

EXHIBIT "1"

SCHEDULE A RULES AND REGULATIONS

One: The sidewalks, entrances, driveways and courts of the various buildings shall not be obstructed or used for any other purpose than ingress to and egress from buildings.

Two: Nothing shall be hung or installed on the doors, windows, or patios or placed upon the windowsills of the buildings without the written consent of the Board of Managers.

Three: No exterior of any building shall be decorated or furnished by any unit owner in any manner.

Four: Owners shall keep their apartment, their designated storage space and patios to which they have sole access in a good state of preservation and cleanliness, and shall not sweep or throw therefrom, or from the doors, windows or patios thereof, any dirt or other substances.

Five: No awning or radio/television aerial shall be attached to or hung from the exterior of any building or patio, and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of any buildings, except such as shall have been approved by the Board of Managers. Such approval may be granted or refused at the sole discretion of the Board of Managers. (Decisions made by the Board of Managers regarding communication devices shall be in compliance with all existing FCC and other Federal and State laws.)

Six: Refuse from all apartments shall be enclosed in bags and placed in containers inside refuse bins. Boxes placed in refuse bins for pickup must be broken down.

Seven: Reporting the requirement for maintenance or complaints regarding maintenance or service of the condominiums shall be made in writing to the Resident Manager, or other designated management agents.

Eight: Apartment owners shall not cause or permit any unusual or objectionable noise or odor to be produced upon or to emanate from their apartments, patios, storage areas or carports.

Nine: No patio or carport shall be enclosed, decorated or covered by any awning or otherwise without the written consent of the Board of Managers. Storage of building materials, tools or other equipment on carports, not related to normal use and occupancy of apartments is not permitted without similar approval.

Ten: All shrubs located at the front of each apartment and all trees/shrubs planted on common grounds by the builder are common association property and shall be maintained by the association as required. The planting of flowers, etc. in the front shrub bed by co-owners shall not be approved by the Board of Managers. Flowers, etc. planted in these areas are at risk during shrub trimming, weeding and mulching. The association may not be held responsible for damage to such plantings. Co-owners may landscape the area alongside their units and plant additional trees only with written permission from the Board of Managers. Landscaped areas must be trenched or bordered to allow easy trimming by mowing and lawn contractors. Such landscaped areas must be properly maintained by co-owners. Failure to do so (after notification) may result in removal of such plantings by the association. Any cost incurred in removing such plantings shall be assigned to applicable apartment owners.

Eleven: No vehicle belonging to an apartment owner or to a member of the family or guest, tenant or employee of an owner shall be parked in such a manner as to impede or prevent ready access to any entrance to or exit from any building by another vehicle or to restrict the flow of traffic to any building or buildings. No apartment owner or resident shall allow any camper, boat, recreation vehicle, unlicensed or inoperable vehicle, bus, trailer, commercial vehicle with more than four (4) wheels or other similar vehicle owned by them or placed in their care and responsibility by a guest, visitor or other person, to be parked within the driveways or guest parking areas of River Plantation, Section Eleven. Guest parking shall not be used by any person, including co-owners or any permanent occupant of any apartment for storage or parking of extra vehicles or equipment, which cannot be parked in individual carports. Vehicles in violation of this rule may be towed at owner's expense or fined fifty dollars (\$50.00) per day for each day of such violation when owners fail to immediately remove such vehicles or equipment upon delivery and receipt of written notice by the Board of Managers or their Representative.

Board of Manager decisions regarding guest parking area time limits shall be addressed on an as needed basis in a fair and equitable manner to meet the needs of co-owners and the Association rather than the establishment of fixed time limits for guest parking.

Twelve: Any condition that threatens the peaceful possession of the property, or may threaten the safety or health of other owners, or violates any of these rules and regulations shall result in the Board of Managers or their agent having the right and option to enter upon such co-owners apartment or limited common element to remove or change any condition causing or resulting in such violations and to correct such violations. Any such entry, removal or change shall be deemed to be with the consent of such co-owners or the party in possession thereof, and such Board of Managers or management agent shall not be liable for trespass, conversion or any action based upon such entry, removal or change made upon reasonable cause that such violations existed. Any cost incurred in correcting such violations shall be a part of the fees of the co-owner at fault.

Thirteen: The Board of Managers reserves the right to make such other rules and regulations from time to time as may be deemed needful for the safety, care and maintenance of the

condominium, and for securing the comfort and convenience of co-owners and/or tenants, including but not limited to, the rules and regulations concerning the use of the swimming pool, clubhouse, common grounds, driveways and guest parking areas, and said rules and regulations shall be considered a part of the By-Laws. Any consent or approval given under these rules and regulations may be added to, amended or replaced at any time by resolution of the Board of Managers.

Fourteen: Homeowners and tenants will be fined fifty dollars (\$50.00) per occurrence if their dog is outside without a leash and/or excreting in homeowner's yard(s) without proper disposal of waste.

Fifteen: Do not feed feral dogs, cats or ANY OTHER WILDLIFE at any time. Feeding wildlife can create a health hazard because unwanted wildlife can carry disease and can be destructive to RPXI shrubs and plants. This includes Birdfeeders which attract multiple squirrels for every bird they feed. Please limit the number of Birdfeeders at your condo to one or two and if you have them, please place them at the front of the condo.

Rules Three and Eleven of Exhibit "1" Schedule A of River Plantation Section XI Rules and Regulations shall be administered by the Board of Managers as described below:

RULE THREE

DECORATING BUILDINGS

Even though Rule Three of our By-Laws strictly prohibits the decoration of our buildings, our Board of Managers agrees that our current less restrictive enforcement of this rule shall continue, i.e., traditional holiday decorations are allowed. However, they should be removed within 30 days after the end of each holiday season. Flags/banners in support of country, sports teams, etc. at the rear of the building are allowed. Flags/banners, etc. at the front of the units are discouraged.

RULE ELEVEN

GUEST PARKING

Guest parking spaces may be occupied by Guests for periods not to exceed 48 hours without verbal or written permission from the Board of Managers.

Occupying guest parking spaces for more than one week may be approved by the Board of Managers when conditions warrant. Temporary, short-term parking of owners' vehicles in Guest parking spaces to facilitate building maintenance or allow a handicapped visitor the temporary use of owner's carports is allowed.