

SEASCAPE 1

GUIDELINES FOR IMPLEMENTING COMMON ELEMENTS POLICY AFFECTING LOBBIES AND HALLWAYS

REMINDER 1: BUILDING HALLWAYS AND LOBBIES ARE COMMON ELEMENTS WHICH BELONG TO THE ASSOCIATION AND NOT TO THE OWNERS OF UNITS ALONG THOSE HALLWAYS AND LOBBIES. SEASCAPE'S BOARD OF DIRECTORS CONTROLS THE USE, FUNCTION AND DECORATION OF THOSE HALLWAYS AND LOBBIES AND MAY MAKE REASONABLE POLICIES WITH RESPECT TO HOW THEY ARE DECORATED.

REMINDER 2: SEASCAPE'S COMMON ELEMENTS POLICY WAS DEVELOPED AFTER CONSULTATION WITH THE FLORIDA STATE FIRE MARSHAL, THE ST. LUCIE COUNTY BUREAU OF FIRE PREVENTION AND SEASCAPE'S LEGAL COUNSEL. THE PURPOSES OF THE POLICY AND OF THESE GUIDELINES ARE:

1. TO COMPLY WITH APPLICABLE STATE AND COUNTY STATUTES AND REGULATIONS;
2. TO ENSURE THE SAFETY OF OUR RESIDENTS, PARTICULARLY THOSE WHO ARE AGED AND INFIRM, IN THE EVENT OF A CATASTROPHIC EVENT SUCH AS A FIRE OR A HURRICANE, WHEN HALLWAY LIGHTS MAY BE OFF, HALLWAYS MAY BE FILLED WITH SMOKE AND ELEVATORS MAY NOT BE WORKING;
3. TO PRESERVE AND ENHANCE THE VALUE OF ALL UNITS BY MAINTAINING A CLEAN AND ATTRACTIVE ATMOSPHERE IN LOBBIES AND HALLWAYS;
4. TO REDUCE CLUTTER AND OVERCROWDING IN HALLWAYS, THEREBY REDUCING THE STAFF TIME NEEDED TO KEEP HALLWAYS CLEAN AND ATTRACTIVE, WITH THE GOAL OF REDUCING STAFF COSTS.

GUIDELINES

LOBBIES AND ALL FLOORS

1. ALL PROVISIONS OF SEASCAPE'S COMMON ELEMENTS POLICY SHALL BE FOLLOWED AT ALL TIMES;
2. NOTHING SHALL BE STORED OR LEFT EVEN TEMPORARILY IN ANY STAIRWAY OR FIRE EXIT;
3. NOTHING SHALL BLOCK, COVER OR IMPEDE ACCESS TO OR THE OPENING OR CLOSING OF ANY FIRE OR LIFE/SAFETY DEVICE, ANY DOOR OR ANY STAIRWAY, FIRE EXIT OR ELEVATOR;
4. NOTHING SHALL BE PLACED OR HUNG WITHIN EIGHT (8") INCHES OF ANY EMERGENCY PULL STATION OR FIRE EXTINGUISHER;
5. NO HAZARDOUS, FLAMMABLE, NOXIOUS OR OTHERWISE DANGEROUS OBJECTS, CHEMICALS OR SUBSTANCES SHALL BE PLACED OR LEFT IN ANY LOBBY OR HALLWAY;
6. STAIRWAY DOORS SHALL REMAIN CLOSED AT ALL TIMES;
7. FURNISHINGS, DECORATIONS AND OTHER ITEMS WHICH DO NOT MEET THE REQUIREMENTS OF THESE GUIDELINES SHALL BE DEALT WITH IN ACCORDANCE WITH THE PROVISIONS OF SEASCAPE'S COMMON ELEMENTS POLICY;

8. THE SEASCAPE BOARD SHALL PROVIDE HOLIDAY AND SEASONAL DECORATIONS FOR THE LOBBIES AND RECREATION ROOMS. ANYTHING WHICH OWNERS WISH TO ADD REQUIRES THE PRIOR APPROVAL OF THE BOARD. OWNERS MAY INSTALL SEASONAL AND HOLIDAY DECORATIONS IN THEIR HALLWAYS PROVIDED THOSE DECORATIONS MEET ALL CRITERIA OF THESE GUIDELINES AND OF SEASCAPE'S COMMON ELEMENTS POLICY. ALL SUCH DECORATIONS SHALL BE REMOVED BY THE INSTALLER PROMPTLY AT THE END OF THE HOLIDAY SEASON;
9. SEASCAPE 1, ELLIOTT-MERRILL COMMUNITY MANAGEMENT, INC., AND ITS EMPLOYEES AND AGENTS SHALL NOT BE RESPONSIBLE FOR LOSS OR DAMAGE TO ANY FURNISHINGS, DECORATIONS OR OTHER ITEMS PLACED IN OR ON ANY COMMON ELEMENT.

LOBBIES/GROUND FLOORS

1. WALLS, FLOORS, CEILINGS, DOORS AND FURNISHINGS ARE PROVIDED AND MAINTAINED BY THE ASSOCIATION. NOTHING SHALL BE CHANGED, MOVED, ADDED OR REMOVED WITHOUT THE PRIOR APPROVAL OF THE BOARD OF DIRECTORS. EXCEPTION: OWNERS OF B AND C UNITS MAY INSTALL FURNITURE AND WALL HANGINGS WITHIN THE ALCOVES OF THEIR UNITS, SUBJECT TO COMPLIANCE WITH THE PROVISIONS OF THESE GUIDELINES AND THE COMMON ELEMENTS POLICY.

FLOORS 2 THROUGH 11

1. WALLS, FLOORS, CEILINGS AND DOORS ARE PROVIDED AND MAINTAINED BY THE ASSOCIATION. THE ASSOCIATION DOES NOT PROVIDE FURNISHINGS AND DECORATIONS FOR THE HALLWAYS BUT DOES REGULATE THE USE AND FURNISHING THEREOF;
2. FIRE DOORS AT EACH SIDE OF THE ELEVATORS SHALL REMAIN CLOSED AT ALL TIMES UNLESS EQUIPPED TO AUTOMATICALLY CLOSE IN THE EVENT OF FIRE AND APPROVED BY THE FIRE MARSHAL'S OFFICE;
3. NO FURNISHINGS OR OTHER OBJECTS SHALL BE PLACED ON THE FLOOR NEXT TO THE ELEVATORS, OR ON ANY WALL OR FLOOR WHICH COULD PREVENT THE FIRE DOORS FROM OPENING AND CLOSING FULLY;
4. EXCEPT IN THE CORNERS ADJACENT TO UNIT DOORS, FURNITURE AND FURNISHINGS SHALL BE PLACED ON THE FLOOR ON ONLY ONE SIDE OF THE HALLWAY, AND A MINIMUM FORTY SIX INCH (46") CLEAR WALKWAY SHALL BE MAINTAINED FROM ALL UNITS TO THE ELEVATORS AND TO THE STAIRWAYS; PAINTINGS AND WALL HUNG DECORATIONS SHALL NOT PROTRUDE MORE THAN FOUR INCHES (4") INTO THE HALLWAYS, BUT MAY BE PLACED ON BOTH SIDES OF A HALLWAY PROVIDED THE MINIMUM 46" CLEAR WALKWAY REQUIREMENTS ARE MAINTAINED;
5. HALLWAY FURNISHINGS AND DECORATIONS NOW IN EXISTENCE AND HEREAFTER INSTALLED WHICH MEET THE STANDARDS SET OUT ABOVE AND WHICH ALSO MEET THE OTHER REQUIREMENTS OF SEASCAPE'S COMMON ELEMENTS POLICY SHALL BE CONSIDERED TO BE "GRANDFATHERED" AND ARE AUTOMATICALLY APPROVED.