

RULES

GUEST RESTRICTIONS

Declaration of Condominium, Article III, Section 12.a,–

12. Occupancy and Leasing Restrictions.

a. Occupancy. Each of the Residential Units shall be occupied only by the Owner or lessee of a Residential Unit, members of their family, their servants and nonpaying social guests. Entire (but not portions of) Residential Units may be rented provided the occupancy s only by the lessee and the members of their family, servants and nonpaying social guests.

Guest Occupancy Rules:

1. When the unit owner or renter of any home is in residence, nonpaying social guest occupancy of the home is permitted. If nonpaying social guests are in residence with the owner or tenant for longer than 30 days, they must complete and submit to the Office the new resident registration form.

2. If the owner or tenant is not in residence, no guest occupancy of a home is permitted.

OR

2. If the owner or tenant is not in residence, guest occupancy is limited to a maximum cumulative total of 30 days for all guests together in any twelve (12) month period. All guests must be registered with the Association Office prior to arrival.

3. All guests must be registered with the Association Office, prior to their arrival, in order to have access to the entry gate.

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CRIMINAL BACKGROUND CHECK

No individual who is listed as a Sexual Offender or Predator by the Florida Department of Law Enforcement ("FDLE"), or law enforcement in any other State, is permitted to reside in any home within Grand Hampton, either as an owner, or a renter, or a guest.

The owner of a home is responsible for obtaining a criminal background check on all prospective renters, to include sexual offenders and predators; as well as drug or other felony convictions.

The Association has the right to check the FDLE registry from time to time, to determine if this Rule has been violated.