

**THE STANDING RULES OF THE BOARD OF DIRECTORS
BRADEN CASTLE ASSOCIATION, INC.**
(Promulgated under Article III Section 1, Paragraph 4 of the Constitution and By-laws)

1. In compliance with Florida State Laws and the 1988 Fair Housing Act, Exemption 3. The Braden Castle Community, as of December 13, 1996, is intended and operated for occupancy by persons 55 years of age or older.
2. Renting by a member of the Association or mobile home owner of any part of their cottage is subject to prior verification of age and the approval of the Board of Directors.
 - a) The member or mobile home owner shall be held responsible for Notifying the office of the tenant's name address, age and length of time renting prior to the tenants arrival.
 - b) The member or mobile home owner shall make provision for the parking of a tenant's vehicle in an approved parking area.
3. All residents and visitors are subject to the rules and regulations of the Association.
4. Members of the Association are not allowed to own any mobile home in the Park.
5. Parking of vehicles on the streets is prohibited. Parking on Association property is prohibited, except in specifically designated parking areas, by special permission of the Board of Directors. An annual fee, set by the Board, must be paid for this privilege. A marker designating the spot will be issued. Temporary parking on Association property is permitted for no more than ten (10) days.
6. Peddling, solicitation or distribution of literature from house to house in the Park is prohibited. The Board of Directors may permit such activity at the community center when deemed advantageous to the membership.
7. The use of or trafficking in intoxication liquors or other controlled substances on commonly held grounds or facilities is prohibited.
8. Quiet must be maintained from 11 P.M. until 7 A.M.
9. Children under 16 are not permitted on the shuffle courts, docks and pier, or in Association buildings unless accompanied by an adult.
 - a) Equipment for shuffle court and men's club house belong to the clubs and permission must be obtained from the club to use their equipment.
10. Household pets are not permitted in the Park in accordance with deed restriction #6.
11. Owners are required to obtain permission and approval from the Building and Grounds Committee for any type of construction on any building on their property or lot before beginning work or applying for a permit from the city.
12. Owners are required to keep their lots and building in acceptable condition. The Board shall take appropriate action under the Constitution, By-laws and Deed Restrictions to remedy any unacceptable condition and the owner shall be billed for any cost to the Association in regard to this action.
13. The illegal use of firearms or pellet guns is prohibited.
14. The use of shower rooms is limited to travel trailer occupants and other residents who may have temporary need.

15. The laundry facilities are for the mobile home and travel trailer area.
 - a) A fee is charged to cover the washers.
16. The use of Association facilities must have the approval of the Manager. The Board may establish appropriate fees. Such use shall be governed by the following:
 - a) Members and groups of members shall have first priority.
 - b) Groups with members in their membership shall be second.
 - c) The Board reserves the right to limit the use of commonly held facilities.
17. Trees, shrubs or any plants planted on Association property must have the approval of the building and grounds committee, and will then become the property of the Association.
18. The Board of Directors, on the petition of a member, may permit said member to extend a slab onto Association property subject to the following restrictions:
 - a) The building permit shall specify the amount of extension and shall carry the statement: "this permit in no way limits the Association's right to use its own property".
 - b) Such an extension shall not exceed eight (8) feet from the member's property line, and no structure will be permitted on the slab closer than five (5) feet from the property line on the member's side.
19. Board meetings shall be conducted in accordance with Robert's Rules of Order with specific reference to page 405 of the New and Revised Edition of 1970. Exceptions will be as specifically set forth in the Governing Documents.

February 23, 2008