

EXHIBIT "B"

ST. LUCIE GARDENS

INITIAL RULES AND REGULATIONS

The definitions contained in the Declaration for Covenants and Restrictions for ST. LUCIE GARDENS are incorporated herein as part of these Rules and Regulations.

1. All Owners, Lessees and guests of each Living Unit in ST. LUCIE GARDENS shall abide by each and every term and provision of the Declaration, the Articles of Incorporation and the By-Laws of ST. LUCIE GARDENS HOMEOWNERS ASSOCIATION, INC.
2. No bicycles, tricycles, scooters, baby carriages or other similar vehicles or toys shall be allowed to remain in the Common Areas. The sidewalks, walkways, streets and parking areas shall not be obstructed or used for any other purpose other than for ingress to and egress from the Living Units and other areas of ST. LUCIE GARDENS.
3. Any damage to the Common Area or Association Property caused by any Owner, his family members, guests, invitees or lessees shall be repaired or replaced at the expense of such Owner.
4. Each Owner will use only the garage and driveway assigned to him and will not park or position his vehicle so as to prevent access to another Owner's driveway. The Owners, their families, guests, invitees, licensees, and lessees will obey the posted parking and traffic regulations installed by the Association for the safety, convenience, and welfare of all Owners.
5. No commercial, industrial or business use, including the advertising thereof, shall be conducted from within ST. Lucie GARDENS.
6. All garbage cans and trash containers shall be kept, stored and placed in containers or in an area not visible from the street or any other Living Unit. All garbage placed in such containers shall be sealed in standard trash bags made of material of sufficient strength to contain garbage placed therein without ripping or tearing. Garbage cans and trash containers shall not be permitted to be in view more than twelve (12) hours prior or subsequent to the time of pickup.
7. No excavation, digging, trenching, filling, or any form of earth moving shall be allowed except as permitted and approved by the Board.
8. No air conditioning, heating, or other appliances of any kind shall be constructed or placed upon any roof of any building or any part hereof.
9. No temporary building, tent, structure, flag pole or other improvements shall be constructed, erected or maintained without the prior approval of the Board.

10. No Owner shall do or permit any assembling or disassembling of motor vehicles or boats except for necessary and ordinary maintenance such as the changing of a tire or a battery on any portion of ST. Lucie GARDENS. Each Owner shall be required to clean his driveway area of any oil or other fluid discharged by his motor vehicle.
11. No horses, hogs, cattle, cows, goats, sheep, poultry, or other animals, birds or reptiles shall be kept, raised or maintained on any Living Unit; provided, however, that dogs (weighing less than sixty-five (65) pounds at maturity), cats and other household pets may be kept in reasonable numbers if their presence causes no disturbance to others. All animals permitted to be kept on the premises must be kept within the confines of the Living Unit or on a leash at all times. Pets found running loose shall be reported to the appropriate authorities and shall be picked up and impounded. The owner of each pet shall be required to clean up after the pet in order to properly maintain the Living Unit and the Common Areas. If, after receipt of written notice by the Association that the owner's pet is violating the provisions of this Paragraph, the owner does not correct such violations, the Association shall have the right to impose a fine of Fifty Dollars (\$50.00) on said owner for each occurrence. The Fifty Dollar (\$50.00) fine shall be deposited in the General Maintenance Account of the Association. In the event that the Fifty Dollar (\$50.00) fine is not promptly paid, then the Association shall also have the right to seek appropriate legal action against the owner in order to obtain payment of the Fifty Dollar (\$50.00) fine and, in addition, shall be entitled to a judgement called Fees and Costs incurred in such action. Offensive pets may be removed by the Association after notice to the owner. In the event that litigation is necessary concerning such removal, the prevailing party shall be entitled to recover the costs of proceedings and reasonable attorneys fee.
12. No truck, tractor, trailer, mobile home, motor home, motor cycle, moped, scooter or other two (2) wheel motor driven vehicle, inoperative, unregistered or uninspected vehicle, or any boat or personal water craft shall be kept, parked, or stored on any road right-of-way or easement or on any Living Unit, except within an enclosed garage, provided however, that unlettered pick-up trucks of not more than one-half (1/2) ton load capacity shall be permitted. No company trucks or vans of any sort, or jacked up/elevated vehicles of any type, nor all terrain vehicles shall be allowed. No vehicle of any kind shall be parked overnight on any road right-of-way. Provided, however, that nothing contained in this paragraph shall preclude service and delivery vehicles from using the streets and servicing the home, and provided further that motor homes may be parked upon a Living Unit for a period not exceeding one hour, while the owner or driver thereof visits the home of an Owner.
13. No signs, except small name signs identifying the Residence Owner (not to exceed 18" BY 30") approved by the Board shall be placed, erected or displayed on any Living Unit.

14. No nuisance shall be allowed upon any Living Unit, nor shall there be permitted any use of practice which is a source of annoyance to other Owners or interferes with the peaceful possession and proper use of the Living Units by the residents thereof.
15. No immoral, improper, offensive or unlawful use shall be made of any Living Unit, dwelling house or other improvements, and all valid laws, zoning ordinances and regulations of all governmental bodies having jurisdiction shall be strictly observed, in addition to those of the Association.
16. Whenever the Association is permitted or required by the covenants to enter any Living Unit for the Purpose of correction, repair, cleaning, clearing, moving, or any other required or permitted activity such entrance shall not be deemed as trespass.
17. No mechanical equipment, antennae, awnings, generators, pumps or satellite dishes shall be erected within ST. LUCIE GARDENS.
18. Until such time as the Transfer Date, no improvement or structure of any kind, including but not limited to any building, fence, landscape device; and no landscaping, filling, grading, clearing, tree removal or pruning shall be done other than by the Developer.
19. No Owner shall obstruct the drainage flow within ST. LUCIE GARDENS. No improvements shall be permitted within any of the easements except as required by the Association or Developer for the maintenance of ST. LUCIE GARDENS.
20. The location, color size, design, lettering and all particulars of all signs including street and traffic control signs within the subdivision, shall be in conformity with all city and county codes and ordinances, with the united States Post Office regulations, and subject to the approval of the Association.
21. Mail boxes shall be erected by Developer at the entrance to the community. There shall be no mail boxes, newspaper boxes, containers, storage boxes, other containers of any sort, or signs upon any portion of ST. LUCIE GARDENS except as provided for herein.
22. All weather enclosures of the rear screened porch of Living Units may be installed provided that same are in accordance with the requirements of the building and zoning requirements of Port St. Lucie and further provided that the Owner applies for and receives approval of same by the Board.
23. No owner, guest, lessee or invitee shall tamper with, adjust, alter, modify or in any other way interfere with the operation of the community sprinkler system.
24. No owner, guest, lessee or invitee shall alter or tamper with in any way any property equipment or structure on any part of the Common Area including but not limited to the Clubhouse.
25. No exterior clothes lines or other manner of hanging or otherwise displaying clothing shall be permitted upon any Lot or other portion of St. Lucie Gardens except within Living Units and not visible from the exterior of any Living Unit or Common Area.