

HORIZON WEST # 6
CONDOMINIUM ASSOCIATION, INC

RULES AND REGULATIONS

1. The greens and walkways in front of the Condominium unit and the entranceways to the Condominium units shall not be obstructed permanently or used for any purpose other than ingress to and egress from the Condominium units.
2. The exterior of the Condominium units and the balconies, terraces, storage areas and all other areas appurtenant to a Condominium unit shall not be painted, decorated or modified by any owner in any manner without prior consent of the Association, which consent may be withheld on purely aesthetic grounds within the sole discretion of the Association.
3. No article shall be hung from the doors or windows or placed upon the outside window sills of the Condominium units.
4. No bicycles, scooters, baby carriages or similar vehicles, toys, or other personal articles shall be allowed to stand in any of the common areas of the driveways, except in areas specifically designated by the Board of Directors.
5. No owner shall make or permit any noises that will disturb or annoy the occupants of any of the Condominium units in the development or do or permit anything to be done which will interfere with the rights, comfort or convenience of the other owners.
6. Each owner shall keep his Condominium unit clean and in a good state of repair. No owner shall sweep or throw, or permit to be swept or thrown, therefrom or from the doors or windows thereof, any dirt or other substance.
7. No shades, awnings, window guards, light reflective materials, hurricane or storm shutters, ventilators, fans or air conditioning devices shall be used in or about the buildings except as shall have been approved by the Association; which approval may be withheld on purely aesthetic grounds within the sole discretion of the Association. The Association, acting through its initial Board of Directors, shall designate the color, type or specifications for all drapery liners to be used in all draperies which are exposed in any way to view from areas outside of any Condominium unit, to the end that all same shall be uniform in appearance.

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8. Each Condominium unit owner who plans to be absent from his unit during the hurricane season must prepare his unit prior to his departure by (A) removing all furniture, plants and any other objects from his balcony or terrace and (B) designating a responsible firm or individual satisfactory to the Association to care for his Condominium unit, should the unit suffer hurricane damage. Such firm or individual shall contact the Association for permission to install or remove hurricane shutters.

9. No sign, notice or advertisement shall be inscribed or exposed on or at any window, or other part of the Condominium units except as shall have been approved in writing by the Association, nor shall anything be projected out of any window in the Condominium units without similar approval.

10. All garbage and refuse from Condominium units shall be deposited with care in garbage containers which shall be kept in such locations as the Association shall direct. Garbage trash and other refuse shall be stored and disposed of in accordance with further rules and regulations to be promulgated by the Association, to the end that there shall be a uniform procedure for storage and collection of same, so that no unit owner's garbage or refuse shall be or become a nuisance or annoyance to any other owner.

11. Water closets and other water apparatus in the buildings shall not be used for any purposes other than those for which they were constructed, nor shall any sweepings, rubbish, rags, paper, ashes or any other article be thrown in same. Any damage resulting from misuse of any water closets or other apparatus shall be paid for by the owner in whose Condominium unit it shall have been caused.

12. No owner shall request or cause any employee of the Association to perform any private business of the owner.

13. The Association may from time to time prescribe rules and regulations with respect to the maintenance of domestic household pets within the Condominium and, in particular, with respect to the maintenance of household pets upon the common elements. By way of example, but not by way of limitation, the Association shall have the right to prescribe detailed rules and regulations with regard to the size of pets which may be maintained within the Condominium units and with regard to the exclusion of pets from the common elements, or the manner in which pets may be brought upon the common elements.

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Each condominium unit owner who shall own or maintain a pet within the Condominium property shall indemnify the Association and hold it harmless against any loss or liability or claim of any kind or character whatsoever arising out of or connected with the keeping of any animal or pet upon the Condominium property, against animal attacks or bites or any other incidents in connection therewith of like character. No owner shall be permitted to keep a pet upon the Condominium property which shall become obnoxious or which will create a nuisance to any other Condominium owner. Only dogs and cats, 20 pounds and under, and other domestic pets are allowed in the Condominium property or the unit and no other pets are allowed provided that same shall not disturb or annoy other occupants of the building(s) and not more than one (1) dog or one (1) cat are allowed at any time. Any inconvenience, damage or unpleasantness caused by the pets shall be the responsibility of the respective owner thereof. It will be the sole responsibility of the unit owner to clean up after his or her pet.

14. No radio or television aerial or antenna shall be attached or hung from the exterior of the Condominium units or the roofs thereon. The Developer has provided a master television system to which each unit is connected and no other television antennas shall be permitted. The cost of maintaining the master television antenna system, which is declared to be a common element, shall be a common expense of the Association. No owner shall modify or add outlets to the television antenna system without prior written approval from the Association.

15. The agents of the Association and any contractor or workman authorized by the Association may enter any Condominium unit, balcony or terrace at any reasonable hour of the day for any purpose permitted under the terms of the Declarations of Condominium, By-Laws of the Association or management agreement. Except in case of emergency, entry will be made by re-arrangement with the owner.

16. The Association may retain a passkey to each Condominium unit. No owner shall alter any lock or install a new lock on any door leading into the unit of such owner without the prior consent of the Association. If consent is given, the owner shall provide a key for the use of the Association.

17. All repairs, renovation and painting or other maintenance required or permitted to be done by the Condominium unit owner shall be accomplished done or performed only by personnel or firms approved by the Association.

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18. No vehicle belonging to an owner or to a member of the family or to a guest tenant, or employee of an owner shall be parked in such a manner as to impede or prevent ready access to another owner's unit or limited common elements or other parking spaces. The owners, their employees, servants, agents, visitors and licensees and the owner's family will obey the parking regulations posted at the private streets, parking areas and drives and any other traffic regulations promulgated in the future for safety, comfort and convenience of the owners. No unit owner shall store or park or leave boats, trailers, trucks, campers or any commercial vehicle on the Condominium property. No vehicle which cannot operate on its power shall remain within the Condominium's property for more than twenty-four (24) hours and no repair of vehicles shall be made within the Condominium property. The Developer of the Condominium shall make assignments of vehicle parking spaces to unit owners initially. Thereafter, assignments of parking spaces shall be made by the Board of Directors to unit owners in accordance with such rules and regulations and priorities as the Board of Directors shall adopt from time to time.

19. The owner shall not cause or permit the blowing of any horn from any vehicle of which his guests or family shall be occupants approaching or upon any of the driveways or parking areas serving the Condominium property.

20. No owner shall use or permit to be brought into the Condominium units any flammable oils or fluids such as gasoline, kerosene, naphtha, benzene, or other explosives or articles deemed hazardous to life, limb or property.

21. No owner shall be allowed to put his name on any entry of the Condominium units or mail receptacles appurtenant thereto except in the proper places and in the manner prescribed by the Association for such purpose.

22. Any damage to buildings, recreational facilities or other common areas or equipment caused by any resident or his guests shall be repaired at the expense of the owner who has himself or whose guests or family have caused same.

23. Complaints regarding management of the Condominium units and grounds or regarding actions of other owners shall be made in writing to the Association.

24. Any consent or approval given under these rules and regulations by the Association shall be revocable at any time.

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25. The Recreation areas are solely for the use of the Condominium residents and their invited guests. Those who swim in the pools and utilize the other recreational facilities shall do so at their own risk. The Association shall not be liable for any personal injury, loss of life or property damage in any way caused or arising from the use of the Recreation facilities.

26. The use of the swimming pool, pool area, and recreation facilities, permitted hours, guest rules, safety and sanitary provisions and all other pertinent matter shall be in accordance with regulations adopted from time to time by the Association and posted in the swimming pool area. The use of the recreation building and area for private parties, functions, meetings and the like is strictly prohibited unless the use of the facility for such purposes is approved by the Horizons West Property Owners Association in writing prior to the date of the party, function, meeting or the like. The Horizons West Property Owners Association may permit the private parties, functions, meetings or the like with restrictions it deems appropriate including, but not limited to, the prior deposit of a damage deposit by the unit owner seeking to use the facility or area for private purpose.

27. Since the Property Owners Association shall own all the parking spaces in The Horizons West Condominium Project for the benefit, use and enjoyment of all residents of The Horizons West Condominium Project, the Property Owners Association shall have the right to assign parking spaces to be used by the owners and guest of the unit to which the spaces is assigned. Said assigned parking spaces are to be used only by the owner who is assigned said space and his guests. Once the Property Owner Association has assigned a parking space to a unit owner, then the Property Owners Association may reassign said parking space only with that unit owner's consent and said unit owner consent will not be unreasonably withheld. The Association may also designate certain parking spaces for the common use of all owners of units in the Horizons West Condominium project.

28. These Rules and Regulations may be modified, added to or repealed at any time by the Association.

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29. Be advised that when you authorize your visitor to come in you are accepting responsibility for their actions while they visit Horizons West. You must instruct them not to occupy any of the assigned parking space and do not double park or park over the grass. Their vehicle will be towed away without any notice.

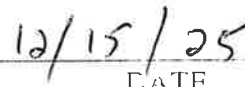
The undersigned signors have read and understood these Rules & Regulations for the Horizons West Condominium Association and commit themselves to fully comply with it. It is further understood that if any of the above violations occurs, this Association may take legal action against you and assessed the cost of any damages to the common element any other expenses that the Association may incur.

SIGNATURE



SIGNATURE

DATE



DATE

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ACKNOWLEDGEMENT FORM

BUILDING # 6

UNIT # 304

I/We acknowledge on this day of _____ that, I/We have been screened by the Orientation committee, and we have understood the Association Rules and Regulations. I/We have also, received the Rules and Regulations booklet of Horizons West Condominium and agree to abide by them.

Resident(s) Signature



ORIENTATION COMMITTEE

The above resident(s) have received the Association Rules and Regulations booklet. They have also been screened and approved by the orientation committee.

Orientation Committee

Date