

Sea Winds Condominium Rules & Regulations

The following rules and regulations are for all Seawinds owners, their family members, and any guests and/or renters. Owners are responsible for knowing and adhering to these rules and regulations and ensuring any guests/renters do the same. These are not meant to be comprehensive. Additional regulations can be found in the bylaws and covenants of the Association.

HOURS

- Please observe quiet hours from 10 pm to 8 am daily. Pool hours are from 8 am to 10 pm daily.
- Horseplay, loud noise, the playing of loud music, or the lighting of fireworks are prohibited at all hours.

PARKING

- Parking spaces directly behind the garages of Units A, B & C parallel to the shrubs and walls are reserved for these owners and their guests **ONLY** on an overflow basis. ***** REGARDLESS, THESE SPACES SHOULD BE CLEAR OF CARS ON TRASH PICK UP DAYS - (EARLY TUESDAY A.M.) *****
- Parking in front of dumpster gates or blocking any area of the driveway is **NOT** permitted. This is a safety hazard and can cause our trash pick up to be skipped as well.
- Parking is never allowed in the grassy area on South Atlantic Avenue. Violators can be ticked and towed by the County.
- **Drive very slowly entering and leaving driveways as our garages create blind spots.**
- Boats, trailers, and commercial trucks are permitted one overnight stay with prior written permission from the Board. They cannot exceed 20 feet in length and apply only to owners and their families.
- On holiday weeks and special occasions (Memorial Day, July 4th, Labor Day, large parties & family celebrations) all owners should use their 4 parking spaces (2 in the garage, 2 behind the garage door). If more spaces are required, owners should contact a fellow owner to ask if they can park behind their spaces if they are not in town.
- The 3 spaces in front of the mailbox gate are on a first-come, first-served basis for Units A, B & C due to their limited parking spaces.
- Park larger (longer) vehicles on the right slot behind the garage doors due to the entry angle of the driveway.

PATIOS

- **DO NOT** hang towels on patio walls. Patios should be free of debris and clutter. Sea turtle laws regarding patio and interior lighting **MUST** be observed from March through October. Fines can occur for violations. During hurricane season, items should be removed from patios (or tied down) to prevent objects from becoming dangerous projectiles.

PETS

- Pets must be supervised and not allowed to roam free. They should be walked to the front of the property (near the entrance) to use the bathroom and their waste must be bagged. **Owners of Seawinds can individually prohibit renters from having pets in their condo.** Owners are responsible for their pets at all times. Aggressive pets should not be allowed on the property.

POOL/BEACH/OCEAN

- The pool is limited to 16 persons at any one time. The pool is unsupervised. Children or those with limited swimming abilities should always be monitored and never left alone. Likewise, the beach and ocean are unsupervised areas. Swimming at the pool or participating in any activity on the beach and/or ocean is completely at one's own risk.
- Eating and glass containers (beer bottles, etc.) are **NOT** permitted around the pool or on the tennis court.
- Diving or performing flips into the pool is prohibited due to insurance requirements.
- Smoking is prohibited.
- Pool hours 8 am to 10 pm daily.
- Please close umbrellas when leaving the pool area. High winds can damage them.
- Large, oversized floats are **NOT** allowed in the pool. Swim assistance floats for small children are allowed.
- Please do **NOT** jump from the pool deck onto rafts or floats. The roof of the pool equipment building is off-limits.
- Please do not hang towels or other articles on pool fences or patio walls.
- Sea Winds and Silver Sands are separate facilities. Do not use the Silver Sands pool, parking spaces, or walkway.
- Please remove all sand, oil, and/or tar from bathing suits, feet, shoes, floats, chairs, etc. at the shower or faucet on the beachside of the pool fence before entering the pool or walking on sidewalks, the pool deck area, or patios.
- Additional rules regarding the pool and tennis court are posted in both areas.
- Children not potty trained must have swim diapers.
- Do not leave belongings (towels, rafts, etc.) when leaving the pool.
- Pool Heater – The heater shall not exceed 86 degrees at any time. It will be on from December 1 – April 30 (or until consistent warm weather arrives).

SMOKING

- **Smoking is ONLY permitted in the areas directly behind each unit's garage.** Smoking is not permitted on front patios, pool, or any other condo areas. Please do not discard cigarettes on the driveways, dumpsters, or grounds.

TENNIS COURT

- The tennis court is to be used for tennis & pickleball **ONLY**. Tennis shoes must be worn. No pets, skateboards, bicycles, etc. allowed.

TRASH AND RECYCLING

- Please place **ALL** trash and garbage in **TIED** plastic bags and place them in the dumpster. Do not leave bags outside of the garage, back doors, or anywhere else except **INSIDE** the dumpster. If the dumpster is full, leave items in your unit's garage trash cans until the dumpster is emptied. Trash left on the ground will not be picked up. Separate recycling containers are in the dumpster area. Break down all cardboard boxes. Excess garbage in garages can attract rodents and insects. Never place large items like mattresses in the dumpster area. They will not be picked up.
- Construction items should never be placed in the dumpster. If owners are performing renovations to their unit, they should rent their private dumpster for their use. Violations will result in fines.

SEA WALL

- The seawall cap should not be walked on or used as a play area by children at any time

