

EXHIBIT NO. 5
RULES AND REGULATIONS
OF
EASTGATE II AT HUNTERS RUN CONDOMINIUM
ASSOCIATION, INC.

(A Florida Corporation Not For Profit)

NOTE: Unless otherwise stated, all terms used herein shall have the same meanings respectively ascribed to them in the Declaration of Condominium of Eastgate II at Hunters Run, a Condominium.

1. Sidewalks, stairways, corridors and landings which are a part of the Common Elements or Limited Common Elements shall not be obstructed in any way or manner whatsoever and shall be used exclusively for ingress to or egress from the Units. By way of illustration and not limitation, no baby carriages, shopping carts, bicycles, toys, trash cans, garbage cans, chairs, benches, tables, or other articles will be allowed to stand in said areas nor shall children be permitted to play or loiter in or on said sidewalks, stairways, corridors or landings.
2. Children shall not be permitted to play on or about the walkways, roadways, or parking areas situate upon the Condominium Property.
3. No bicycles, toys, chairs, barbecues, or any other items of personal property shall be left on or about the Common Elements when not in use. Barbecues shall not be left on or about the front or side portions of the Units.
4. No dirt or other substance or material shall be swept or thrown into or onto any stairways, corridors or landings which are a part of the Common Elements. No clothes shall be hung from any window or balcony, nor shall any rugs, mats, bedding or other item be shaken from any window, door or balcony.
5. All trash, refuse and garbage from the Units shall be deposited with care in containers intended for such purpose only at such times and in such manner as the Condominium Association shall direct. No litter or other trash shall be placed or left upon the Common Elements, except in containers provided for such.
6. No disturbing noises, either within the Units or in or on the Common Elements, which would interfere with the rights, comforts or convenience of Unit Owners, shall be permitted or allowed.
7. The toilets, sinks, garbage disposal units, baths, showers and other water apparatus within the Units shall not be used for any purpose other than that for which intended, and no sweepings, rubbish, rags or any other improper articles shall be deposited into the same. Any damage to the Common Elements resulting from misuse thereof shall be borne by the Unit Owner of the Unit where the misuse occurred.

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8. No inflammable oil or fluid, such as gasoline, kerosene, carbon tetrachloride, naphtha or benzine, or explosives, fireworks or articles extra-hazardous to life, limb or property, shall be used or brought into any Unit without in each case obtaining the prior written consent of the Condominium Association.

9. Without the prior permission of the Condominium Association, no contractor or worker employed by a Unit Owner other than Developer shall be permitted to do any work in any Unit (except for emergency repairs) between the hours of 6:00 P.M. and 8:00 A.M., or on Sunday or legal holidays if such work is likely to disturb other Unit Owners.

10. All appliances and electrical equipment of any kind and all appliances of every kind, however powered, installed or used in a Unit, shall comply with all rules, requirements, regulations and recommendations of all public authorities and boards of fire underwriters having jurisdiction.

11. No trailers, campers, boats or unserviceable vehicles shall be parked or kept upon any portion of the Common Elements or Limited Common Elements, except for in an enclosed garage. No golf cart shall be parked or kept upon any portion of the Common Elements or Limited Common Elements, except for in an enclosed garage or specially designed golf cart shed.

12. All parking regulations and traffic regulations from time to time posted by the Condominium Association shall be obeyed.

13. No vehicle horn shall be blown upon the Condominium Property except for the purpose of preventing an accident.

14. No employee of the Condominium Association or of the Condominium Manager shall be requested or required by any Unit Owner to perform any personal service for any Unit Owner not in the line of duties prescribed for such employee by the Condominium Association or the Condominium Manager.

15. The Condominium Association may retain a passkey to each Unit so that access thereto can be obtained in case of emergencies. No Unit Owner shall alter any lock or install a new lock on any door leading into his Unit without the prior written consent of the Condominium Association. If such consent is given, the Unit Owner shall provide the Condominium Association with a key for such lock.

16. There shall be no swimming or boating on any lake or pond on the Condominium Property.

17. Cover-ups or tops shall be worn over bathing suits at all times, except while at the swimming pool area of the Condominium Property.

18. If any Unit Owner desires to plant, at his own cost and expense, any additional trees, shrubs or plants outside his Unit upon any portion of the Common Elements or Limited Common Elements, the Unit Owner shall do so only with the prior written consent of the Condominium Association and in accordance with such standards as the Condominium Association shall specify. If the Condominium Association permits any additional plantings pursuant to the previous sentence of this paragraph 18, the

Condominium Association will not be responsible to replace any such additional plantings, and if such additional plantings materially increase the Condominium Association's maintenance costs, the particular Unit Owner will be responsible to reimburse the Condominium Association for such increased cost.

19. Each Unit Owner shall be held accountable for any violation of these rules by the family members, guests, tenants, agents or employees of the Unit Owner.

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

21. Any consent or approval required of the Condominium Association by these Rules and Regulations must be in writing to be effective, and shall be revocable at any time.

THE FOREGOING WERE DULY ADOPTED AS THE RULES AND REGULATIONS OF EASTGATE II AT HUNTERS RUN CONDOMINIUM ASSOCIATION, INC., A FLORIDA CORPORATION NOT FOR PROFIT, AT THE FIRST MEETING OF THE BOARD OF DIRECTORS.

EASTGATE II AT HUNTERS RUN CONDOMINIUM ASSOCIATION, INC.

By:

President

Attest:

Secretary

(Corporate Seal)

STATE OF Florida

: SS

COUNTY OF Palm Beach

BEFORE ME, the undersigned authority, personally appeared Jack Makransky and Thomas Frankel, to me known to be the President and Secretary of EASTGATE II AT HUNTERS RUN CONDOMINIUM ASSOCIATION, INC., who after being duly cautioned and sworn, depose and said that they executed the foregoing Rules and Regulations for the purposes therein expressed.

SWORN TO AND SUBSCRIBED before me this 30th day of September, 1985.

Notary Public
State of Florida at Large

My Commission Expires:

(Notary Seal)

NOTARY PUBLIC
STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES AUGUST 23, 1987