

SEA WOODS CONDOMINIUM ASSOCIATION #1

RULES AND REGULATIONS

TO BE PROVIDED TO ALL OWNERS. OWNERS WHO RENT THEIR UNIT MUST PROVIDE A COPY OF THE RULES TO ALL TENANTS AND POST THEM IN A CONSPICUOUS PLACE WITHIN THE UNIT.

Noise and Disturbances:

1. Quiet hours are from 10:00 PM to 8AM.
2. No resident shall make or permit any disturbance or offensive noises that may cause nuisance to other residents at any time. (Loud TVs, radios/boom boxes, etc.). Police Emergency—911. The non-emergency number for the NSB Police is 386-424-2220
3. Large/excessive renovation or construction projects should occur between the hours of 8:00 AM and 7:00 PM.

Parking:

1. Owners will park in their assigned parking space and will display the parking permit on the rear-view mirror. Owners who rent their units will provide the tenants with the assigned parking pass and they will be required to park in the assigned space. .
2. No parking permitted in the parking lot in excess of 48 hours for oversized trucks, moving vans, boats, boats and trailers, recreational vehicles, campers or motorized homes. A 48-hour permit is available for these vehicles and can be obtained at the Sea Woods office.
3. Owners who rent their units cannot also leave a car in the reserved or visitor spaces while they are not in residence. Any vehicle that will be left in the parking lot long term while the owner is not in residence or while the vehicle is not in use, must be registered at the Sea Woods office. A Maximum of one vehicle per unit to be left in the parking lot for long terms.
4. All covered vehicles must display a valid license tag.

Pets:

1. All dogs/pets must be kept on a leash and all pet droppings are to be picked up and properly disposed of.
2. Pets may not constitute any annoyance or nuisance to residents of the area.
3. Pets should not be tethered or chained outside of units without the owner present.

Patios, Balconies & Stairwells:

1. Personal property (chairs, coolers, bikes, pool noodles, etc.) is prohibited from being stored under the stairways or in any other common area. In addition, porches and balconies are not storage areas for coolers, floats, towels and/or other personal items. Chairs/lounges, etc. are to be within the patio/porch.

2. Bikes should be secured on the bike racks provided in the parking lots—NOT UNDER STAIRWAYS-- Storage of bikes for long term should be inside the individual unit.
3. Gas or charcoal grills are not allowed on balconies or within 10 feet of the building. No storage of gas containers permitted on patios or balconies.

Exterior:

1. No alteration or change to the exterior of any unit such as replacement of doors, windows, screen porch additions, etc., which would change the outside appearance of the unit or walkway must be pre-approved in writing by the Board of Directors and the Sea Woods ARB.
2. Patios and balconies are not storage areas—coolers, floats, towels and/or other personal items should not be left in this area. Chairs/lounges, etc. are to be within the patio or balcony area and should not be on common area outside the perimeter of the patio/porch.
3. "FOR SALE" or "FOR RENT" signs must be placed at the entrance to the parking lot and not displayed on the unit windows.

Large/Small Item Disposal:

1. PLEASE DO NOT PUT WIPES DOWN THE TOILETS.
2. Items such as large furniture, mattresses, appliances, etc. should be removed from the property by the company delivering the new items.
3. Items not removed by the delivering company, items being thrown out, may be placed in the debris pick-up area at the north entrance to each parking lot for Waste Pro to remove. You must call Waste Pro at 386 424 1850 to arrange for pick up. No items will be left in front of, by or behind the dumpster enclosure or recycling containers.
4. Large boxes should be broken down and left by the recycling bins.
5. Items are not allowed to be left on property designated as "for sale" or "free".

Violations:

The Association will provide notice in writing to any owner in violation of the rules and a date by which time the violation needs to be resolved/corrected. If the violation is not corrected the board may, per Florida Statutes, impose a fine of up to \$100.00 per day until the violation is corrected. A maximum fine per occurrence is \$1000.00.