

Additional language indicated by underlining.
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EXHIBIT "C-2"

Initial Use Restrictions for Lessees

The following restrictions shall apply to all Lessees and leased Units ~~of the leased properties~~ until such time as they are amended, modified, repealed or limited by Use Restrictions of the Association adopted pursuant to Article 9 of the Declaration or as otherwise provided the Declaration. These Use Restrictions for Lessees are supplemental to the Use Restrictions attached to the Declaration as Exhibit "C-1" that also apply to all Lessees and leased Units, it being the intent that this Exhibit "C-2" only set forth those restrictions that are unique to all Lessees and leased Units. All Lessees and occupants of leased Units must review and adhere to the Use Restrictions attached to the Declaration as Exhibit "C-1".

1. General:

~~(a) The Properties shall be used only for residential, recreational, and related purposes consistent with this Declaration and any Supplemental Declaration.~~

(a) A Lessee is responsible for the conduct of all visitors to and occupants of the a Lessee's Unit, who must adhere to all of the Governing Documents, Association rules including off street parking.

(b) Owner/Lessee is responsible for the maintenance of the pool and the inside of the lanai. Pools must be kept in good operating condition so that noise is not created by pool equipment in need of service. Pool and spa systems are expected to operate during reasonable hours.

(c) Outdoor living on most lanais enables sounds to be audible in neighboring Units. Understanding and respecting the privacy, quiet enjoyment and peacefulness of neighbors is expected, and lessee shall accordingly.

(d) Where the Owner has transferred "right of use" to the Lessee, Lessee must follow all of the rules and regulations of the club facilities and register in the main clubhouse.

2. Restricted Activities: The following activities are prohibited within the Community Properties unless expressly authorized by, and then subject to such conditions as may be imposed by, the Board of Directors:

~~(a) Parking of any vehicles is:~~

~~(i) Prohibited on public or private streets or thoroughfares within the Properties except for construction vehicles of Builders, which may be parked in the streets of a construction area until 100% of the property has been developed and conveyed to Owners other than the Builders.~~

~~(ii) Parking of commercial vehicles or equipment, mobile homes, recreational vehicles, pickup trucks, panel trucks, golf carts, boats and other watercraft, trailers, stored vehicles or Inoperable vehicles anywhere within the Properties~~

~~other than in enclosed garages is prohibited; provided, construction, service and delivery vehicles shall be exempt from this provision during the daylight hours of 6:00 a.m. and 6:00pm for such period of time as is reasonably necessary to provide service or to make a delivery to a Unit or the Common Area, and recreational vehicles and boats may be parked in driveways for not more than 24 hours while loading and unloading, which shall not occur more than twice per month.~~

~~(iii) (a) The Overnight parking of more than three (3) vehicles in the driveway of a leased Unit is strictly prohibited.~~

~~(b) All dogs, cats, other animals, birds, reptiles and/or other type animals are strictly prohibited, except that service animals and emotional support animals are permitted, provided that the disabled person complies with all legal requirements necessary to require that the Board of Directors permit an exception to the prohibition on animals. If the person's disability is not readily apparent, the Board of Directors may require that the person provide reliable information that reasonably supports (i) that the person has a disability; and (ii) the need for the service animal or emotional support animal. Service animals and emotional support animals which are permitted to roam free, or, in the sole discretion of the Board, make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to the occupants of other Units shall be removed upon request of the Board. If the pet owner fails to honor such request, the Board may remove the pet. Pets shall be kept on a leash or confined in a manner acceptable to the Board whenever outside the Unit, provided that in the case of a service animal, a harness or other device may be used in lieu of a leash and the disabled person shall not be required to confine the service animal. Pets and animals shall be registered, licensed and inoculated as required by law. Pet owners are required to pick up after their pets and properly remove and dispose of their waste. No raising, breeding or keeping of animals, livestock, or poultry of any kind is permitted.~~

~~b) Any activity, which emits foul or obnoxious odors outside the Unit or creates noise or other conditions, which tend to disturb the peace or threaten the safety of the occupants of other Units.~~

~~e) Any activity which violates local, state or federal laws or regulations; however, the Board shall have no obligation to take enforcement action in the event of a violation.~~

~~d) Pursuit of hobbies or other activities, which tend to cause an unclean, unhealthy or untidy condition to exist outside of enclosed structures on the Unit.~~

~~e) Any noxious or offensive activity which in the reasonable determination of the Board tends to cause embarrassment, discomfort, annoyance, or nuisance to persons using the Common Area or to the occupants of other Units.~~

- ~~f) Outside burning of trash, leaves, debris or other materials.~~
- ~~g) Use or discharge of any radio, loudspeaker, horn, whistle, bell, or other sound device so as to be an unreasonable annoyance or nuisance to occupants of other Units in the Board's judgment, except alarm devices used exclusively for security purposes.~~
- ~~h) Posting or maintaining any sign, banner or advertisement.~~
- ~~i) Dumping of grass clippings, leaves or other debris, petroleum products, fertilizers, or other potentially hazardous or toxic substances in any drainage ditch, stream, pond, or lake, or elsewhere within the Properties.~~
- ~~j) Accumulation of rubbish, trash, or garbage except between regular garbage pick-ups, and then only in approved containers.~~
- ~~k) Swimming, boating, use of personal flotation devices, or other active use of lakes, ponds, streams or other bodies of water within the Properties, except that a Private Amenity, its successors and assigns, shall be pertained and shall have the exclusive right and easement to retrieve golf balls from bodies of water within the Common Areas. The Association shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of rivers, lakes, ponds, streams or other bodies of water within or adjacent to the Properties.~~
- ~~l) Use of any Unit for operation of a timesharing, fraction sharing, or similar program whereby the right to exclusive use of the Unit rotates among participants in the program on a fixed or floating time schedule over a period of years.~~
- ~~m) Use and discharge of firecrackers and other fireworks provided the Board shall have no obligation to take action to prevent or stop such discharge.~~
- ~~n) On site storage of gasoline, heating, or other fuels, except that a reasonable amount of fuel may be stored on each Unit for emergency purposes.~~
- ~~o) Any business, trade, garage sale, moving sale, rummage sale, or similar activity, except that an Owner or occupant residing in a Unit may conduct business activities within the Unit so long as:
 - ~~(i) The existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the Unit.~~
 - ~~(ii) The business activity conforms to all zoning requirements for the Properties.~~
 - ~~(iii) The business activity does not involve regular visitation of the Unit by clients, customers, suppliers, or other business invitees or door to door solicitation of residents of the Properties.~~~~

~~The business activity is consistent with the residential character of the Properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the Properties, as may be determined in the sole discretion of the Board. The terms "business" and "trade," 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.~~

~~q). Capturing, trapping, or killing of wildlife within the Properties.~~

~~r). Any activities which materially disturb or destroy the vegetation, wildlife, wetlands, or air quality within the Properties, or which use excessive amounts of water or which result in unreasonable levels of sound or light pollution.~~

~~s). Operation of motorized vehicles, golf carts, or similar items on public or private roads, streets, pathways, bike trails, or trails maintained by the Association, except that golf carts may be operated on cart paths intended for such purposes.~~

~~t). Any construction, erection, or placement of anything, permanently or temporarily, on the outside portions of the Unit, whether such portion is improved or unimproved. This shall include, without limitation, signs, basketball hoops, swing sets and similar sports and play equipment; clotheslines; garbage cans; Woodpiles; aboveground swimming pools; docks, piers and similar structures; and hedges, walls, dog runs, animal pens, or fences of any kind.~~

~~u). Unless otherwise provided by law; placement of antennas, satellite dishes, or other apparatus for the transmission, reception, or communication of television, radio, satellite, or other signals except for one small receiver which may be located in the side or rear yard, installed adjacent to the residence, and integrated with the residential structure and landscaping. Unless otherwise provided by law, dishes shall not exceed 40 inches in diameter, any such devices shall be screened or landscaped from view from the street and adjacent Units;~~

~~v). Changing, altering, impeding, dumping, or otherwise interfering with the flow and volume of water in any portion of the Surface Water Management System.~~

~~w). Holiday lighting and decorations on the exterior of Units except for lighting and decorations that are displayed in commemoration or celebration of publicly observed holidays. such lighting and decorations may not be displayed more than six weeks in advance of the holiday and must be removed within 30 days after the holiday has ended.~~

3. Prohibited Conditions: The following shall be prohibited within the Properties:

- ~~(a) Plants, animals, devices, or other things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the Properties.~~
- (a) Use of the golf course: No walking, running, skate boarding, bicycling or any other activity is allowed on the cart paths or the golf course itself.
- (b) Lessee shall not exceed posted vehicular speed limits and shall abide by all traffic signs within the Property.

**EXHIBIT "D" TO AMENDED AND RESTATED DECLARATION OF COVENANTS,
CONDITIONS AND RESTRICTIONS FOR RENAISSANCE**

**AMENDED AND RESTATED BYLAWS
FOR
RENAISSANCE COMMUNITY ASSOCIATION, INC.**