

Sea Winds Rules and Regulations

GENERAL RULES:

- When not in use, all personal property of unit owners must be stored within their respective units or in storage areas provided within the condo. The only exceptions are patio or deck furniture, grills and plants.
- No articles of any kind may be shaken or hung from any of the balconies, windows or doors.
- All garbage and trash must be deposited with all other refuse into the trash cans and recycle bins located in the areas designated for such purposes.
- No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any unit or storage areas except as may be required for normal household use.
- Owners shall be liable for all damage caused by the moving of their furniture and property.
- No electronic installation shall be permitted in any unit which interfaces with another unit.
- Each owner shall register with the Association, in writing and in advance of the intended arrival of guests who will be permitted to use the owner's unit, together with the guest's name(s), address(es), and auto tag number(s).
- No charcoal grills are allowed. Gas grills, if authorized by the unit owner, must be located at least ten (10) feet from any structure when in use.
- Each unit is to be equipped with one (1) functioning smoke alarm per floor and one (1) functional fire extinguisher.
- Owners are responsible for any damage caused by themselves, their family members, guests, and/or renters on any portion of the common property.

LEASING OR RENTING:

- Entire unit must be leased, and lease shall not be for a portion of that unit.
- No lessee shall rent or lease any part of the unit to any person not named in the lease or rental agreement. Failure to abide by this rule is reason for immediate eviction.
- The rental agent for each unit shall register with the Association each renter's name and vehicle(s) tag number(s) in writing and in advance of their arrival. In addition, each renter shall
- register with the Association the name of any intended guests and their vehicle(s) tag number(s).
- All renters and guests shall display a Sea Winds Condominium Association parking permit in
- their vehicle(s). Parking permits must be picked up at the Sea Winds office upon arrival and returned to the Sea Winds office upon departing. Vehicles not displaying the proper permit are subject to being towed at the owner's expense.
- No lease shall permit occupancy for any unit by more than six (6) persons in a two (2) bedroom unit and eight (8) persons in a three (3) bedroom unit, including children.
- The Association may require the unit owner to terminate any lease upon reasonable cause, and all leases shall so provide.
- Lessor shall obligate their lessees/renters to abide by the condo documents and these rules and regulations.
- Owners opting to lease their units should be familiar with the laws of the State of Florida regarding the landlord's obligations, including procuring of proper license, collections of sales tax, safety equipment for unit leased, etc., and are solely responsible for compliance with said laws.
- Renters and their guests shall not be permitted to have pets.

Swimming Pool and Hot Tub:

- The pool shall be open from 8:00 am to 10:30 pm daily, or as otherwise set by the Board of Directors.
- All people using the pool and the hot tub do so at "their own risk".
- Children under the age of fourteen (14) are not permitted to use the pool or the hot tub unless accompanied and supervised by an adult.
- Pool furniture is not to be "reserved".
- Rules applicable to the pool and the hot tub are posted on pool premises and are to be observed by all persons using the facilities.

Grounds and Lagoons:

- Swimming or wading in the lagoons is prohibited.
- In accordance with environmental concerns, owners, authorized renters and all guests shall not at any time or for any reason feed birds or ducks on Sea Winds' common property. They also shall not feed the fish or turtles in the ponds or lagoons on Sea Winds' common property.
- Fishing or netting animals of any kind is strictly prohibited.
- Rocks, seashells, flags/banners, ornaments, figures, signs or other non-board authorized items are prohibited on the "limited/common" elements including all lawn areas and all shrubs or tree beds.
- Management will direct the removal of any plants that are dead or not properly maintained.
- The American Flag may be displayed, provided mounting bracket is not drilled into the unit walls.

PETS:

Permission to maintain two (2) domesticated pets is granted to each owner subject to the following conditions and reservations:

- Dogs must be kept on leashes and under control when they are outside on common property.
- Owners MUST clean up after their pets. ALL solid waste is to be REMOVED from the common area, tied in a plastic bag, and properly disposed of in the refuse containers.
- Pets must not be vicious or a nuisance. Pets are restricted from the pool area.