

The Rules We Live By in Sea Colony—ARC, Notices, Violations, Fines

Architectural Procedures: 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 and the Board. **ARC forms, manual, and samples can be found in the clubhouse.**

Sales or Rentals: No dwelling may be rented, leased, or sublet for a period of less than 30 days. The Board has authorized the use of registration forms to be completed by the prospective purchaser, renter, or property manager. **Covenant Article 10 Section 19 Page 187**

Vehicle Registration and Rules: See Vehicle Decal Registration, Rules & Related Regulations. Call gate for passes for up to 3 days for guests/vendors and call office for longer passes. File Absentee Owner notice for other entires when away.

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 adequate written notice. If the person in violation is a lessee or guest, the fine will be levied on the owner of record for the home, as the owner is responsible for the actions and conduct of their renters, guests, or visitors. All properly owners have agreed, “According to our Covenants”, 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 10 Section 5 Page 183**

Fines and Suspensions: We may suspend for a reasonable period of time, the rights of a member or a member's tenants/guests/invitees to use common areas and facilities, and we may levy reasonable fines, up to \$100 per day per violation, against any member or member's tenant/guest/invitee. A fine may be assessed for each day of a continuing violation, with a single notice and opportunity for hearing, except that no such fine shall exceed \$5000.00 in the aggregate. A fine shall not 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, Twelfth Amendment to CC&Rs

Fines and Suspensions—Additional Measures the Board may take: The Board of Directors of the Sea Colony HOA may in addition invoke its privilege to “Remove you and your family members and/or renters, guests and invitees, 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 Managers. At the time of receipt of such notice your amenity privileges are revoked until such time as your violations have been corrected and your fines have been paid or adjusted. If you continue to abuse your amenity privileges after you have received this notice from property management, formal charges may be filed against you. **Covenant Article 10 Section 5 Page 183**

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. You will be sent a 10 day letter, which gives you until the 18th of that month to pay your HOA dues. When you receive this 10 day letter you will see that a fine of \$25 has been added to your bill. If you are late a total of 45 days, there is an automatic lien placed on your property. This also initiates an ongoing monthly \$25 fining process in late fees that will continue, along with any attorney fees that are incurred by Sea Colony. You will also lose your amenity privileges once this stage has been reached. Please refer to your Covenants for a full explanation of these governing Rules and Regulations. Please note this is standard procedure for HOAs across the country. Also please note that fees are an important part of living in our gated community. If you do not pay your HOA dues, there will be consequences. **Covenant Article 7 Section 6 Page 174**
Also Florida Statute Chapter 720 Section 720.305

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 _____