

**THE RESERVE AT JAMES ISLAND CONDOMINIUMS**  
**RULES AND REGULATIONS**

1. General.

- (a) All definitions contained in the Declaration of Condominium are adopted and such defined items are intended to have the same meaning when used in these Rules and Regulations (the "Rules and Regulations"). For purposes of these Rules and Regulations, several words are defined for clarification:
- (i) An Owner is one who has purchased a condominium unit. This includes members of the purchaser's immediate family who reside in the unit.
  - (ii) A resident is one who is residing in the unit, whether or not he is an owner.
  - (iii) A guest is one who is visiting a resident on an overnight or longer basis.
  - (iv) A tenant is one who has been approved to rent or lease a unit from an owner.
  - (v) A visitor is one who is invited or drops in for a brief visit.
- (b) The Board of Directors of the Association, or the managing agent at the direction of the Board of Directors, will be responsible for implementing and enforcing these Rules and Regulations, and it is expected that all owners, residents, guests, and visitors will cooperate fully. The Board of Directors shall have the authority to interpret these Rules and Regulations and their determination shall be controlling.
- (c) The Board of Directors may delegate some or all of its rights, privileges, or responsibilities under these Rules and Regulations to the management company with which the Association has contracted to manage the Condominium, including without limitation, the interpretation, implementation and enforcement of these Rules and Regulations.
- (d) Any consent or approval given under these Rules and Regulations by the Association or the manager shall be revocable at any time by the Board of Directors.
- (e) The Board of Directors may from time to time establish fines for violations of these Rules and Regulations and impose fines against Owners and tenants, subject to the limitations and in accordance with the procedures set forth in the By-Laws of the Association (collectively the "Governing Documents"). If any fine has not been paid within ten (10) days after written notification to the resident and the Owner of the unit (if the Owner is not in the residence) the Board of Directors may take enforcement

actions against the owner and/or the resident, in accordance with the Governing Documents.

For each non-compliance or violation, the Board of Directors may impose a fine not in excess of One Hundred Dollars (\$100.00). However, every day a non-compliance or violation is allowed to exist may be deemed another violation, provided that no fine shall in the aggregate exceed One Thousand Dollars (\$1,000.00). The Board of Directors has established an initial amount of the fine for violations of some of the following Rules and Regulations. The amount of these fines for the initial violation and each subsequent violation is set forth at the appropriate paragraph below. The Board of Directors may from time to time change the amount of the fines and the violations subject to fines.

2. Use of Common Facilities. The comforts and facilities of the Condominium are primarily for the use of residents. Owners will be responsible for the actions of their tenants, guest and visitors, and must be mindful of the rights of other residents. The Association, acting through its manager, has the sole authority to operate and maintain the Common Elements of the Condominium and to regulate the use of the Common Elements. Individual Owners or other residents of the Condominium do not have the authority to waive or modify and requirements of the Governing Documents or these Rules and Regulations or to permit the use of the common facilities in violation of the Governing Documents or these Rules and Regulations. The Declarant has the right to use portions of the Common Elements without charge for the development of the Condominium and the sale of Units for so long as Declarants holds Units for sale in the ordinary course of business.
3. Units.
  - (a) All Units must be treated regularly to control pests. The Association may supply pest control services for the inside of each Unit, with the cost thereof being part of the Common Expenses. An Owner has the option to decline such service unless the Association determines that a service is necessary for the protection of other portions of the Condominium. In the absence of such determination, the Owner either must permit the Association's pest control company to enter the Unit or must employ a licensed pest control company to enter the Owner's Unit on a regular basis to perform pest control services and must furnish Written evidence thereof to the Association. The cost of pest control provided by the Association is a Common Expense and the election of an Owner not to use the service will not reduce the Owner's assessments.
  - (b) All windows in the Units must have window treatments. The color of all window treatments visible from outside the Unit must be white or off-white. Bed sheets shall not be used as window treatments. No pictures, decals, ornamentation, or signs may be attached to or displayed from windows.
  - (c) At least seventy percent (70%) of all hard surface flooring located in Units above the ground floor shall be covered by a sound absorbent material, including, but not limited to, area rugs, throw rugs, accent rugs, and mats. Additionally, a pad or similar

cushioning material must be placed under each of these items to ensure proper sound absorbency.

4. Balconies, Patios and Unit Exteriors.

(a) It is prohibited to hang towels, laundry, rugs or other items from the windows, porches, balconies, patios, breezeways, trees, or from any of the facades of the Condominium buildings. No awnings or window guards shall be used without the prior written approval of the Board of Directors: The foregoing does not prohibit a resident from displaying one removable United States flag in a respectful manner.

(b) Balconies, patios, porches or any portion of the Common Elements may not be used for storage. Except for porch furniture, potted plants and other items specifically approved by the Board of Directors, no other objects shall be left on a porch, patio or balcony when not in actual use, including without limitation children's toys, bicycles, seasonal decorations, and dead or dying potted plants. All furniture and other objects shall be removed from balconies or terraces during hurricane warnings and other periods of high winds. Feeding birds, squirrels or other animals from the patios or balconies is prohibited.

(c) The exterior of the Units, including the doors, porches, balconies and patios shall not be painted, decorated, enclosed or modified in any manner including the installation of carpeting or any form of flooring without the prior written approval of the Board of Directors in accordance with the provisions of the Governing Documents. No drilling, nailing or other penetration of the exterior walls of the buildings, including the porch and patio walls, is permitted. No wiring for electrical or telephone equipment and no installation of any type of television antenna, satellite receiving dish, air conditioning units or other similar or dissimilar equipment shall be attached or affixed on the exterior of the buildings or installed through the walls or roof of the building except as authorized by the Board of Directors. It is permissible to place an antenna or satellite receiving dish on a tripod or other stand on a balcony or patio, provided that it is located entirely within the patio or balcony and does not protrude beyond the patio or balcony.

(d) No grilling, barbecuing or other form of cooking is permitted on balconies, porches, or patios, or any other portion of the Condominium Property, except that grilling is permitted on the grill provided and owned by the Association which is located in the pool cabana area.

**(e) Fine for initial violation - \$100.00; subsequent violations - \$100.00 each.**

5. Nuisances and Disturbances.

- (a) No Owner, resident, guest or visitor shall use or allow the use of the Unit or any portion of the common areas of the Condominium at any time or for any purpose which may endanger the health or safety of other owners or residents, or which may unreasonably annoy, disturb, cause embarrassment or discomfort to other owners or residents. No obnoxious, offensive, lewd, illegal or indecent activity shall be carried on in any Unit or in the Common Elements, nor shall anything be done therein, either willfully or negligently, that may be or may become an annoyance or nuisance to the other Unit Owners or residents, or that may be injurious to the reputation of the Condominium or the Condominium Property. Nothing shall be done or kept in any Unit or in the Common Elements that will increase the rate of insurance or cause the cancellation of insurance on the buildings or contents thereof without the prior written consent of the Board of Directors.
- (b) No one shall cause or make noises disturbing residents, including the use of audio-video equipment at volume levels that, in the sole discretion of the Board of Directors, are disturbing to persons with normal hearing and sensibilities or that interfere with the rights, comfort, or convenience of the other residents. This applies to each Unit and the Common Elements, including the pool areas and community buildings. It is prohibited to use the audio equipment in any motor vehicle located on the Condominium Property at volume levels that can be heard outside of the vehicle by a person with normal hearing and sensibilities.
- (c) The display or discharge of firearms or fireworks on the Common Elements or Limited Common Elements is prohibited, except by law enforcement officers in the performance of law enforcement duties. The term "firearms" includes "B-B" guns, pellet guns, and other firearms or all types, regardless of size.

**(d) Fine for initial violation - \$100.00; subsequent violations - \$100.00 each.**

6. Clubhouse, Fitness Center and Pool Areas. The recreational facilities are for the use of residents, guests and visitors. Hours of operation and noise restrictions must be strictly observed.

- (a) The clubhouse is open to residents during regular office hours Monday through Friday.
- (b) The fitness center is open twenty-four hours a day, seven days a week.
- (c) The pool areas are open from dawn to dusk seven days a week. Loud pool parties after hours are subject to fines. **Fine for initial violation - \$100.00; subsequent violations - \$100.00 each.**
- (d) The basketball courts are open from 9:00 am to 9:00 pm seven days a week. The managing agent has the right, but not the obligation, to permit the basketball court to remain open until 9:00 pm.

- (e) The Board of Directors by majority vote shall have the authority to adjust all hours of operation.
  - (f) Owners may reserve the pool/cabana area or clubhouse room(s) for private parties. Reservations are made with the management company on a "first come first served" basis. The Board of Directors may designate certain times for general use when no reservations are permitted. Reservations require a Five Hundred Dollar (\$500.00) damage deposit and a mandatory One Hundred and Fifty Dollar (\$150.00) cleaning fee. If alcoholic beverages are served at a private party, the sponsor of the party must obtain and prepay through the Association the services of a security officer for a minimum of four (4) hours at the rate charged by the security company.
7. Signs. Except as may be required by law or as authorized by the Governing Documents no one shall post any signs, advertisements, or posters of any kind in the common areas of the Condominium, including mail kiosks, or on the windows, porches, or other areas of a Unit that are visible from the exterior of the buildings, including "For Sale" and "For Rent" signs except as authorized by the Board of Directors. The Board of Directors may, but is not required to, designate authorized bulletin boards or display areas for certain types and sizes of signs. **Fine for initial violation - \$100.00; subsequent violations - \$100.00 each.**
8. Access.
- (a) Driveways, parking lots, sidewalks, entrances, stairways, and passageways shall not be in any manner obstructed or used for any purpose other than access to and from the Units and the Common Elements. Bicycles or other objects may not be stored in hallways or stairways. Any damage to Common Elements or any equipment located thereon caused by a Unit Owner, his children, guests, visitors or tenants shall be repaired at the expense of the Owner if not covered by insurance. **Fine for initial violation - \$100.00; subsequent violations - \$100.00 each.**
  - (b) The Association has the right of access to all Units for the purposes permitted under the Governing Documents. Except in an emergency, entry will be made only by prearrangement with the resident. All residents shall provide to the Association's management a copy of the key or keys necessary to gain access to the Unit.
9. Storage. No part of the Common Elements shall be used for storage of any materials, vehicles, or any other items, except in areas designated in the Governing Documents or by the Board of Directors. No inflammable oils or fluids, explosives or other articles deemed hazardous shall be stored on the premises.
10. Refuse. All trash, garbage and other refuse shall be placed in refuse disposal containers located in areas designated by the Board of Directors. Trash may not be left in hallways, breezeways or patios. If trash is not removed immediately upon written or verbal notice fines may be imposed. Individual trash containers must be kept within the Condominium Unit and may not be stored on porches or balconies. **Fine for initial violation - \$100.00; subsequent violations - \$100.00 each.**

11. ~~Children.~~ Residents and their family members shall be responsible for ~~the actions of their actions, those of their guests and visitors children and for any damage to the Common Elements caused by their children or the children of their guests or visitors. Parents~~ Residents will be subject to fines for violations, including noise violations, for unreasonably excessive notice. Residents, their family members, guests and visitors shall use the fitness center, basketball court, and the swimming pool in a safe and responsible manner. ~~A responsible adult must accompany children under the age of eighteen (18) when using the fitness center and basketball court and under the age of fifteen (15) when using the swimming pool. The Board of Directors may establish additional regulations regarding the use of the common facilities by children, including by way of example, prohibiting children from using common facilities during certain time periods.~~ Children aged fourteen (14) and under must be accompanied by an adult when using the swimming pool.

12. Rentals and Guests. Leasing of the Unit by the Owner shall be permitted under the following terms and conditions:

(a) Owners must obtain a lease registration form from the Declarant or the Association before renting a Unit (the "Lease Registration"). Lease Registrations will be limited to thirty percent (30%) of the number of Units in the Condominium (excluding Units owned by the Declarant), plus Hardship Lease Registrations as described below. The initial administration charge to obtain a Lease Registration is Three Hundred Dollars (\$300.00) payable to The Reserve at James Island, LC. Thereafter, an annual renewal charge of One Hundred Dollars (\$100.00) shall be payable to the Association. The charge is for administrative costs incurred in approving the tenant, reviewing background checks and other administrative costs. To renew a Lease Registration, an Owner must complete an annual report form identifying the name of tenants and other information required by the Association. If an Owner fails to renew a Lease Registration, his right to lease his Unit shall terminate as of the expiration of the then current lease term. The Association may reassign a terminated Lease Registration for a charge as determined from time to time by the Board of Directors. The Board of Directors shall have the authority to establish conditions as to the duration and use of Lease Registration consistent with the paragraph. All Lease Registrations and Hardship Lease Registrations shall be valid only as to the specific Unit Owner and Unit for which it was issued and shall not be transferable between either Units or Unit Owners (except on a sale of a Unit to a subsequent Owner where a Lease Registration was issued to the Owner's predecessor in title).

(b) All Owner's requests for a Lease Registration shall be approved if current, outstanding lease registrations have not been issued for more than thirty percent (30%) of the total Units (excluding Units owned by the Declarant) in the Condominium. A Lease Registration shall be automatically revoked upon the happening of any of the following events: (i) the failure of a Unit Owner to lease his or her Unit within ninety (90) days of the lease registrations have been issued; or (ii) the failure of a Unit Owner to have his or her Unit leased for any consecutive ninety (90) day period thereafter; or (iii) failure to timely renew the Lease Registration. If current Lease Registrations have been issued for thirty percent (30%) of the total Units (excluding Units owned by the Declarant), no

additional Lease Registrations shall be issued (except for hardship lease registrations) until the number of outstanding Lease Registrations falls below thirty percent (30%) of the total Units in the Condominium. Owners who have been denied a Lease Registration shall automatically be placed on a waiting list and shall be issued the same if they so desire when the number of current outstanding Lease Registrations issued falls to less than thirty percent (30%) of the total Units. The issuance of a hardship lease registration to an Owner shall not cause the Owner to be removed from the waiting list for a Lease Registration.

- (c) If the failure to lease will result in a hardship, the Owner may seek to lease on a hardship basis by applying to Declarant, and following transfer of control of the Association to the Board of Directors for a hardship lease registration (a "Hardship Lease Registration"). The Declarant or the Board of Directors shall have the authority to issue or deny requests for a Hardship Lease Registration in its discretion, after considering the following factors: (i) the nature, degree and likely duration of the hardship; (ii) the harm, if any, that will result to the Condominium if the permit is approved; (iii) the number of Hardship Lease Registrations that have been issued to the other Owners; (iv) the Owner's ability to cure the hardship; and (v) whether previous Hardship Lease Registrations have been issued to the Owner. A "hardship" as described herein shall include, but not be limited to, the following situations: (i) a Unit Owner must relocate his or her residence outside the Jacksonville metropolitan area and cannot sell the Unit except at a price below the current market value, after having made reasonable efforts to do so; (ii) where the Owner dies and the Unit is being administered by his or her estate; and (iii) the Owner takes a leave of absence or temporarily relocates and intends to return to reside in the Unit. A Hardship Lease Registration shall be valid for a term not to exceed one (1) year. Owners may apply for additional Hardship Lease Registrations. A Hardship Lease Registration shall be automatically revoked if, during the term of the permit, the Owner is approved for and receives a Lease Registration
- (d) All leases must be on forms approved by the Association and shall provide that the Association shall have the right to impose fines on the tenant and the Owner for material violations of or failure to comply with the Governing Documents or any laws or regulations affecting the Condominium. The Association may maintain an approved lease form to provide to Owners. Any costs incurred for reviewing any leases other than the Associations approved lease form shall be paid by the Unit Owner or tenant prior to the Associations approval of the lease. Prior to the execution of a lease, the Unit Owner must obtain the prior written approval of the Association that the tenant meets certain minimum qualification requirements. The Unit Owner shall provide the following information to the Association:
- (i) Name of the proposed tenant;
  - (ii) Employment of the proposed tenant;
  - (iii) Contact information for the proposed tenant;
  - (iv) Vehicle information for the proposed tenant;
  - (v) A copy of the proposed tenant's credit report;

- (vi) A copy of the proposed tenant's criminal report;

If the proposed tenant does not provide such evidence, the Association may disapprove the tenant and the lease shall not be entered into. Approval of a tenant shall not be unreasonably withheld by the Association. If the proposed tenant is approved, a fully executed copy of the lease must be provided to the Association and the tenant must complete a no tolerance form as required by the Association.

- (e) Only entire Units may be leased. Only Units that are subject to an approved lease registration may be leased. No rooms may be rented and no transients may be lodged in a Unit. Occupancy by tenants is restricted to two (2) persons times the number of bedrooms in the Unit. The minimum lease term for the leasing of a Unit is seven (7) months.

- (f) The Unit Owner and the tenant will be jointly and severally liable for any damages to the Condominium Property or any loss, liability, or obligation incurred by the Association caused by the tenant or the tenant's guests. The tenant may be required to post a security deposit with the Association in an amount not greater than one month's rent to secure reimbursement for damages caused by the tenant or the tenant's guests or to pay fines for violations by the tenant or the tenant's guests. This security deposit is in addition to any deposit required by the Unit Owner.

- (g) Tenants are permitted to have no more than two (2) pets (but excluding pigs, snakes, and all other reptiles). The Condominium Property shall be subject to the following provisions:

- (i) The tenant must obtain a license to maintain a dog on or about the Condominium Property (the "Tenant Dog License"). In order to maintain the Tenant Dog License, the tenant must complete an annual report form providing certain information to the Association and also pay a non-refundable annual fee in the amount of One Hundred Dollars (\$100.00) to maintain the Tenant Dog License. If the tenant fails to renew the license within thirty (30) days of the renewal date, the Board of Directors may terminate the license.

- (ii) The tenant must complete a report identifying the dog's name, color, size (weight), breed, and other information required by the Declarant or the Association

- (iii) Permitted dogs must be kept on a leash at all times while on the Common Elements and the person walking the dog must carry implements to clean up after dogs that are unable to reach designated pet walk areas. Pets must not be curbed near the walkways, shrubbery, gardens or other public spaces. **Fine for initial violation - \$100.00; subsequent violations - \$100.00 each.**

- (iv) Owners of pets and Owners of the Unit housing such pets are jointly and severally liable for any damage to person or property caused by the pet. In the event of damage to the Condominium Property caused by a pet, the decision of the Board



of Directors as to the amount of damage shall be determinative and the owner of the pet or the Owner of the Unit housing such pet shall be subject to assessment by the Association for the amount of damage.

The right of a tenant to maintain a pet on or about the Condominium Property is a revocable license subject to revocation and termination at any time by the Board of Directors upon their reasonable determination that the pet is dangerous or is a nuisance or for repeated violations, and the pet shall be removed from the Condominium Property within seven (7) days of the Board of Director's written notice.

(h) Tenants are only permitted to park two (2) vehicles upon the Condominium Property; provided, however, a tenant shall be permitted to park a third (3<sup>rd</sup>) vehicle upon Condominium Property if the tenant submits payment to the Association of a Three Hundred Dollar (\$300.00) nonrefundable parking fee.

13. Pets. No pets or animals shall be kept or maintained in or about Condominium Property except only permitted dogs, cats and small caged birds, hereinafter referred to as "Pets". Pit bull dogs, chows, akitas, rottweilers, Doberman pinschers and other breeds or animals determined by the Board of Directors to be aggressive are not permitted. Pigs, snakes, and all other reptiles are not permitted. A conditional license to maintain two Pets, as defined above, in the owner's Unit, is granted to Owners, subject to the following conditions and reservations.

(a) Owners must obtain a license to keep a dog as a pet (the "Dog License"). The initial registration fee to obtain a Dog License is One Hundred Dollars (\$100.00) payable to The Reserve at James Island, LC. Owners must also complete a report identifying the dog's name, color, size (weight), breed and other information required by the Declarant or the Association. Thereafter, an annual renewal fee of One Hundred Dollars (\$100.00) shall be payable to the Association. To renew a Dog License, an Owner must complete an annual report form providing information required by the Association. If an Owner fails to renew a Dog License within thirty (30) days of the renewal date, the Board of Directors may terminate the Dog License. Thereafter, the Association may reassign the Dog License for a fee as determined from time to time by the Board of Directors. Dog Licenses may be terminated by the Association for repeated violations of these Regulations. Owners of unlicensed dogs are subject to fines of up to One Hundred Dollars (\$100.00) per day, not to exceed One Thousand Dollars (\$1,000.00). If any Dog License is terminated, the dog must be removed from the Condominium Property within seven (7) days of the Association's notice of termination.

(b) Permitted dogs must be kept on a leash at all times while on the Common Elements and the person walking the dog must carry implements to clean up after dogs that unable to reach designated pet walk areas. Pets must not be curbed near the walkways, shrubbery, gardens or other public spaces, but only in designated pet walk areas. Owners of Pets are required to clean up after Pets who are unable to reach designated pet walk areas. **Fine for initial violation - \$100.00; subsequent violations - \$100.00 each.**

(c) An Owner is fully responsible for any damage to person or property caused by his Pet. In the event of any damage to the Condominium Property caused by a Pet, the decision of the Board of Directors as to the amount of the damage shall be determinative and the Unit Owner shall be subject to assessment by the Association for the amount of the damage.

(d) Aquarium fish are permitted, but are not counted in the two-pet limitation.

The conditional license, including a Dog License, is subject to revocation and termination at any time by the Board of Directors upon their reasonable determination that the Pet is dangerous or is a nuisance or for repeated violations, and the Pet shall be removed from the Condominium Property within seven (7) days of the Board's written notice.

#### 14. Vehicles/Parking.

(a) Only operable passenger automobiles, mini-vans or sport utility vehicles used as passenger vehicles and receiving a "car" or "passenger vehicle" classification by the Florida Department of Highway Safety and Motor Vehicles, motorcycles, pick-up trucks of one-half ton capacity or less, mopeds and bicycles (collectively "Permitted Vehicles") may be regularly parked within the Condominium Property. All Permitted Vehicles shall only be parked in designated parking areas. No boats, trucks greater than one-half ton capacity, all-terrain vehicles, recreational vehicles, trailers, motorhomes, campers or other non-permitted vehicles or objects ("Non-Permitted Vehicles") shall be parked on the Condominium Property. The foregoing does not prohibit the temporary and occasional parking of service trucks, moving vans and additional vehicles of visitors or guests in other areas.

(b) No Owner or any other person may repair any vehicle (including Permitted Vehicles) on the Condominium Property. The foregoing does not prohibit emergency repairs necessary to move a Permitted Vehicle.

(c) To ensure parking of only authorized vehicles, decals or other identification may be issued to each Owner or tenant for his/her vehicle(s), or for the vehicle(s) of his or her guests or visitors. If issued, such decals (or hanging passes) or other identification MUST be prominently displayed to avoid towing and/or fines. The Association shall have the right, but not the obligation, to tow an illegally or improperly parked vehicle following a single written warning delivered to the Owner, whether such vehicle belongs to the Owner or a guest of the Owner, and all cost relating to towing the vehicle shall be the personal obligation of the Owner. All towing shall be in accordance with state and local laws, rules and regulations.

(d) The use of parking areas is on a first come, first serve basis, unless otherwise designated. Handicap spaces are specifically marked and are reserved for vehicles identified as transporting handicapped individuals. All parking is restricted to paved parking areas. All vehicles MUST be parked between the painted lines in designated parking spaces. Vehicles that, by virtue of their size, cannot be accommodated entirely within the painted parking lines for a single spot are prohibited. Long term parking or

storage of vehicles is prohibited, except in any parking spaces specifically designated by the Association for that purpose. Junk vehicles or inoperable vehicles may not be driven, towed, parked or stored anywhere on the Condominium Property.

- (e) Garage doors must be closed when the garage is not being used.
- (f) The maximum speed permitted for all vehicles traveling on Condominium Property shall be 10 MPH.
- (g) Vehicles used for commercial purposes which display pictures, signage or decals on the exterior or from within the vehicle are prohibited from being parked on Condominium Property overnight, except within a garage.

15. Garage Sales. Garage sales, yard sales, flea markets, or similar activities are prohibited unless approved by the Board of Directors.

16. Lakes and Ponds. All lakes or ponds located on the Condominium Property shall be used only for the intended purpose of providing storm water and surface water storage and treatment facilities. No swimming or fishing is allowed. No one is permitted to feed and wildlife located on the Condominium Property, including ducks and turtles.

17. Amendment. These Rules and Regulations may be amended from time to time by a majority of the Board of Directors in accordance with the requirements of the By Laws, or may be amended by a majority vote of all owners at a meeting duly called for such purpose; provided however, for so long as Declarant holds any Units for sale in the ordinary course of business, rules or regulations which are, or have the effect of being detrimental to the sale of Units by the Declarant shall require the written approval of Declarant before becoming effective. All provisions of the Rules and Regulations must be uniformly enforced against all owners, tenants, and residents of the Condominium.

The foregoing Rules and Regulations were adopted by the Board of Directors of the Association on

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THE RESERVE AT JAMES ISLAND  
CONDOMINIUM ASSOCIATION, INC.,  
a Florida not-for-profit corporation

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_