

The Rules We Live By in Sea Colony—General Community Rules

This is an abbreviated list of the rules which everyone in Sea Colony—Homeowners, Renters, Guests—must abide by. For further clarification, check your homeowner’s manual or contact the on-site representative at the office—455-5838

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

Exterior Appearance: Objects such as bicycles, toys, barbecues, 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 for maintaining your yard—grass, shrubs, and trees—and you are required to keep your swales in working order. **Covenant Article 10 Section 13 Page 185**

Disposals: Do not pour paint, petroleum, or caustic substances down sewer or house drains. Do not dispose of grass clippings or any other materials in the lakes. **Covenant Article 10 Section 13 Page 186**

Refuse Containers: Do not put out refuse and recycle containers or **yard trash** earlier than **7 PM** the evening before pickup. Also, please take in 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 container 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 dogs. 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**

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

Parking: No parking on grass beside streets at anytime. No parking in the “Swales” at anytime. No parking on the streets or clubhouse parking lot between 1 AM and 6 PM. If you do park on the street during the day, please do not block another resident’s driveway, ingress/egress, or mailbox. Any vehicles in violation of the above rules may be towed at owner’s expense. **See Covenants Article 10 Section 15 Page 183 and Article 10 Section 18 Page 187**

Parking: No trucks (over 1 ton gross vehicle carrying capacity) 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 garage door completely closed. **See Covenant Article 10 Section 18 Page 187**

Parking: Exceptions to our parking rules may be made under extenuating circumstances. If you believe your parking situation qualifies for special consideration, please present your case at the association office and our management team or the board will review it.

Operation of Boats: No boat or water craft, if propelled by an an internal combustion engine, shall be operated in any lake or body of water in the community.

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 between sunset and sunrise by any person under the age of 16, regardless of how the golf cart is equipped. Only one person per seat and under no circumstances are more people allowed than seats available to accommodate them. All carts must be registered at the office.

Bicycles: Residents are encouraged to ride their bicycles on our roadways rather than on our sidewalks, with exceptions made to allow slow riding of bicycles on sidewalks by young children (under age 8) or the elderly or anyone else who may feel unsafe riding on our streets. If you are riding on the sidewalk, please be respectful of pedestrians at all times. If you are riding on our streets, please watch out for cars as well as pedestrians and please observe our stop signs.

Pool and Spa: Children under 12 must be supervised by an adult. No diving, running, 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. Untrained/diapered children are not allowed in the pool/spa—instead, please use the small pools that are provided by the Association for their use. Please clean all beach sand and tar off before entering pool deck. **Also please follow all posted rules.**

Clubhouse Use: Owners must file a request for an event expected to involve more than five (5) guests. The board reserves the right to approve/disapprove use of the clubhouse by groups, depending on the circumstances and the activity. **Covenant Article 10 Section 5 Page 183**

I/we have read and understand the Rules We Live By in Sea Colony and agree to abide by them as well as all other Sea Colony rules and regulations:

Signature _____ Date _____

Name _____

Signature _____ Date _____

Name _____

Address _____ Lot _____