

EXHIBIT « A »
SMOKING RULES

All unit owners at the Ninth Green at Crystal Lake Condominium community, their guests, lessees, and occupants must comply with the following rules on smoking:

1. It is prohibited to smoke cigarette, cigar, pipe or any form of smoking (including vape, marijuana, etc.) in all exterior common areas (which shall include, without limitation, sidewalks, parking areas, pool area, BBQ areas, outside porch areas, etc.) and in all Florida or sun-rooms and/or on private balconies of all units;
2. Specific Designated areas at both ends of the parking will allow exterior smoking in those two (2) areas;
3. Remedies for violation

If there is a failure of a Unit Owner, or his guests, lessees or occupants, to comply with the above-mentioned Article 1, the Association or its appointed agents shall have the power and authority to do as follows:

- 3.1 To mandate the Association legal counsel to send a legal notice with the alleged violation, and ordering them to cease without delay the alleged violation and to comply with Article 1 mentioned hereabove, and to recover from them the legal costs of such notices;
 - 3.2 If the failing party does not reply or does not comply with the legal notice sent to him, pursuant to article 3.1, to mandate their attorneys to pursue legal action against the violating party or parties for injunctive relief, damages and/or both, and seek the removal of all occupants and/or lessees from the condominium property, and to claim and recover the penalties set forth in Article 4 plus the legal fees and costs incurred by the Association in seeking enforcement of the Rules set forth herein;
4. Penalties

Should any owner, tenant or occupant fail to respond to or comply with a notice of violation from the Association or a legal notice from Association counsel within five (5) days of the receipt of such notice, the Association shall be entitled to pursue, in accordance with the provisions and procedures set forth in Section 718.303, Florida Statutes, the imposition of fines and/or suspensions against any owner, tenant, lessee or occupant who violates the Rules set forth herein.