



### **Rules & Regulations**

Welcome to Seapointe Village. Our Rules and Regulations are listed below and have been established to provide a safe and pleasant environment for everyone. Owner's family members, guests and rental guests should review this information. Adults are also responsible for ensuring any minor children in their care follow the rules and regulations. Any questions about these rules should be directed to the unit owner, rental agency, or to Seapointe Village Management by sending notice to [spvma@comcast.net](mailto:spvma@comcast.net).

**Seapointe Village is a smoke-free environment.** SMOKING IS PROHIBITED in all common areas of the village, except in outdoor designated areas on Memphis Avenue and Seaview Avenue. Smoking is not permitted on balconies.

**Driving** -Drive slowly and carefully. Our roadways are also shared by pedestrians and bicyclists. The driveway circle between the North Beach and Pinnacle Residences is for pick-up and drop-off, primarily for emergency vehicle access, and only oversized vehicles that can't fit in the garage may unload there. Please don't park in the driveway circle.

**Parking** is available on a first come first served basis. Make sure your parking pass is visible. Leave it on the dash or hang from the rear-view mirror of your vehicle. Take the pass down while driving. Park only in assigned areas, park between the lines, and don't park in areas not assigned to your residence.

Units are assigned one parking tag unless residence size dictates 2 spaces. Townhomes have 2 spaces inside the garage. Single family homes have 2 spaces – one inside the garage and one on the residence driveway.

Park within lined spaces only. Tandem parking (in Garden and Centre Court) must be used by the same residence.

Vehicles without a valid parking tag may be ticketed and/or towed at the vehicle owner's expense.

Campers, boats, jet skis, trailers and any other recreational vehicles are prohibited within the gated community.

Motorcycles may not be driven or ridden inside the gated community. They may be idled in from 10am until 8pm and must be walked inside the village, engine off, at all other times.

No parking is allowed on entrance or exit ramps.

Rollerblading, bicycling or riding scooters in garages is not permitted.

**Electric vehicles** – Seapointe Village does not offer charging for electric vehicles.

**E-bikes** and e-scooters are NOT permitted in the units nor to be parked in the garages under the multi-family buildings.

**Bicycles** – All bicycles must be registered with the Association Management Office and stored in the designated bike area.

**Skateboards** are prohibited at Seapointe Village.

**Recreational Gear** - Surf boards, kayaks, skates, scooters, and other personal sporting equipment must be stored in your vehicle; they may not be taken into the building. Seapointe Village is not responsible for any bicycles or sporting equipment on the premises.

**Recycling/Trash** – Trash rooms are located on every floor in the multi-family residences. All trash and garbage must be securely tied in the proper trash bags and placed in the trash chute located next to the laundry room on each floor. Do not put cardboard boxes, construction debris or any large objects in the trash chute. No medical waste, diabetic needles or kitty litter may be disposed of down the chute.

Large items should be put in the dumpsters located in the parking area.

Dumpsters are located between every other townhome building.

Recycling is mandatory for paper, bottles, cans, and plastic.

Single family homes residents may place trash in properly secured trash bags in front of the home for pickup. Trash bags must be a minimum of .8 mil thickness and must be secured tightly.

Do not place any trash that has food crumbs (example: pizza boxes and other food wrappers that can attract mice) in the recycling bins.

**Wear your recreation ID band whenever you are using the facilities**, including the beach, the pools, hot tubs or any amenities. A recreation ID band is required for entry for each person since all areas are private and for the exclusive use of our guests and homeowners. If smaller children are not able to wear the wristband, an adult guardian must have one for each child.

**Keep the sand at the beach**. Beach items (chairs, umbrellas, boogie boards, beach wagons, etc) may not be brought into the multi-family buildings. Bicycles are NOT permitted in the buildings.

**At the beach** -- please maintain 6 feet of open sand between groups.

**Tents and canopies** usually take up a lot more space than just umbrellas and chairs. Keeping tents and canopies away from the water's edge will help minimize overcrowding close to the water and will serve to aid in creating and maintaining social distance spacing. The boundary line is marked with signage and is near the end of the beach walkways.

No dogs allowed on the beach from 10am until 5pm daily.

No fishing or kite flying between 10am and 5pm daily.

Please keep your music just for yourself when in any common areas.

No watercraft launching from the Seapointe Village beach.

**BBQ Grills** are located on the plaza deck, by the tennis courts, in Garden and Centre Court pool areas. Observed posted rules and instructions. Hours are limited.

**Swimming Pool** Obey the lifeguard. Rules are posted on signage at the entrance to each swimming pool. Please observe all signage.

Recreation tags required for all individuals in all pool and spa areas.

Children are not permitted in the pool areas without an adult.

Rafts and other flotation devices are permitted only in non-peak or low volume times. No pool toys may be used in the deep end of the pool. Use of pool toys is at the discretion of the manager.

No running in the pool area. No diving or jumping into the pool. Proper attire required. Individuals in street clothes, shorts and non-bathing attire are not permitted in the pool. Regular diapers are not permitted in the pool. Special Infant swim diapers are required for infants and small children when they are in the pool.

Any conduct affecting the safety and comfort of others will not be permitted. Any person may be barred from the use of the pool facilities for violations of the pool rules that might constitute a safety hazard.

Radios are not permitted in pool areas unless headphones are used.

No pets are allowed in the pool area.

Toys, rafts may be allowed at discretion of the lifeguard or pool monitor.

Reserving tables and chairs in the pool areas is prohibited. Items left unattended for more than one hour subject to removal.

Fines may be levied for any incident that closes the pool.

**Spas / Hot Tubs** Individuals under the age of 16 are not permitted in the spas or hot tubs.

**Balcony Railings** - PLEASE don't hang anything over the balcony railing. Do not use the balcony railing to dry towels, clothes or bathing suits. Attaching any kind of rope or other type of hook to the balcony railing is prohibited. Hooking chairs to the balcony railing is also prohibited. Fines may be levied for throwing objects over balcony railings.

Barbecue grills are not permitted on individual residence balconies.

No items may be affixed to the building wall, balcony railing, floor or ceiling.

**Outdoor furniture** must be white or off-white. Outdoor furniture allowed on balconies from April 1<sup>st</sup> through November 1<sup>st</sup>.

**Feeding birds** from the common areas, unit balconies or anywhere on the premises is strictly prohibited.

**Elevators** - Please don't crowd into elevators or enter someone's personal space without their consent. We ask your cooperation and respect for your fellow residents.

**Interior hallways** – Items are not permitted to be stored in common hallways in multi-family buildings.

**Music** - Please keep your music just for yourself when in any common areas.

**Exercise rooms, steam rooms and sauna** limited to persons 16 years or older. Children under the age of 16 must have adult supervision.

**Pets** – Owners of units may maintain a **single** individual pet in and around the owner's unit. Pets must be leashed and under owner control at all times when in common areas. Weight limitations apply to the multi-family buildings.

Do not take pets into an occupied elevator.

Owner responsibility to clean up all pet waste.

Pets are not permitted on landscaped areas.

No dogs allowed on the beach from 10am until 5pm daily.

Dogs are not permitted on the plaza deck or Ibis recreational amenity areas.

**Service Animals** – Service animals are defined as animals that are individually trained to do work or perform tasks for people with disabilities. The work or task the animal has been trained to provide is directly related to the person's disability. Animals whose sole function is to provide comfort or emotional support do not qualify as service animals under the ADA.

Seapointe Village requires all pets and service animals to be registered with the Association Management Office.

**Noise curfew** - SEAPOINTE VILLAGE observes a noise curfew from 11pm until 7am. The plaza deck and firepit areas are closed at 11pm. Basketball and tennis courts are closed at dusk. Please respect this policy for the benefit of fellow owners and guests in nearby condominiums.

**General Conduct** - Seapointe Village does not tolerate inappropriate verbal, digital or physical conduct of any kind including sexual harassment, invasive photography or videography. Please report unwelcome behavior to any Seapointe Village staff member immediately.

## SEAPOINTE RULES & REGULATION AMENDMENT

### Noise, Nuisances, Disciplinary Action/Fines

The Seapointe Village Master Association's governing documents include a Declaration of Covenants, Conditions, Easements and Restrictions. These documents delineate responsibilities and obligations of the Associations and the Unit Owners. Within Seapointe Village, the Seapointe Village Master Council has the ultimate authority on issues of interpretation of these Rules and Regulations. These governing documents also allow the Master Council to establish rules and regulations, policies and procedures as well as to update or modify these rules and regulations from time to time.

As set forth in the Association governing documents, all homeowners, their guests, residents, occupants and individuals have the obligation to follow these rules. Violations may lead to suspension of rights, fines and other financial penalties.

### **Noise and Nuisances**

1. No resident, occupant or individual shall make or permit to be made any noise that will disturb or annoy the occupants of any unit or do or permit anything intentionally or otherwise to be done which interferes with the rights, comforts, convenience or quiet enjoyment of other homeowners, residents, renters, and guests.
2. All residents, occupants and individuals shall reduce noise levels between the hours of 11:00pm and 7:00am so that neighbors are not disturbed.
3. No individual shall engage in or permit others to engage in activity creating a nuisance. A nuisance, as defined by Webster's dictionary is an offensive, annoying, unpleasant or obnoxious thing or practice. This act or practice must be severely annoying or offensive to a majority of impartial observers.
4. No individual, occupant or resident may use or maintain his or her unit, or balcony or deck, or the common areas, or facilities for any purpose or in any manner which is contrary to any applicable law, rules or regulations of any governmental entity or for any purposes which would constitute a nuisance or be offensive to others.
5. No violations of applicable law, rules or regulations of any governmental entity shall be permitted in any unit, balcony or deck, or in common areas. Any violation of law, rules or regulations of any governmental authority shall constitute a violation of these rules and violations and, in addition to any action taken by the appropriate Seapointe entity, may be reported to the local police department.
6. Parents shall be deemed responsible for violations of the rules committed by their children.

### **Disciplinary Actions/ Fines**

7. A Notice of Violation shall be issued by Seapointe Village Security or Management Staff upon receipt of a complaint after a determination by Seapointe Village that the complaint appears to be valid. The Notice may be issued verbally or in writing. A rental guest that receives such a Notice of violation but who does not agree that a violation has taken place must notify the management office within twenty-four hours. A lack of response shall be deemed as an admission of the violation. This letter shall make clear the penalties for further violations of the rules.
8. With respect to each violation, the resident, occupant or individual will be subject to the next most serious offense following a determination of any violation.
9. First offense: Up to and including a \$150 fine;
10. Second offense: Up to and including a \$300 fine;
11. Third Offense: Up to and including a \$500 fine.

12. The Master Council reserves the right to pursue any and all legal remedies available under the law against this violator until said fine is fully paid, as well as for the payment of attorney fees for collection, if necessary.
13. Each fine shall be paid within 2 days of notification of the penalty assessment. If the penalty is not paid within the specified timeframe, each day after the payment deadline that the fine remains unpaid shall constitute a separate rules violation and the violator shall be fined the amount of the initial fine for each and every day that the fine remains unpaid.
14. All fines assessed by the Association shall be collected prior to resident, occupant or individual's departure. In the event the resident, occupant or individual does not pay the fine, the Association reserves the right to impose the fine upon the owner of the unit rented.
15. The Association reserves the right to notify the unit owner of the violation(s) and assessed penalties, as well as the realty office which handled the rental transaction, if one was used.

Approved by SPV Master Council, March 2023