

EXHIBIT

"F"

OFF. REC. 4618 131

RULES AND REGULATIONS
FOR
TOWN & COUNTRY PROFESSIONAL CENTER CONDOMINIUM

The entity whose name appears at the end of this Declaration as Developer, being the record owner of the fee simple title to the real property situate, lying and being in Hillsborough County, and which is set forth as the Condominium property in the Survey Exhibits attached hereto as Exhibit "A", which is made a part hereof as though full set forth herein, hereby states and declares that said realty, together with the improvements thereon, is subject to, and does herewith file for record these Rules and Regulations.

1. Each unit shall be used only for offices for the practice of medicine and dentistry, medical or dental laboratory, and any related business or profession approved by the Board of Directors of the Condominium Association. In conformity with applicable zoning codes, nothing contained herein shall prohibit the operation of a sales model(s) and/or offices by the Developer for as long as the Developer shall own one (1) unit in the Condominium.

2. The walkways, entrances, passages and all of the common elements must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from said premises, nor shall any carriages, bicycles, wagons, shopping carts, chairs, benches, tables, plants, or any other object of a similar type or nature be stored therein.

3. The personal property of all unit owners shall be stored in their units.

4. No garbage cans, supplies, or other articles shall be placed on the walkway, entrances, passages, and entry walk(s), and the limited common elements and common elements shall be kept free and clear of rubbish, debris, and other unsightly material.

AUG 13 1985

5. Refuse and garbage shall be deposited and handled in the manner specified by the Board of Directors. All trash shall be deposited in plastic bags and tied securely before being placed in trash receptacles. In no event shall trash be placed outside of trash receptacles.

6. No vehicles, beach buggies, trailers, recreational vehicles, or boats shall be kept, or stored on the Condominium property.

7. The parking facilities shall be used in accordance with regulations adopted by the Board of Directors. A vehicle which cannot operate on its own power shall not be permitted to remain on the Condominium premises for more than twenty-four (24) hours, and no repair of vehicles shall be made on the Condominium property. Bicycles shall not be permitted to be parked in any vehicle parking space on the Condominium property.

8. No unit owner shall make or permit any disturbing noises in the building or on the Condominium property by himself, employees, agents, patients, and licensees, nor do or permit anything by such persons that will interfere with the rights, comforts or convenience of the unit owners. No unit owner shall play upon or suffer to be played upon any musical instrument, or operate or suffer to be operated, a phonograph, television set, radio, or operate a sound amplifier in his unit in such a manner as to disturb or annoy other occupants of the Condominium.

9. No antennas shall be installed and/or affixed to any exterior part of a unit, the common elements, or limited common elements, without the prior written permission of the Board of Directors.

10. No sign, advertisement, notice, or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, or upon any part of a unit, common elements, elements or

AUG 13 1985

Condominium property by any unit owner or occupant without written permission of the Board of Directors. The foregoing includes signs within a unit which are visible from outside the unit and the foregoing includes posters, advertisements, or circulars upon the Condominium property, including common elements, limited common elements, units, or vehicles parked upon the Condominium property and distributing advertisements or circulars to units within the Condominium Association. The principal occupant(s) of each unit is entitled to be listed in a uniform, non-discriminatory manner on each building directory sign or display from time to time maintained by the Association.

11. No structural changes, awning, canopy, shutter, screen doors, storm or hurricane shutter, or other projection shall be attached to or placed upon the outside walls, roof, or exterior of a building or unit without the written consent of the Board of Directors. No unit owner shall grow any type of plant, shrubbery, vine or grass in a common element area; except with the prior written consent of the Board of Directors and subject to the Rules and Regulations adopted by the Board of Directors.

12. No inflammable, combustible, or explosive fluid, chemical or substance shall be kept in any unit, limited common elements, or common elements such as are not required for normal occupation and use of the unit Owner.

13. No pets shall be permitted any place within the Condominium. No pets shall be walked on common elements, limited common elements, or Condominium property. The unit owner shall have no recourse against any member or members or the Association for any decision regarding the removal of pets from a unit.

14. The Association shall maintain those areas shown on the drawing attached hereto and made a part hereof as Exhibit

"B". The maintenance of those areas designated in Exhibit "B" shall be paid for through the assessments levied by the Association without regard to whether said area is a common element, limited common element, or owned in fee simple by the unit owner, or is dedicated to a public agency.

15. The Association shall maintain, repair, and replace, at the Association's expense, streets and lighting, as required by the Board of Directors.

16. The Board of Directors of the Association may impose special or individual assessments on unit owners for the cost and expense of repair or replacement within an individual unit for which said unit owner is responsible, which repairs the unit owner has failed or refused to make, and which, if not made, impair or endanger the use or value of the common elements of other units, and said Association is granted a right of entry into each unit to make repairs or replacements of this character as necessary or required in the common interest, including the right to abate or eliminate any nuisance or any condition deemed hazardous by the insurance underwriters.

17. Each wall which is built as a part of the original construction of a unit upon the properties and placed on the dividing line between the lots shall constitute a divider wall, and to the extent not inconsistent with the provision of this Article, the general rules of law regarding divider walls and liability for property damage due to negligence or willful acts or omissions shall apply thereto.

18. An owner may rent his unit provided he does so by a written lease with a term not less than six (6) months. All leases shall have the prior written approval of the Board of Directors, which approval shall not be unreasonably withheld.

AUG 13 1985

19. No newspaper, magazine or other advertisement is to be placed by a unit owner which refers to the Condominium property, except an appropriate street address, unless such advertisement has been approved by the Board of Directors. A breach of this rule shall be restrainable by injunction.

20. No cooking shall be permitted in the Condominium.

21. The unit owner shall not permit the unit to be used for lodging or for any immoral purpose.

22. The Condominium Association may elect to retain a guard service to protect the Condominium property during the evening and early morning hours. If the Condominium Association elects to employ such a service, all unit owners shall be required to assist the representatives of said service.

23. A unit owner shall be responsible for assisting in the protection of the Condominium property from theft, robbery, and pilferage, including keeping doors locked and other means of entry into the Condominium property closed and otherwise complying with the reasonable requirements of any security systems, from time to time, authorized by the Association.

24. The toilets, plumbing and other water apparatus shall not be used for any other purposes than those for which they are constructed, and no sweepings, rubbish, rags, ashes or other substance shall be thrown therein. Any damage resulting to them from misuse shall be born by the owner responsible for such damage.

25. The Condominium Association reserves the right to make such other and further reasonable Rules and Regulations as in its judgment from time to time may be required for the

AUG 13 1985

safety, care and cleanliness of the Condominium property, and for the preservation of good order therein, and any such other or further Rules and Regulations shall be binding upon the parties hereto with the same force and effect as if they had been inserted herein at the time of execution.

IN WITNESS WHEREOF, the undersigned parties have caused these presents to be signed in their name by their proper officers and their corporate seals affixed this 13th day of August, 1985.

Signed, Sealed & Delivered in the Presence of:

Stephen M. Yola
[Signature]

PHYSICIANS DEVELOPMENT, INC.
a Florida corporation

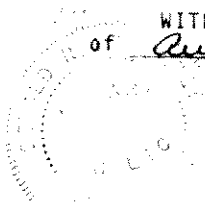
By: [Signature]
GERALD MC ATEER, President

By: [Signature]
GEORGE FAYER, Secretary

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BEFORE ME, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared GERALD MC ATEER and GEORGE FAYER, known to me to be the individuals described in and they executed the foregoing instrument as Partners of the above named Partnership, and acknowledged to and before me that they executed such instrument as Partners of said Partnership by due and regular corporate authority, and that said instrument is the free act and deed of said Partnership.

WITNESS my hand and official seal, this 13th day of August, 1985.



[Signature]
Notary Public
My Commission Expires:
Notary Public, State of Florida
My Commission Expires Jan. 19, 1987
Bounded Seal - Notary Public, State of Florida

FOR GOOD AND VALUABLE CONSIDERATION, the receipt whereof is hereby acknowledged, TOWN & COUNTRY PROFESSIONAL CENTER CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, hereby agrees to accept all of the benefits and all of the duties, responsibilities, obligations and

AUG 13 1985

REC. 4618 137

burdens imposed upon it by the provisions of this Declaration of Condominium and Exhibits attached hereto.

IN WITNESS WHEREOF, TOWN & COUNTRY PROFESSIONAL CENTER CONDOMINIUM ASSOCIATION, INC., a Florida corporation not-for-profit, has caused these presents to be signed in its name by its President, and its corporate seal affixed, attested by its Secretary, this 13th day of August, 1985.

Signed, Sealed and Delivered in the presence of:

TOWN & COUNTRY PROFESSIONAL CENTER CONDOMINIUM ASSOCIATION, INC.

Stephen J. Yoder
Witness

By: Gerald McAteer (Seal)
GERALD MCATEER
President

[Signature]
Witness

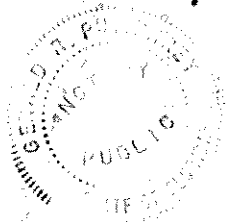
ATTEST:

George Fayer
GEORGE FAYER
Secretary

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

BEFORE ME, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared GERALD MCATEER and GEORGE FAYER, known to me to be the individual described in and who executed the foregoing instrument as President of the above named TOWN & COUNTRY PROFESSIONAL CENTER CONDOMINIUM ASSOCIATION, INC., and acknowledged to and before me that he executed such instrument as President of said corporation by due and regular corporate authority, and that said instrument is the free act and deed of said corporation.

WITNESS my hand and official seal, this 13th day of August, 1985.



Gerald McAteer
Notary Public
My Commission Expires:
Notary Public, State of Florida
My Commission Expires Jan. 19, 1987
Florida Notary Public Insurance, Inc.

J22