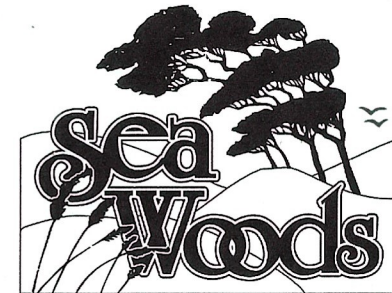


SEA WOODS HOMEOWNERS ASSOCIATION, INC.



RULES, REGULATIONS AND DISASTER PREPAREDNESS
FOR
RENTERS

Welcome to Sea Woods. As a renter in this subdivision, you, your families and guests have the use of more than 50 acres of beautiful walking areas, pools, tennis, pickleball, handball and shuffleboard courts, fitness and clubhouse facilities. Your cooperation is essential to maintain these facilities; please report promptly to the management office, any item which may not be up to standard. Please comply with our Rules and Regulations, and insist that everyone in your party does the same.

Issued: December 1994
Revised and Re-issued: April 1998, June 2000, March 2002,
May 2004, July 2006, August 2010,
June 2013, July 2015, September 2018
August 2022

Property Manager's Office Phone: 386-423-6214 * (Fax) 386-424-6986 * (Email) seawoods@cfl.rr.com
Evening and Weekend Emergency – Sentry Management: 1-800-932-6636

POLICE - FIRE - AMBULANCE

EMERGENCY

USE 911 EMERGENCY PHONE

(NO COIN NEEDED)

There are established Rules and Regulation for use of the various Sea Woods amenities; these are printed in this booklet; please read them and make sure you and everyone in your party complies with them.

Specific Rules and Regulations are as follows:

Pools
Tennis/Pickleball/Shuffleboard Courts
Fitness Room
Clubhouse/Cardroom Use Policy

Please note that the use of all of the amenities is specifically based upon the following policy:

1. Use only by owners and renters and their guests.
2. Owners, tenants and their guests usage limited to eight per unit.
3. Owners, tenants and their guests must display proper ID tags to use the facilities.
4. Pool parties are not permitted at any time.
5. Use of Sea Woods facilities is **not** permitted at **any** time by **any** outside group.
6. All Sea Woods units shall only be used for single-family residential purposes.
7. Temporary structures (trailer, house trailer, mobile home, camper, tent, shack, treehouse, garage, barn, etc) are not permitted,
8. No parking on the street overnight, or for a continuous period in excess of ten hours.
9. No parking on any lot in Sea Woods for a period in excess of 48 hours for a boat, boat and trailer, recreational vehicle, camper, motorized home, house trailer or other trailer.

Inspect your home for damage. Take pictures of damage, both of the building and its contents for insurance purposes.

Use flashlights in the dark. DO NOT USE CANDLES.

Avoid drinking or preparing food with tap water until you are sure it is not contaminated.

Check refrigerated food for spoilage. If in doubt, throw it out.

Paragraph E – continued

Be cautious when cleaning up to avoid injury.

Watch animals closely and keep them under direct control.

Use the telephone only for emergency calls.

F. EMERGENCY PHONE NUMBERS:

Police/Fire	911
24 HOUR WEATHER HOT LINE	386-252-8000
Citizen Information Line at Public Works	386-676-3220
National Hurricane Center	www.nhc.noaa.gov
National Weather Service	www.nws.noaa.gov
National Climatic Data Center	www.ncdc.noaa.gov
FEMA (registration)	1-800-621-3362
Florida Emergency Information Line	1-800-342-3557
Volunteer and Donations Hotline	1-800-FLHelp1
American Red Cross – local	386-255-2594 or www.redcross.org
Salvation Army	386-255-2594
Elder Service Hotline	1-800-963-5337
Florida Power and Light Hotline	1-800-4outage
FPL	1-800-408-8243
Volusia County Emergency Management	386-423-3395
Volusia County Sheriff's Office	386-239-6542
NSB Utilities Commission	386-427-1361
NSB Solid Waste Information	386-424-2205
NSB Citizen's Information Line	386-414-2114
Volusia County Animal Service	386-423-3369

G. DIRECTIONS TO SHELTERS (Volusia County):

386-239-6360
386-822-6652
386-426-7346

H. SHELTER TRANSPORTATION – VOTRAN:

386-322-5100
386-943-7050
386-424-6810

Plan for your pets' care; proper identification/immunization records, food and water, a carrier or cage, medications, collar, leash, bowl.

Shutters/plywood to secure your home.

Paragraph C - continued

Extra set of house and car keys.

Extra clothing, hat and sturdy shoes, rain gear.

Camera and film for photos of damage.

D. EVACUATION:

Talk with members of your household and create an evacuation plan should you be asked to leave your home. Planning and practicing your evacuation plan minimizes confusion and fear during an event. Have a pre-determined meeting place away from your home should your home be affected or the area evacuated.

Learn about your community's hurricane response plan. Plan routes to local shelters, register family members with special needs as required and make plans for your pets to be cared for. Evacuate if advised by authorities. Use travel routes specified by authorities. Don't use shortcuts that could be impassable or dangerous. Be careful to avoid flooded roads and washed out bridges.

Wear long sleeved shirts, long pants and sturdy shoes so you can be protected as much as possible.

Take your disaster supply kit.

Take your pets with you, do not leave them behind. (Check with shelters so you know which allow pets).

Lock your home.

Stay away from downed power lines. Listen to local authorities.

E. IF DISASTER STRIKES:

Remain calm and be patient.

Follow the advice of local emergency officials.

Listen to your radio or television for news and instructions.

If disaster occurs near you, check for injuries. Give first aid and get help for anyone seriously injured.

If the disaster occurs near your home while you are there, check for damage using a flashlight. Do not light matches or candles or turn on electrical switches. Check for fires, fire hazards and other household hazards.

Shut off any damaged utilities. If you have gas service, sniff for gas leaks. If you smell gas or suspect a leak, turn off the main gas valve, open windows and get everyone outside quickly.

Confine or secure your pets.

Call your family contact or "buddy".

Check on your neighbors, especially those who are elderly or disabled.

Stay alert for extended rainfall and subsequent flooding even after the hurricane or tropical storm has ended.

If you evacuated, return home only when officials say it is safe.

Drive only if necessary and avoid flooded roads and washed out bridges.

Keep away from loose or dangling power lines and report them immediately to the power company.

Stay out of any building that has water around it.

10. No parking on any street or lot in Sea Woods for any period of time for any commercial vehicle or truck over 3/4 ton.

Temporary parking permits may be available – check with the office.

11. No livestock, poultry or animals of any kind are permitted except dogs, cats or other domesticated household pets, which cannot be kept, bred or maintained for any commercial purpose.
12. If your rental agreement allows you to have a pet in your unit, you are expected to comply with the New Smyrna Beach ordinance which requires all pets to be leashed and all droppings are to be picked up and properly disposed of.
13. Pets may not constitute any annoyance or nuisance to residents of the area.
14. No parking is permitted on the grass anywhere in Sea Woods.
15. **NO SMOKING** within 15 feet of any of the Sea Woods Homeowners Association buildings (clubhouse, Management Building, bathhouses, maintenance building).

FOR YOUR SAFETY AND ENJOYMENT PLEASE ABIDE BY THE FOLLOWING:

POOL RULES AND REGULATIONS

AUGUST 14, 1992, Revised 6/1/2013

SEA WOODS HOMEOWNERS ASSOCIATION, INC.

ALL PERSONS USING THE POOLS AT SEA WOODS DO SO AT THEIR OWN RISK

NO LIFEGUARD IS ON DUTY

1. VISIBLE ID TAGS ARE REQUIRED.
2. POOL HOURS SUBJECT TO SEASON (CHECK SIGNS).
3. SHOWER BEFORE ENTERING POOL.
4. CHILDREN UNDER 12 MUST BE ACCOMPANIED BY AN ADULT AT ALL TIMES (18 YEARS OF AGE).
5. NO RUNNING, DIVING, JUMPING OR HORSEPLAY NEAR OR IN THE POOL.
6. FLOATS, RAFTS, AND THROWING FRISBEES OR OBJECTS OF ANY KIND ARE FORBIDDEN.
7. EARPHONE SOUND SYSTEMS ONLY.
8. NO DRINKS WITHIN SIX (6) FEET OF THE POOL.
9. FOOD IS ALLOWED IN DESIGNATED TABLE AREAS ONLY.
10. NO GLASS CONTAINERS.
11. NO PETS.
12. PROPER SWIMMING ATTIRE IS REQUIRED.
13. CHILDREN AND INFANTS WHO ARE NOT TOILET TRAINED, MUST USE "SWIM DIAPERS".
14. RESERVATION OF POOL FURNITURE IS NOT PERMITTED.
15. NO SMOKING ON POOL DECKS OR IN THE POOL AREAS.

IN CASE OF EMERGENCY: USE 911 EMERGENCY PHONE – NO COIN NEEDED.

HURRICANES are strong storms that cause life-and property – threatening hazards such as flooding, storm surge, high winds and tornadoes. Preparation is the best protection against the dangers of hurricanes.

B. WHAT SHOULD YOU DO:

- Listen to a NOAA Weather Radio for critical information from the National Weather Service (NWS). Be sure you have a battery powered or crank radio.
- Check your disaster supplies and replace as needed.
- Locate a safe room or the safest areas in your home.
- Create an Emergency communications plan. Choose an out of town contact your family or household will call to check on each other should a disaster occur. Have a local "buddy" that can check on you and communicate with you and your out of town family.
- Post Emergency numbers near your phones and make sure your family members know how and when to call 911.
- Bring in anything that can be picked up by the wind (bicycles, lawn furniture, plants in pots).
- Close windows, doors and hurricane shutters. If you do not have hurricane shutters, close and board up all windows with plywood.
- Turn the refrigerator and freezer to the coldest setting and keep them closed as much as possible so that food will last longer if the power goes out.
- Turn off propane tanks and unplug small appliances.
- Fill your car's gas tank.

C. ASSEMBLE A DISASTER SUPPLIES KIT:

- Water – at least a 3-day supply, one gallon per person per day.
- Food – at least a 3-day supply of non-perishable, easy to prepare food. Low saltwater packed foods are suggested such as canned fruit, vegetables and soups, peanut butter, cookies, bread, crackers and snacks. A manual can opener, plastic dishware and utensils.
- Flashlight, extra batteries, battery powered or hand crank radio (NOAA Weather Radio, if possible.)
- Battery powered clock, fire extinguisher, paper towels, cleaning supplies, plastic bags, work gloves, utility knife, pliers, hammer, screw driver, duct tape, and safety goggles.
- First aid kit-should include: medications (7-day supply) and medical items, hearing aids with extra batteries, glasses, contact lenses, syringes, etc., insect repellent, water purification tablets, tweezers, scissors, bandages, medical tape, thermometer, sunscreen, rubbing alcohol/peroxide, latex gloves.
- Toiletries – shampoo, toilet paper, razors, shaving cream, denture care, toothbrush, toothpaste, sanitation and personal hygiene items.
- Copies of personal documents (medication list and pertinent medical information, proof of address, deed/lease to home, passports, birth certificates, insurance policies). Store in plastic containers.
- Cell phone with charger (2nd fully charged battery, if possible).
- Family and emergency contact information.
- Extra cash.
- Map(s) of area.
- Baby supplies.

DISASTER PREPAREDNESS

This information is provided as a guide for "Disaster Preparedness"

A. Categories of Hurricanes (According to the Saffir-Simpson Scale):

Category 1 Hurricanes are the lowest intensity storms with winds between 74-95 miles per hour and a storm surge of 4-5 feet. The official damage estimate is "No real damage to building structures. Damage primarily to unanchored mobile homes, shrubbery and trees. Some damage to poorly constructed signs. Also, some coastal road flooding and minor pier damage."

Category 2 Hurricanes have wind speeds between 96-110 miles per hour and a storm surge of 6-8 feet. The National Hurricane Center describes the expected damage as "Some roofing material, door, and window damage of buildings. Considerable damage to shrubbery and trees with some trees blown down. Considerable damage to mobile homes, poorly constructed signs and piers. Coastal and low-lying escape routes flood 2-4 hours before arrival of the hurricane center. Small craft in unprotected anchorages break moorings."

Category 3 Hurricanes exhibit wind speeds between 111-130 miles per hour and a storm surge of 9-12 feet. The expected damage from a category three storm is "some structural damage to small residences and utility buildings with a minor amount of curtainwall failures. "Damage to shrubbery and trees with foliage blown off trees and large trees blown down. Mobile homes and poorly constructed signs are destroyed. Low lying escape routes are cut by rising water 3-5 hours before arrival of the center of the hurricane. Flooding near the coast destroys smaller structures with larger structures damaged by battering from flooding debris. Terrain continuously lower than 5 ft above mean sea level may be flooded inland 9 miles (13km) or more. Evacuation of low-lying residences within several blocks of the shoreline may be required."

Category 4 Hurricanes have winds between 131-155 miles per hour and an associated storm surge between 13 and 18 feet. The hurricane center's damage estimate is that these storms will cause "some complete roof structure failures on small residences. Shrubs, trees and all signs are blown down. Complete destruction of mobile homes. Extensive damage to doors and windows. Low-lying escape routes may be cut by rising water 3-5 hours before arrival of the center of the hurricane. Major damage to lower floors of structures near the shore. Terrain lower than 10 ft above sea level may be flooded requiring massive evacuation of residential areas as far inland as 6 miles (10km).

Category 5 Hurricanes are the top of the scale. They are characterized by winds of 155 miles per hour and storm surge of over 18 feet. Only 3 storms in recorded history have made landfall with category five status, including the infamous Hurricane Andrew which devastated southern Miami Dade County in 1992. The picture here is grim: "Complete roof failure on many residences and industrial buildings. Some complete building failures with small utility buildings blown over or away. All shrubs, trees and signs blown down. Complete destruction of mobile homes. Severe and extensive window and door damage. Low-lying escape routes are cut by rising water 3-5 hours before arrival of the center of the hurricane. Major damage to lower floors of all structures located less than 15 feet above sea level and within 500 yards of the shoreline. Massive evacuation of residential areas on low ground within 5-10 miles (8-16 km) of the shoreline may be required.

FOR YOUR SAFETY AND ENJOYMENT PLEASE ABIDE BY THE FOLLOWING:

TENNIS/PICKLEBALL COURTS RULES AND REGULATIONS

AUGUST 18, 1997

SEA WOODS HOMEOWNERS ASSOCIATION, INC.

ALL PERSONS USING THE TENNIS/PICKLEBALL COURTS DO SO AT THEIR OWN RISK

PLAYING HOURS ARE FROM 7:00 AM UNTIL DARKNESS

1. ALL PLAYERS MUST HAVE VISIBLE ID TAGS. PLAY IS LIMITED TO OWNERS, TENANTS AND THEIR GUESTS.
2. PREVIOUS DAYS RESERVATIONS MAY NOT BE ERASED BEFORE 8:00 AM THE FOLLOWING DAY.
3. ONE AND ONE-HALF HOURS OF PLAY PER DAY PER UNIT. FIRST COME FIRST SERVE ON ANY UNRESERVED 1 1/2 HOUR TIME FRAMES.
4. PLAYERS MAY NOT SIGN UP IN SEQUENCE TO ALLOW MORE THAN ONE PERIOD OF CONTINUOUS PLAY.
5. ALL PLAYERS MUST WEAR APPROPRIATE TENNIS ATTIRE AT ALL TIMES. NO BIKINIS, BARE CHESTS, STREET SHOES OR RUNNING SHOES ALLOWED.
6. CHILDREN UNDER 12 MUST BE ACCOMPANIED BY AN ADULT AT ALL TIMES (18 YEARS OF AGE).
7. NO CARELESS OR INTENTIONAL SLAMMING OF BALLS AGAINST FENCES, SCREEN OR NETS. NO THROWING OF RACKETS OR OTHER EQUIPMENT.
8. NO CHAIRS, STOOLS OR OTHER SUCH ITEMS MAY BE TAKEN INTO THE PLAYING AREA.
9. ABSOLUTELY NO SKATEBOARDS, SKATES, ROLLER BLADES OR THE LIKE, BICYCLES OR PETS OF ANY KIND ARE EVER TO BE ON THE COURTS.

IN CASE OF EMERGENCY: USE 911 EMERGENCY PHONE – NO COIN NEEDED.

FOR YOUR SAFETY AND ENJOYMENT PLEASE ABIDE BY THE FOLLOWING:

FITNESS ROOM RULES AND REGULATIONS

AUGUST 14, 1992

SEA WOODS HOMEOWNERS ASSOCIATION, INC.

ALL PERSONS USING THE FITNESS ROOM DO SO AT THEIR OWN RISK

NO ATTENDANT IS ON DUTY

1. VISIBLE ID TAGS ARE REQUIRED.
 2. CONSULT YOUR DOCTOR BEFORE STARTING ANY EXERCISE PROGRAM.
- NOTE:** SEA WOODS HA PROVIDES NO SUPERVISION AND SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR INJURIES SUSTAINED.
3. PLEASE READ INSTRUCTION CHART FOR EACH MACHINE BEFORE BEGINNING WORK-OUT ON THAT MACHINE TO INSURE PROPER USE AND MAXIMUM HEALTH BENEFITS.
 4. CHILDREN UNDER THE AGE OF 14 ARE NOT PERMITTED IN THE FITNESS CENTER.
 5. PROPER WORK-OUT CLOTHING IS REQUIRED. SHIRTS, PANTS & SHOES ARE REQUIRED. NO WET BATHING SUITS PERMITTED.
 6. DO NOT ALLOW WEIGHTS TO DROP. LACK OF CONTROL MAY INDICATE TOO MUCH WEIGHT.
 7. PLEASE WIPE DOWN SEAT AND BACKREST WITH YOUR TOWEL AFTER USE. PLACE ENDS OF SEAT BELT ACROSS SEAT.
 8. EARPHONE SOUND SYSTEMS ONLY.
 9. NO FOOD OR DRINK.
 10. NO SMOKING.

IN CASE OF EMERGENCY: USE 911 EMERGENCY PHONE – NO COIN NEEDED.

CLUBHOUSE/CARDROOM USE POLICY

July 30, 1992

1. USE BY OWNERS, AND RENTERS ONLY BY RESERVATION IN ADVANCE, THROUGH THE PROPERTY MANAGER'S OFFICE.
2. RESERVER MUST AGREE IN WRITING TO A NUMBER OF CONDITIONS GOVERNING THE USE OF THE PREMISES (INCLUDING CLEANING FEE AND DAMAGE DEPOSIT).