

Rules for Rentals

1. There is a 30-day minimum on all rentals. Any homeowner who is found to be in violation of their policy will be fined \$100 per incident and may be restricted from further approval of renting their property. All renters, tenants, children, and pets must be disclosed on the application to lease.
2. Short term tenants (less than 1 year) are not granted long-term passes for guest unless the homeowner contacts the HOA office directly to request/approve pass.
3. Neither long-term or short-term tenants have the authority to add anyone to the permanent visitor list, any such request needs to be made by the homeowner through the HOA office.
4. Tenants will not be granted access with unacceptable/unauthorized vehicles, Pursuant to the Declaration of Covenants and Bylaws of Sea Colony, without PRIOR consent from the HOA office. They will be turned away at the gate.
5. If the Homeowner is using a Property Management Company for their rental needs, the Homeowner is responsible for relaying all rule and regulations pertaining to the rental of a home in Sea Colony, most information and forms can be found at www.seacolonypalmdcoasthoa.com
6. A renter can have a guest stay on the property for a total of 7 days of the tenant's length of stay. Anything beyond a total of 7 days the homeowner needs to contact the HOA office and request approval if no homeowner request is received the guest will not be allowed on the property after the 7th day.
7. Tenants and their guest are required to abide by the Rules and Regulations of Sea Colony. It is the homeowner's responsibility to ensure all guests are aware of the Rules and Regulations. If a renter, tenant, or their guest breaks any of the Covenants and Declarations or Rules and Regulations of Sea Colony, the Association reserves the right to deny the use of any common area and/or amenities by the tenant guest.
8. The application to lease, a signed copy of the Rules We Live By, Rules for Guests, and a copy of the rental lease must be submitted to the office at least 2 weeks in advance of the rental start day. **There will be a \$100.00 fee**

for all applications turned in late, due prior to the board's a approval of said application.

- 9.** Sea Colony's Pool, Beach and Spa are great amenities which the residents love to share, please make sure you respect everyone's right to enjoy them. Loud obnoxious behavior or having to be spoken to on more than one occasion will not only result in a fine against the homeowner but a ban of the tenant, guest, or visitor's use of Sea Colony's amenities.

All activities at the clubhouse, pool, spa, and several other common area locations throughout Sea Colony are recorded. Please govern yourself accordingly

Tenant Signature

Tenant Signature

Homeowner/Representative Signature

Homeowner Address

SCHOA Representative