

Sea Place I Condominium Association, Inc.
Amended and Restated Rules and Regulations
Effective May 1, 2018

These Rules supersede all previous rules and regulations.
The Board may change the rules when necessary.

1. These rules and regulations apply to all unit owners, their immediate family, guests and renters. They are designed to promote safety, comfort, and convenience of residents and to preserve and maintain the property. The Owner/rental company is responsible for actions of all persons under 18 years of age. Capitalized terms herein are defined as set forth in the Declaration of Condominium for Sea Place I.
2. Units: Two-bedroom units are limited to six (6) overnight guests. Three-bedroom units are limited to Eight (8) overnight guests. There must be at least one overnight guest who is 25 years of age or older. Overnight guests who are minors must be accompanied while on Condominium Property by an individual who is 25 years of age or older.
3. Grills: Pursuant to uniform fire code of Florida, no hibachi, gas-fired grill, charcoal grill, smokers or other similar devices may be used for cooking, heating, smoking or any other purpose shall be allowed on the property. Only Electric grills can be used on any balcony or patio.
4. Pets: Renters, Guests and invitees are not permitted to bring pets of any kind upon the Condominium Property for any reason whatsoever. Only Deeded owners are allowed to have pets.
5. Pool: Swim at your own risk. Pool hours are dawn to dusk. Please read and follow all posted pool rules.
6. Wildlife: do not feed the wildlife. Do not feed the ducks, squirrels or any kind of animal on the Condominium Property.
7. Vehicle Parking: Vehicle parking is not allowed in designated fire lanes, handicapped spaces without a permit, or on the grass. Vehicles in violation will be towed. All vehicles must display a visitors pass with a unit number or an owner's decal showing through the front windshield with no exceptions. Visitor passes are available from your rental agent. The speed limit is 15 mph on the entire property and is strictly enforced.
8. Other Parking: Motor homes, trailers, boats, RVs, motorcycles, bicycles, etc. are to be parked in the lot beside building #14 across from the tennis/ racquetball courts only. No long-term parking of vehicles or boats is permitted.
9. Overflow Parking: If you have more than one vehicle, the additional vehicle must be parked in the overflow parking lot along the fence in front of building #14 and must always display a visitors' pass.
10. Noise: Loud parties, gatherings, or music are permitted outside the boundaries of the Unit (inside or outside) in which it originates. The St. Johns County noise ordinance states that operating, playing or permitting any devices which produce sound between the hours of 10: 00p.m and 7:00a.m. in such a manner as to create excessive and unnecessary noise is prohibited.

11. Balcony and Landing Usage: Do not hang, shake, or throw anything from balconies, windows, doors, front stairwells, or walls in front of entrances to upper units. Towels, wet clothes, etc. should not be hung over balcony railings or displayed in front of units. Furniture, Bicycles, etc., should not be kept in front or 1st or 2nd floor landings or in the grassy areas. Bicycle racks are provided for Owner and their guests in the RV parking lot.
12. Exterior: No unit Owner shall cause anything to be affixed to or attached to, hung, displayed or placed on the exterior walls, doors, or windows of the building, including but not limited to awnings, signs furniture, fixtures and equipment.
13. Common Property: Skates, skateboards, roller blades or scooter usage is not allowed in the courtyard, walkways, stairways, pool decks, boardwalks, tennis courts, racquetball courts, or on the grass. Frisbees and ball playing of any kind is always prohibited in these areas. Community amenities are available to all owners, guests and renters. Please follow the posted rules for all amenities. Gate access cards are required for the tennis courts.
14. Gate and Dunes: Always use the boardwalk gate! It Must be operated by gate code only. Do not prop the gate open at any time. Do not walk in the sand dunes under any circumstances. It is against the law to walk in this protected habitat. A St. John's County Sheriffs Office will ticket all violators. Be aware that poisonous snakes often reside in vegetation and landscaped areas.
15. Garbage: The dumpster next to building #13 is for trash and garbage. Do not leave garbage, etc. in front of units, on sidewalks, or in parking areas. All garbage must be disposed of INSIDE the dumpster. Construction debris, furniture, or mattresses are not allowed in the dumpster.
16. Enforcement: Violations of these rules and regulations may be reported immediately to MAY Management at 904-467-9708. Failure to comply with the rules and regulations are subject to fines not to exceed \$100 per violation, except if levied based on each day or a continuing violation, with a single notice and opportunity for hearing, provided such fine is in the aggregate does not exceed \$1000. Fines shall be levied in accordance with section 718.303, Florida statutes, as amended from time to time.
17. Owner Pet: Unit owner pets shall be limited to a maximum of two dogs or cats (or one of each), fish, and small domestic birds. Said pets may be kept in any unit, but in no event for the purpose of breeding or for any commercial purpose whatsoever. No other animals, livestock or poultry of any kind shall be kept, raised, bred or maintained on any portion of the Condominium Property. Permitted pets shall only be kept subject to and in accordance with such rules and regulations as shall be promulgated from time to time by the association. However, under no circumstances will any dog whose breed is noted for its viciousness or ill-temper the "pit bull" (as hereinafter defined), Rottweiler, Mastiff, Presa Canario, or any crossbreeds of such breeds, be permitted on any portion of the Condominium Property. "Pit Bull" is defined as any dog that is an American Pit Bull Terrier, American Staffordshire Bull Terrier, or any dog displaying a majority of the physical traits of any one or more of the above breeds, or any dog exhibiting those distinguishing characteristics of which substantially conform to the standards established by the American Kennel Club or United Kennel Club for any of the above breeds. No exotic pet or any animal of any kind which has venom or poisonous defense or capture mechanism. Or if let loose would constitute vermin, shall be allowed on any portion of the condominium Property. Trained seeing-eye dogs will be permitted for those people holding certificates of blindness and necessity. Other animals will be permitted if such animals serve as physical aids to handicapped people and such animals have been

trained or provided by an agency or service qualified to provide such animals. The guide or assistance animal will be kept in the direct custody of the assisted person or the qualified person always training the animal when on the Condominium Property and the animal shall wear and be controlled by harness of orange colored leash and collar. Pets may not be kept of breed or maintained for any commercial purpose. Any pet must be temporarily caged, carried or kept on leash when outside of a unit. No pet shall be kept tied outside a unit or on any patio or balcony, unless someone is present in the unit. No dogs will be walked or allowed to exercise in any landscaped areas or close to any walk, but only in special areas designated by the association if any, provided this statement shall not require the association to designate any such area. An owner shall immediately pick up and remove any solid animal waste deposited by his pet. The owner shall compensate any person hurt or bitten by his or her pet and shall indemnify the association and hold it harmless against any loss or liability of any kind or character whatsoever arising from or growing out of having any animal within the condominium property. If a dog or any other animal becomes a nuisance to other owners by barking or otherwise, the association has the right to impose fines and/ or require the Owner to permanently remove the animal from the Condominium Property. Regarding pets prohibited by this rule who are residing in an Owner's unit at the time these rules and regulations are recorded an Owner may, subject to all other provisions of the associations governing documents, keep such pet for the duration of the animal's life. When the pet dies or is otherwise permanently removed from the Condominium Property, it may not be replaced with a pet prohibited by this rule. The Association may promulgate rules and regulations from time-to-time designation other rules as necessary to regulate pets.