

THE RULES WE LIVE BY IN SEA COLONY

This is an abbreviated list of the rules which everyone in Sea Colony: Homeowners, Guests, Lessees must abide by. For further clarification, check your homeowner's manual or contact the on-site representative at the office – 445-5838.

Homes: Residential single family use only. No business may be conducted in Sea Colony homes.
Covenant Article 10 Section 31 Page 190

Architectural Procedure: No exterior alterations, additions or changes to any home, or its property or substantial change in landscaping shall be made or contracted without prior written approval from the ARC & the Board. **ARC forms, manual & samples can be found in the clubhouse or website- www.seacolonypalmcoasthoa.com**
Article 10 Section 3 Page 180

Exterior Appearance: Objects such as bicycles, toys, barbeques, etc. may be placed on a lot only if concealed from the view of the road frontage. **No Sheds** are allowed on your lot. You are responsible to maintain your yard, grass, shrubs, and trees and keep your Swales in working order. **Covenant Article 10 Section 13 Page 185 and Covenant Article 10 Section 16 Page 186**

Disposal: Do not pour paint, petroleum, grease or caustic substances down sewer or house drains. Do not dispose of grass clippings or any other materials in the lakes.

Refuse Containers: Do not put out refuse and recycle containers or yard trash earlier than **7PM** the evening before pickup. Also, please take in containers promptly. Be sure any food waste is in a container with a tight fitting lid to prevent animals from getting into it. Please do not leave your containers out past 7 PM the day of pickup.
Covenant Article 10 Section 21 Page 188

Pets: No more than 2 household pets per home. Owners are responsible for picking up **ALL** waste created by their dog. Also, all pets must be on a five foot leash unless in your own fenced yard and are not allowed to walk or defecate on private lots except those of the owner.
Covenant Article 10 Section 10 Page 184

Nuisances: No loud, obnoxious or offensive activity that may become an annoyance or nuisance to the neighborhood, shall be conducted on any lot or common area especially during the late evening hours
Covenant Article 10 Section 11 Page 185

Sales or Rental: No dwelling may be rented, leased, or sublet for a period of less than 30 days. Please submit form for Board approval.
Covenant Article 10 Section 19 Page 187

Roadways: Please observe 20 mph speed limits, stop fully at stop signs, and watch for pedestrians and bikes.

Vehicle Registration & Rules: All vehicles must be registered with the HOA office and have a current sticker. Call gate for up to three days guest/ vendor entry and call office for longer pass. Fill out an approved list for persons entering at all times. Guard House contact- guardseacolony@gmail.com or 386-445-5574

Parking: No trucks (over 1 ton gross vehicle carrying capacity as declared by the owner where the vehicle is registered) or commercial vehicles, campers, mobile homes, motor homes, boats, house trailers, boat trailers or trailers of any description may be parked or stored overnight on any lot or common area unless parked inside a garage with the door completely closed. No parking on grass **beside streets** at any time. No parking in the "Swales" at any time. No parking on the streets or clubhouse parking lot between 1 a.m. – 6 a.m. If you do park on the street during the day, Please do not block another resident's driveway ingress / egress or mail box. Any vehicles in violation of the above rules will be towed at the owner's expense.

Covenant Article 10, Section 5 Page 183 & Article 10 Section 18 Page 187.

Golf Carts: A golf cart **may not** be operated on the **Sea Colony** roads by any person under the **age of 14**. A golf cart may be operated only during the hours between sunrise and sunset, unless the golf cart is equipped with headlights, brake lights, turn signals, and a windshield. A golf cart **may not** be operated on the roads during the hours **between sunset and sunrise** by any person under the **age of 16**, regardless if golf cart is equipped with headlights, brake lights, turn signals, and a windshield. One person per seat and under no circumstance more people than seats are allowed. All carts need to be registered at the office.

Operation of Boats: No boat or water craft, if propelled by an internal combustion engine, shall be operated in any lake or body of water in the community; only electric motor, paddle or oar propelled craft allowed.

Pool & SPA: Pool tags required. Children under 12 must be supervised by an adult. No diving, running, jumping or horseplay. No open sores or skin diseases. No food, animals, loud radios, glass, bikes, Frisbees, skates, skateboards, balls, surfboards, rafts, etc. in pool area or clubhouse walkways. No drinks within four feet of pool. Must have pool bracelet or gate card displayed as identification for you and/or group.

Untrained/Diapered children are not allowed in the pool/spa; please use the small pools that are provided by the Association.

Please clean all beach sand, and tar off before entering pool deck, pool or spa. **State law requires that you shower** before swimming or using the spa. **Also note all posted rules.**

Clubhouse Use: No commercial or profit making use of the clubhouse or common areas. Neither residents nor guests' may close the clubhouse to others at any time.

Owners must file a request for an event use for more than fifteen (15) guests.

Violations: The Association has the right to deny use of common areas and fine any person or persons deemed to be in violation of any of the Covenants, By Laws or Rules, after due written notice.

Covenant Article 10 Section 5 page 183

If a person in violation is a lessee or guest, the fine will be levied on the owner of record for the home, as the owner responsible for the actions and conduct of their renters, guests or visitors. All property owners have agreed, According to our Covenants" to be good stewards of our community. This includes treating the common grounds, clubhouse, walkovers, beach, pool with respect and regard for your fellow neighbor.

Covenant Article 7 Section 6 Page 170

We may suspend for a reasonable period of time, the rights of a member or a member's tenants, guests, or invitees, or both, to use common areas and facilities and may levy reasonable fines, not to exceed \$100 per day per violation, against any member or any tenant, guest, or invitee. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for a hearing, except that no such fine shall exceed \$1000.00 in aggregate. A fine may become a lien against a parcel. In any action to recover a fine, the prevailing party is entitled to collect its reasonable attorney's fees and costs from the non-prevailing party as determined by the court.

Covenant Article 10 Section 34 page 190 as amended

The Board of Directors of the Sea Colony HOA will invoke its privilege to "Remove you and your family members and or guests, lessees' or renters, from using the Sea Colony Amenities". (such as the Clubhouse, Pool, Spa, and other Common areas). This consequence will be outlined and sent to you by letter from our Property Management. At that time of receipt...your amenity privileges are revoked.

If you continue to abuse the amenity privilege, after you have received the notice from the property management, there may be formal charges filed against you.

Covenant Article 10 Section 5 Page 183 and Article 7 Section 6 Page 170

Effect of Non-Payment of HOA dues

We would like to remind you that it is your responsibility to speak to the Property Manager concerning late payment of your HOA dues. You are given a ten day grace period after

HOA fees are due. When you receive a 10 day letter you will see a fine of \$ 25 attached to your bill. This initiates a monthly \$25 fining process in late fees that will continue, along with any attorney fees that are incurred by Sea Colony. You may also lose your amenity privileges.

Article 7 Section 6 page 174 and page 175

Please refer to your covenants for full explanation of these governing Rules and Regulations.

Note: This is standard procedure at all HOA's across the country

Please know that your HOA fees are an important part of living in this gated community.

Florida Statute Chapter 720 Section 720.305 (d) 2 & 2 Pages 10 & 11 Obligations of Members, etc.' remedies at law or in equity; levy of fines and suspension of use rights.

I/we have read and understand the Rules We Live By and agree to abide by them and all Sea Colony Rules and Regulation

Names(s) _____

Sea Colony Address _____

Date _____

Please keep a copy for yourself for a quick reference.