

# SEAWATCH CONDOMINIUM ASSOCIATION RULES & REGULATIONS

## GENERAL

SEAWATCH is an adult 55+, residential condominium community, governed by a set of rules and regulations for the common good. The aim is to have a peaceful, harmonious community, making an enjoyable life for adults. There will be no nuisances to interfere with the peaceful possession and use of the property or the rights of other owners.

Certain rules and restrictions (designated D.C.) are contained in the Declaration of Condominium and require approval of 75 percent of the members (owners) to change. Others may be changed by a majority vote of the Board of Directors. Actual management is by the management firm selected by the Board of Directors. The firm is responsible for managing the Association's operations and for carrying out the rules and regulations of the Association.

(D.C.) Reasonable rules and regulations concerning other use of the condominium property may be made and amended from time to time by the Board of Directors of the Association.

SeaWatch Owners and their guests must comply with Rules and Regulations as well as with Indian River Shores Ordinances. The Board requires the cooperation and assistance of all owners and their guests to fully comply with and enforce the rules and regulations contained herein.

## OCCUPANCY AND LEASING

(D.C.) Sale/Lease or rental of an apartment will be in accordance with the rules as set forth in the Declaration of Condominium and/or By-Laws of the Association, which along with this Rules and Regulations booklet, define the items that must be adhered to by owners, renters/lessees.

(D.C.) Each of the units will be occupied as a single family private dwelling by the owner, someone related to him by blood, marriage or adoption, and his social guests, and for no other purpose. No Unit may be divided or subdivided into a smaller unit or otherwise transformed without first amending this Declaration to show the changes in the Units to be affected.

(D.C.) Fifty Five or Older Community – The Association intends to provide housing for persons fifty five (55) years or older. All new incoming households, unit owner or occupant, must have at least one (1) person age fifty-five plus (55+).

(D.C.) Ownership of Multiple Units – No one may own more than one Unit in the Condominium individually or as a trustee. No one whose spouse owns a Unit in the condominium may acquire a condominium Unit and no one who owns a Unit may have an ownership interest in a corporation, Limited Liability Company, partnership or other entity, which owns a Unit, or beneficial interest in any trust which owns a Unit.

(D.C.) Leasing – After approval of an application for lease by the Board of Directors of the Association as elsewhere required, entire Units may be rented, provided the occupancy is only by the Lessee, members of his family, and his social guests. No rooms may be rented and no transient families may be accommodated. All leases must be for a minimum term of fifty nine (59) days. Units may not be leased for more than two hundred seventy three (273) days in any calendar year. Owners are responsible for ensuring the submission of the appropriate Applications for sale or lease to the management firm for their review and presentation to The Board of Directors, who will interview new owners and lessees and must approve all sales/leases prior to closing for sales, and occupancy for leases.

The Management Company, shall be notified in writing in advance, using the Application to Lease/Rent, by the owner of an apartment, or by their Realty Company, of a signed lease/rental agreement. The Management Company will, 10 days prior to occupancy, provide the Board of Directors with the Application to Lease/Rent, with the occupant's signature(s) on the Application indicating that they have read and agree to conform with these Rules and Regulations. Application processing fee, to be paid by the lessee at the time of Application submission, is: \$50.00 for rentals/leases.

The Management Company, shall be notified in writing, in advance, using the Application to Purchase, by the owner of an apartment, or by their Realty Company upon signing of a Purchase and Sale Agreement. The Management Company will, 30 days prior to closing, provide the Board of Directors with the Application to Purchase, with the occupant's signature(s) on the Application indicating that they have read and agree to conform with these Rules and Regulations. Application processing fee, to be paid by the new owner at the time of Application submission, is: \$50.00 for purchases.

Since the SeaWatch Condominium Association has been established as a residential community, no unit will be subleased.

Owners are responsible for any damage or defacing of any property which they or their guests or tenants may cause.

Owners are responsible for providing their guests and tenants a copy of the SeaWatch Rules and Regulations booklet.

No units will be sold or leased to any corporation, company, partnership, or any entity other than to individuals for their personal use.

Owners or tenants are limited to a reasonable number of guests in-so-far as use of recreational facilities are concerned. The Board has the right to define the term "reasonable".

(D.C.) Lawful Use – No immoral, improper, offensive or unlawful use shall be made of the condominium property nor any part of it, and all valid laws, zoning ordinances and regulations of all governing bodies having jurisdiction, shall be observed.

(D.C.) Nuisances – No nuisances shall be allowed upon the condominium, nor any use or practice that is the source of annoyance to residents or which interferes with the peaceful possession and proper use of the property by its residents. All parts of the condominium shall be kept in a clean and sanitary condition, and no rubbish, refuse, or garbage shall be allowed to accumulate nor any fire or safety hazard allowed to exist. No Unit owner shall permit any use of his Unit or make any use of the common elements, limited common elements, or additional facilities that will increase the cost of insurance or operating expenses upon said property.

(D.C.) Common Elements – The common elements shall be used only for the purposes for which they are intended.

### **GUESTS**

Owners are responsible to notify the Management Company in writing of the names and duration of residency for all authorized guests a minimum of 10 days prior to their residency. This is so the Board can ensure the safety and comfort for guests as well as prevent the use of Units by any unauthorized person.

### **GARAGE OCCUPANCY BY NON-OWNERS**

If owners arrange to rent or lend their garage space to other individuals (either free or for fee) the following requirements must be followed:

A contract should be established between owner and occupant, stating the following:

- Make and model of car + license plate number.
- Start / stop dates for vehicle occupancy.
- Name and address and cell phone # of vehicle owner or local contact.
- Location of spare key for the vehicle must be available locally.
- Seawatch Condo Association, Inc. will not be liable for any issues/damages/thefts etc.

The above information should be sent to Elliott Merrill Community Management and the Seawatch Board of Directors. This information is necessary in case of emergencies, which could include fire, water, electrical or theft situations.

It is also recommended that the owner authorizing this external vehicle occupancy, as a courtesy, should notify the other owners within their building garage. (e.g., If the owner of Unit 308 rents his garage, the owners of 208 and 408 should be notified.)

### **PETS**

(D.C.) No animals or pets of any kind shall be kept in any unit, or on any property of the condominium.

### **VEHICLES**

Indian River Shores Land Development Code (161.02 Section E) reads as follows: Trucks, Boats and Campers – No trucks, boats, trailers, campers or similar items shall be permitted in residential areas unless completely garaged.

(D.C.) Automobiles may be parked only in designated parking areas of the condominium property but only in accordance with the Regulations of

the Board of Directors of the Association. No other vehicles or objects, including but not limited to commercial trucks, motorcycles, segways, recreational vehicles, campers, motor homes, trailers and boats, may be parked or placed upon such portions of the condominium property including garages.

No vehicles will be parked on grass areas or on cement walkways including those in front of the garages. Vehicles must not be parked in front of garages except for short periods of time for unloading.

Guest pickups must be garaged at night when guests are visiting overnight.

Trucks or vehicles belonging to contractors will not be permitted to remain on the property overnight.

Guests with RV's, campers or motor homes are not permitted to have their vehicles on the property overnight. Their vehicles may be parked adjacent to Indian River Shores Town offices, by notifying Public Safety at 772-231-4699.

## **ELEVATORS**

Smoking is not permitted in the elevators. Elevator service shall not be delayed by using the hold button or the Stop switch.

In the interest of health and safety, no bare feet or dripping wet swimsuits are permitted in the elevator. All swimsuits must be towel dry before using the elevator.

## **GARBAGE & RECYCLING**

All garbage must be placed in suitable garbage bags and tied, before being placed in the dumpsters.

Cardboard boxes must be broken down before being placed in the dumpsters.

Recycling Shed – Bins are provided for your use in recycling. Please separate plastic and glass, metal and newspapers. PLEASE DO NOT CONTAMINATE THE RECYCLING SHED WITH REGULAR HOUSEHOLD TRASH.

### **BUILDING, BALCONIES & WINDOWS**

(D.C.) Exterior Surfaces – The Association shall determine the exterior color scheme of the buildings and all exteriors, and no owner shall paint an exterior wall, door, window or any exterior surface, or replace anything thereon or affixed thereto, without the written consent of the Association.

(D.C.) Appearance – The Unit owners shall not cause anything to be hung, displayed or placed on the exterior walls, doors, railings or windows of the condominium buildings and shall otherwise change the appearance of any portion of the exterior of the building, and common element or limited common element, or the surfaces of interior buildings walls facing common elements or limited common elements.

Storm shutters which meet the minimum standards of the South Florida Building Code for hurricane protection and which also meet the uniform design specification established by the Board of Directors, may be installed at the owners' expense. Deviations from these standards are not permitted. Approval in advance shall be requested in writing from the Board of Directors prior to contracting. Owners are responsible for ensuring proper operation of their shutters each year prior to hurricane season.

No cooking by gas, charcoal or wood shall be permitted on any balcony.

Draping of clothing, towels, bathing suits, etc. over balcony or walkway railings is prohibited.

Any modification or replacement of balcony flooring requires the prior written approval of the Board and must meet established specifications.

Users of limited common property need to take appropriate care to ensure that damage to patio or balcony surfaces does not occur from decoration, furniture, plants, grills or other means. Any damage that occurs due to owner misuse will be repaired by the Association at owner expense. Repairs can include stain or surface rust cleaning, abrasion repair, resurfacing or hole repair. This rule does not apply to major concrete repairs due to long term corrosion or periodic repainting projects. The SeaWatch Board will determine when damage is at a level requiring action.

Owners are to contact the Management Company to obtain copies of specifications prior to contracting.

### **USE OF POOL AND SURROUNDING AREA**

Drinks are allowed on pool deck (in unbreakable containers), but not in pool itself.

No food allowed in pool or on pool deck.

Food and drink containers on sunning patio must be unbreakable.

Remove suntan oil, sand, tar and shower before entering the pool.

No more than 13 persons in pool at one time.

Pool hours are: 8:00 a.m. to 9:00 p.m. Do not use the pool after dark if underwater lights are off.



Children in diapers or not toilet trained are not allowed in pool.

No rafts, swim fins, paddles or surf boards except necessary life preservers and noodles in pool.

Children age 12 and under must be accompanied and supervised by an adult.

No running, shouting, boisterous conduct or ball games permitted.

Radios and disc or tape playing devices must be used with earphones or with permission of the Board of Directors (e.g. at events, etc.).

Persons using the pool do so at their own risk. There is no life guard.

## **NO DIVING OR JUMPING INTO POOL.**

It shall be the responsibility of any person using the pool umbrellas to close and tie them and return them to the umbrella storage shed when leaving the area.

All pool and patio furniture must be returned to its original position if moved.

## **CHILDREN**

(D.C.) No children under thirteen (13) years of age will be permitted to visit the condominium property, or to reside in any apartments of the condominium, more than thirty (30) days in any calendar year, which days will not be cumulative. The Association reserves the right, when deemed necessary, to require written notification from owners documenting the names of all children under thirteen years of age and the dates of their residency.

Visiting children shall not play on balconies, walkways, stairwells or in or around elevators. Roller skates, roller blades, skateboards, and scooters are not allowed on walkways, stairwells, pool/patio areas, tennis courts or driveways. Children utilizing the pool must be accompanied by an adult at all times.

### **RECREATION ROOM**

Reservations for use of the Recreation Room by owners and guests for personal events is strongly encouraged by the Board. However, the room is not to be used for commercial organizations or outside clubs.

The Recreation Room shall be locked every night from 6:00 p.m. unless occupied.

### **SCHLITT – CORONADO HOME OWNERS ASSOCIATION, INC.**

Sea Watch is a member of SCHOA and has a 50% vote. The President of Sea Watch's Board is designated as its voting representative. In case of the President's unavailability, the Board can assign one of the other Board members as the alternate representative for specific SCHOA Board meetings.

### **MISCELLANEOUS**

Proper attire is required for persons using the Tennis Courts. Shirts must be worn at all times and proper tennis shoes are required.

(D.C.) Discretion will be used by owners in the use of TV sets, radios, stereo, musical instruments, etc. to avoid disturbing neighbors.

There will be no soliciting or door to door canvassing by non-residents permitted in SeaWatch for any purpose, charity, political or otherwise.

Soliciting by residents for national or local recognized charities may be permitted with the prior approval of the Board of Directors.

Garage or yard sales are not permitted on the premises.

Nothing can be displayed on the SeaWatch flag pole unless approved by the Sea Watch Board of Directors.

## **CONSTRUCTION**

Construction, remodeling and maintenance is only permitted from 8:00 a.m. – 5:00 p.m. Monday through Saturday. No work, emergencies excepted, is permitted on Sundays or Holidays.

Any structural modifications, including floor tile and shutters, made to units or balconies must have prior approval of the Board of Directors. All requests must be submitted in writing. Sea Watch and Elliott Merrill (EM) do not specify building code requirements. We require licensed contractors with insurance to perform key works and bring units up to code where required. Each owner is responsible for ensuring their contractors have proper insurance and are licensed in Indian River Shores.

No work will be allowed at Sea Watch unless permitted where required. Permits are required from Indian River Shores building management. Owners or general contractors must apply and obtain said work permit. It must be pulled and posted on a visible location when work begins at Sea Watch. Owners need to be aware that any board member or EM can request Indian River Shores to inspect work being performed vs. said permit at any time. Owners/general contractors must send a \$500 deposit to EM for potential damages or cleanup at start-up of the project (refundable if repairs not needed).

Walkways must remain clear at all times, and are not to be used as work areas. Owners are responsible for clean up of common areas and elevators at the end of each work day.

Use of the Association equipment, clubhouse or any common area by contractors is prohibited unless approved by the Board of Directors. Vendors/workers are not permitted to use Sea Watch luggage racks or carts – they are for residents use only.

Contractor personnel must conduct themselves in a businesslike and professional manner and adhere to the following rules:

Loud radios and boom boxes are not permitted.

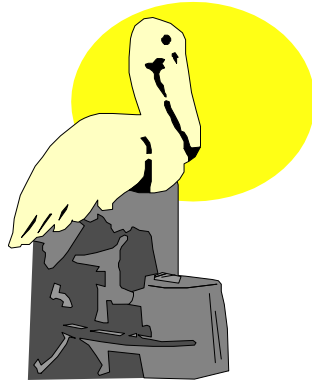
Alcoholic beverages or drugs of any kind may not be consumed.

No animals are allowed to be brought on condominium property.

Weapons of any type are prohibited.

Contractors and Owners are required to provide their own equipment including dollies for moving supplies and equipment and must use care for protecting elevator walls and flooring, stairways and walkways.

Contractors and Owners are responsible for repairs or reimbursement to Sea Watch for any damages caused by the contractor or their sub-contractors to the road, parking lot, irrigation, landscaping, elevators, stairways, walkways or other common areas.



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**2021**

**REVISED NOVEMBER 2021**

