

Sea Colony HOA Rules for Guests (Abridged)

Dear Guests,

Welcome to Sea Colony. If you are a guest of any owner then you are a guest of every owner of Sea Colony. The facilities available for your enjoyment are made possible by association fees. We have established rules and regulations to make Sea Colony an enjoyable place to live and to protect our investment.

The purpose of this document is to apprise you of the rules we live by in Sea Colony, rules that have been adopted by our Homeowners Association to promote the quality of life in our community.

Registration: All guests who are staying overnight (and who will need parking passes as a result) are required to register in our association office in the clubhouse (or else at the guardhouse when the association office is closed) before they receive their parking passes.

Pets: No more than 2 household pets per home. **Owners are responsible for picking up ALL WASTE created by their dogs. Pet waste must be taken back to your residence for disposal.** Also, all pets must be on a 5 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**

IF YOU HAVE A DOG—Please be kind and pick up after it. Sea Colony is a take home facility. Do not leave waste bags along our roads, at the pool, or on our beach. Pet waste is a recurrent problem at Sea Colony, and it's usually caused by visitors not observing our rules. Please be respectful of our community. Thank you!

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**

Roadways: Please note there is a strict 20 mile-per-hour speed limit on all our roads. Also, please stop fully at stop signs and watch for pedestrians and bikes.

Parking: No parking on grass at any time. No parking in the swales at any time. No parking on the streets between 1 AM and 6 AM. If you do park on the street

during the day, please do not block another resident's driveway or mailbox. Any vehicles in violation of the above rules will be towed at the owner's expense.

Covenants Article 10 Section 5 Page 23 and Article 10 Section 18 Page 187

Pool and spa: Children under 12 must be accompanied and supervised by an adult (someone over the age of 16). No diving, running, or horseplay. No open sores or skin diseases. No animals, loud radios, glass, bikes, frisbees, skates, skateboards, balls, surfboards, rafts, etc. in pool area or clubhouse walkways. No food or drinks within 4 feet of pool—please use pool-side tables for food and drinks. **No glass of any kind is allowed on pool deck or walkovers.**

Pool and spa: **Untrained/diapered children are not allowed in the pool/spa—**instead, please use the small pools that are provided for very young children by the Association. Please clean all beach sand and tar off before entering pool deck. **Also, please note all posted rules.**

Violations: The Association has the right to deny use of common areas and fine any person/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 the person in violation is a lessee or guest, the fine will be levied on the owner of record for the home, since as established by our CC&Rs homeowners are responsible for the actions and conduct of their renters, guests, or visitors. Also, according to our Covenants all property owners have agreed to be good stewards of our community—this includes treating the common grounds, clubhouse, walkovers, beach, pool and spa areas with respect and regard for our fellow neighbors. **Covenant Article 6 Section 6 Page 170**