in his or her garage. No individual air conditioning units which are visible from outside the Home shall be permitted in a garage. All garage doors shall remain closed when not being used for ingress and egress.

14. Drones or similar unmanned aircraft, either with or without cameras, shall not be operated by an Owner, its immediate family members, lessees, guests or invitees on, over or from any portion of the Property, except for the purpose of an Owner or their authorized agent periodically inspecting the Owner's respective Lot or Home, or as otherwise permitted by the Board from time to time. The Board is specifically vested with the exclusive authority to adopt reasonable rules and regulations concerning or related to the operation of drones or similar unmanned aircraft on, over or from Lots or within Marbella. All drones or similar unmanned aircraft systems shall only be operated in accordance with Federal, State and local regulations, all as amended from time to time. In no event shall an operator of a drone or similar unmanned aircraft system invade the privacy of another person on any Lot, Association Property, or any other portion of Marbella. No person shall operate a drone or similar unmanned aircraft system in any manner that constitutes a nuisance or harasses, annoys, or disturbs the quiet enjoyment of another person, including without limitation, to another Owner, its immediate family members, lessees, guests or invitees.

15. Owners are referred to the restrictions contained in the Marbella Documents, which are binding upon all Owners.

16. These Rules may be modified, added to or repealed at any time by the Association.

17. These Rules shall not apply to Declarant as an Owner.

*By Resolution of the Board of Directors
of Marbella Property Owners Association, Inc.*