

Seaward at Atlantic View Beach Club Condominium Association

SCHEDULE "A"

TO

BY-LAWS

RULES AND REGULATIONS

1. Fire laws and ordinances require walkways, entrances, passages, and lobbies and like portions of the Common Elements shall not be obstructed nor used for any purpose other than for ingress and egress to and from the Condominium Property; nor shall any carts, bicycles, carriages, beach items, chairs, tables or any other objects be stored therein, except in areas (if any) designated for such purposes.
2. The personal property of Unit Owners and occupants must be stored in their respective units or assigned storage space.
3. No articles other than patio-type furniture shall be placed on the balconies, patios, or other Common Elements. No towels, linens, clothes, clothing, curtains, rugs, mops, or laundry of any kind or other articles, shall be shaken or hung from any of the windows, doors, or balconies.
4. Wreaths may be affixed to the Unit entrance door from Thanksgiving until January 6 with non-permanent hangers such as non-rusting magnets, over the door hangers or suction cups. Any damage done to the door by the wreaths or their hangers will be repaired by the Association and the cost of such repairs will be billed to the Unit Owner(s). Holiday lights are not permitted on balconies.
5. No Unit Owner or occupant shall permit anything to fall from a window or door of the Condominium Property, nor sweep or throw from the Condominium Property any dirt or other substance onto any of the balconies or elsewhere in the building or upon the Common Elements.
6. No garbage, refuse, trash, or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of the company or agency providing trash removal services for disposal or collection shall be complied with.
 - a. All kitchen and household garbage is to be securely bagged in a plastic leak-proof bag and placed in the trash chute, providing it easily fits. All oversized bagged trash must be carried to the Trash Room by the Resident and properly disposed of in a trash dumpster. Shopping carts used to take your trash to the trash room must be immediately returned to the cart area in the underground garage for others to use.
 - b. No glass items, plastic items, newspapers, and/or loose trash materials of any kind are to be sent down the trash chute. These items must be carried by the Resident and properly disposed of in the designated recycle bins in the Trash Room. All recyclables should be rinsed prior to being disposed of in the designated recycle bins.
 - c. No type of paint can (including empty cans) vehicle tires, hazardous household chemicals and cleansers (such as bleach and drain degreasers) fertilizer, herbicides, pesticides (such as flea sprays, flammables (such as paints, solvents, alcohol) corrosives, automotive products (such as antifreeze, gasoline, brake fluid), explosives (such as flares) radioactive waste (such as smoke alarms) ammunition, bio-hazardous waste (such as used needles), renovation or construction & demolition material (such as wallboard, carpet, tiles etc.) is permitted to be disposed of in the trash chute and/or the trash dumpster. (Note: Product label information may assist Residents to identify if a product is classified as a potentially hazardous material and special disposal handling is required.) Residents are required to make their own arrangements for the proper disposal of prohibited items at the St. Lucie County Landfill (phone 772-462-1624) located at 6120 Glades Cut-Off Road in Fort Pierce. Note: There

- is no charge to dispose of household hazardous waste if 5 gallons or less for fluids and less than 100 pounds for solid or granular.
- d. All corrugated and cardboard cartons are to be broken down flat by the resident before being placed in the trash dumpster.
 - e. No items of any type are to be left on the floor in the trash room. It is the responsibility of the resident to put all items in the appropriate bin.
7. Employees of the Association are not to be sent out by Unit Owners or occupants for personal errands or to perform any work within a Unit during regular working hours. Forms are available in the mail area to communicate and report any comments and/or maintenance requests to management.
 8. No trucks, commercial vehicles, campers, mobile homes, trailers, or any vehicles equipped with ANY of the following features: Toilet, Sink, Refrigerator, Stove or Sewage hookup, may be kept on Condominium Property except:
 - a. Vehicles used while providing services to the Condominium Property, the Unit occupants or the Association.
 - b. Boats, canoes, kayaks and all other types of water paraphernalia are not permitted to be stored on open Condominium Property. These items will be permitted to be stored in an enclosed privately owned garage in such a manner that the owner's vehicle can still be parked in the garage at the same time.
 - c. Unmarked pick-up trucks of less than three-quarter ton.
 9. No repair of vehicles shall be made on the Condominium Property.
 10. No unit Owner or occupant shall make or permit any disturbing noises by himself or his family, servants, employees, agents, visitors, licensees or pets, nor permit any conduct by such persons or pets that will interfere with the rights, comforts or convenience of other Unit Owners or occupants. No Unit Owner or occupant shall play or permit to be played any musical instrument, nor operate or permit to be operated a phonograph, television, radio, or sound amplifier in his Unit in such a manner as to disturb or annoy other residents.
 11. No radio, television, mechanical or electronic installation may be permitted in any Unit which interferes with the television or radio reception of another Unit.
 12. No sign, advertisement, notice or other graphic or lettering shall be exhibited, displayed, inscribed, painted, or affixed in, on or upon any part of the Condominium Property, except signs used or approved by the Association.
 13. No flammable, combustible or explosive fluids, chemicals or substances shall be kept in any Unit Garage, Storage area or on the Common Elements.
 14. A Unit Owner or occupant who plans to be absent during hurricane season (June 1 through November 30) must prepare the Unit prior to departure by closing all shutters, including sidelight covering adjacent to entrance door and other requirements as stated in Policy #10. The Association has the right to enter any Unit to assess damage caused by hurricanes or other catastrophic occurrence.
 15. A Unit Owner or occupant shall not cause anything to be affixed, hung, displayed, or placed on the exterior walls, doors, windows, ceilings, or railings of the building. No carpeting or tile shall be laid or affixed permanently to balcony floors, except to repair existing tile installed by the developer as part of the initial sale of a Unit. Owners desiring to paint their balcony decks must use the type and color of paint approved by the Management Company. Curtains and drapes (or linings thereof) which face on exterior windows or glass doors or Units shall be a neutral color and shall not detract from the exterior appearance of the building.
 16. Fire protection sprinkler heads located in the Units may not be damaged by painting, hanging objects or other destructible action by the Unit Owner or occupant. Any such damage will be considered negligence and repaired/replaced by the Association at the Unit Owner's expense.

17. No air conditioning units or hot water tanks may be installed by Unit Owners or occupants. Installation must be completed by a licensed contractor. No Unit shall have any aluminum foil placed in any window or glass door or any reflective or tinted substance placed on any glass, unless approved in advance by the Board of Directors in writing. No unsightly materials may be placed on any window or glass-door or be visible through such window or glass door.
18. No exterior antennae shall be permitted on the Condominium Property or improvements thereon, provided the Association shall have the right to install and maintain community antennae, radio and television cables and lines, and security and communications systems.
19. Children are the direct responsibility of their parents or legal guardians, including full supervision while within the Condominium Property and including full compliance with these Rules and Regulations and all other requirements of the Association. Loud noises will not be tolerated. All children under twelve (12) years of age must be accompanied by a responsible adult when entering and/or utilizing the recreational facilities including the billiard table. Children 12 or under are prohibited from the Fitness Center. Children 13 to 17 may use the Fitness Center only with adult supervision. No skateboards, roller skates/blades or motorized go-carts/mopeds shall be used on condominium property.
20. Dogs, cats, birds, fish, other animals, reptiles, or wildlife, otherwise referred herein as ("pets") shall neither be kept nor maintained in or about the Condominium Property except in accordance with the following, in addition to the applicable terms of the Declaration.
 - a. All pets must be registered with the management company using the prescribed form.
 - b. Unit occupants may have one dog or cat not weighing more than 35 pounds at maturity.
 - c. Pets shall not be permitted outside of its Owner's Unit unless attended by an adult and on a leash not more than six (6) feet long. Said pets shall only be walked or taken upon those portions of the Common Elements designated by the Association for such purposes. In no event shall said pet ever be allowed to be walked or taken on or about the lobby or any recreational facilities contained within the Condominium Property. Pet waste matter must be picked up and disposed of in the proper trash bin.
 - d. Pets must be leashed when in the building, including elevators, except when in individual units. Walking pets outside of the owner's unit must be by an adult using a leash no more than six feet long, kept short and close in elevators. Pets entering and leaving the building must be taken through the under-building garage area. Pets may also use the T level exit from the building to the tunnel and turning left at the bottom of the steps to get to the grass area and avoiding the pool area.
 - e. Pets may not be a nuisance or annoyance to neighbors.
21. The use of rooms or recreational facilities constituting the Common Elements for private parties and other gatherings is subject to prior reservation with the Association and may require a deposit to cover any damage and/or cleaning. To reserve facilities, contact the Management Company.
22. Furniture, equipment, or any other item(s) owned by the Association shall not be removed from Seaward property without specific approval by the Board of Directors.
23. Residents and guests utilizing the Recreations and Common Areas are required to wear footwear and shirts or cover-ups in the elevators, lobbies, Residents' Club, and all indoor recreation facilities.
24. Residents and guests using the swimming pool and spa area are required to comply with the following:
 - a. Lounges and chairs must be covered with towels when occupied by persons in swimwear. Furniture may not be removed from the pool area. Unoccupied chaise lounges, chairs, and tables may not be reserved while a person leaves the pool/spa area for reasons such as to take a lunch break or make a visit to the beach, etc.
 - b. Food and beverages are not permitted in the pool and spa or within four feet of the water.
 - c. Individuals, of any age who normally wear diapers, including "swim diapers" are not permitted in the pool or spa.
 - d. Diving, running, horseplay, ball playing, loud noises, glass or breakable items and pets are not permitted in the pool and spa area. Radio and audio equipment are not permitted unless equipped with head or earphones.

- e. No rubber floats, surfboards, boogie boards, chairs, rafts, scuba equipment or hard and sharp toys are allowed in the pool or spa. Toddler flotation devices, noodles and personal exercise equipment (i.e. snorkel mask and fins) are permitted.
 - f. Individuals using the beach must remove tar and sand before entering the pool and spa area.
 - g. Cover spa after use.
 - h. Close and tie umbrellas when done using them. In addition, leave chairs flat.
 - i. Remove and dispose of any personal trash.
 - j. All posted pool and deck rules must be observed.
25. Rules relating to the use of the courts are posted at the entrance gates to the courts. The Seaward east tennis court may be reserved and reservation procedures are posted on the bulletin board in the mail area.
- a. No children under (12) years of age are permitted on the courts unless accompanied by an adult.
 - b. Proper tennis attire including tennis footwear is required.
26. Smoking and vaping are prohibited in any walkway, hallway, corridor, lobby, or stairwell. Smoking is further prohibited in any common area including, but not limited to the Residents' Club, billiard room, Changing/Restrooms, sauna, pool, and spa.
27. Unit owners must assure interior and external lights comply with St. Lucie County codes during turtle nesting season (March 1 — November 15). County standards require no artificial light sources be directly visible from the beach during turtle season. If there is evidence that a Seaward unit(s) is violating the code during season, the non-compliant unit owner(s) will be personally assessed their portion of the resulting county fine, plus all other costs incurred by the Association because of the individual code violation.
28. Shopping and Valet Carts
- a. Carts are to be promptly returned after use and stored in their specified place in the underground garage area.
 - b. At no time is a contractor permitted to use the Association's shopping carts or valets to transport any materials. It is the Owner's responsibility to ensure that the contractor(s) comply with this rule.
29. When residents receive deliveries of large and/or heavy items, the following provisions shall apply:
- a. Deliveries of large and/or heavy items are permitted Monday through Saturday from 8 a.m. to 5 p.m. excluding holidays. The resident(s) receiving the delivery must meet the delivery personnel at the North entrance to the underbuilding parking area.
 - b. The North elevator, or the item(s) that are being delivered, must be padded to avoid damage to the elevator. This includes, but is not limited to, furniture, major appliances, hurricane shutters, screen doors and construction materials and equipment.
 - c. Weight limit should of each elevator should not exceed 2500 lbs. If necessary to stay within that limit make multiple trips when delivering.
 - d. Maintenance personnel must be notified sufficiently in advance so the elevator can be padded and reserved. For Saturday deliveries, THE RESIDENT will be responsible for the installation of the padding and removal of same after delivery is completed or payment of overtime for maintenance personnel to provide this service.
 - e. All deliveries are to be made only via the North entrance of the underbuilding parking area, Northeast (back) lobby door and the North elevator.
 - f. Packages must be labeled and delivered to the owner's unit.
30. When residents move into or out of a condominium unit, the following provisions shall apply:
- a. Moves in or out of Seaward condominium units are permitted Monday through Friday from 8 a.m. to 5 p.m.
 - b. For an unavoidable Saturday move, the resident must pay to have an Association maintenance employee available to install and remove the elevator padding and to key the elevator off and on.
 - c. Maintenance must be notified sufficiently in advance so the elevator can be reserved and padded.
 - d. All items shall be moved only via the North entrance of the underbuilding parking areas. Northeast (back) lobby door and the North elevator. All items shall be moved only via the North entrance of the underbuilding parking area All items shall be moved only via the North entrance of the underbuilding

parking area, Northeast (back) lobby door and the North elevator.

31. Unit Owners and contractors doing construction/renovation work in condominium units shall comply with the following:
 - a. Complete contractor form before work commences and give the completed form to the maintenance technician.
 - b. Work causing noise and/or dirt likely to disturb residents is to be performed Monday through Friday from 8 a.m. to 5 p.m. Submit contractor form before work commences.
 - c. Unit Owners are responsible to personally (or arrange for someone) meet the worker(s) at the North gate and inform the construction workers that materials, tools, equipment and related items shall be unloaded at the north gate in the underbuilding parking area, and taken through the Northeast door to the elevator and use only the padded North elevator. Once unloaded the truck must be moved to the visitor parking area.
 - d. Work causing no nuisance, dirt or noise to other residents is permitted until 9 PM and during day hours on weekends.
 - e. If the worker(s) leave the building and must return, either escort the worker or give your Medco key to the worker(s) so they can gain access back to your Unit.
 - f. The door to the lobby shall not be left open nor shall the codes to the front gate or front lobby door be given to worker(s). Seaward's maintenance personnel are not permitted to give workers access to the building or escort workers to the Unit for work ordered by a Unit Owner.
 - g. Disposal of debris from construction and/or renovation of an individual Unit is the responsibility of the Unit Owner. Debris may not be deposited in a trash bin or on Association property.
32. Every Owner must provide a unit key to the Seaward maintenance man in accordance with Florida Statute 718.11 (5) and Section IO(a) of the Seaward Condominium Declaration. This key will be kept in a secure lock box on the premises.
33. In order to prevent the entry of unauthorized people and keep our expensive air-conditioned air inside the building, all doors on the ground floor must be kept closed and locked when people are not actually going through them.
34. Unit owner or occupant must turn off the main water shut-off valve for their unit whenever the unit will be unoccupied for more than 24 hours.
35. A Unit Owner or Occupant who will be absent for more than 24 hours during the hurricane season of June 1 through November 30 must prepare the Unit prior to his departure by completing the following.
 - a. Remove all furniture and other moveable items from their balconies, and close and lock all the Unit's hurricane shutters, sliding doors and windows.
36. No generators may be operated inside a Unit, on a Unit balcony or anywhere on Seaward's Common Elements unless it is operated by the Seaward at Atlantic View Condominium Association.
37. All electric vehicles must be charged from a separately metered personal charging station located in the Unit Owner's garage or reserved parking space. All costs for buying, installing, maintaining and using this charging station, including the electricity used to charge their electric vehicle, must be billed to, and paid by the Unit Owner. Under no circumstances may a Unit Owner, their guests, or their tenants use a Seaward electric outlet to get the electricity to charge an electric vehicle. In accordance with FL Statute 718-113, Any owner wishing to install a charging station must make a detailed application to the Association including: proof of insurance, engineering plans and contractor information. Seaward at Atlantic View does not have Electrical Vehicle charging facilities on the Association property nor does the Association allow the charging of EV's from any electrical outlets on the Association property.
38. Every Owner and occupant shall comply with these Rules and Regulations as set forth herein. All Rules and Regulations which from time to time may be adopted, and the provisions of the Declaration, By-Laws, and Articles of Incorporation of the Association, as amended from time to time. Failure of an Owner or occupant to so comply shall be grounds for action which may include, without limitation, an action to recover sums due for damages, injunctive relief, or any combinations thereof. In addition to all other remedies, at the sole discretion of the Board of Directors

of the Association, a fine or fines may be imposed upon an Owner for failure of an Owner, his family, guests, invitees, lessees, or employees, to comply with any covenant, restriction, rule or regulation herein in the Declaration, Articles of Incorporation or By-Laws, provided the following procedures are adhered to:

- a. Notice: The Association shall notify the Owner or occupant of the infraction or infractions. Included in the notice shall be a date and time of the next Board of Directors meeting at which time the Owner or occupant shall present reasons why penalties should not be imposed.
- b. Hearing: The non-compliance shall be presented to a committee of other Unit Owners after which such committee shall hear reasons why penalties should not be imposed. A written decision of the committee shall be submitted to the Owner or occupant by not later than twenty-one (21) days after the committee's meeting.
- c. Fines: The Board of Directors may impose fines against the applicable Unit up to the maximum amount of \$100 (or such greater amount as may be permitted by law from time to time).
- d. Violations: Each incident which is grounds for a fine shall be the basis of one separate fine. In the case of continuing violations, each continuation of same after a notice thereof is given shall be deemed a separate incident, one (1) for each day of such continuation.
- e. Payment of Fines: Fines shall be paid not later than thirty (30) days after notice of the imposition thereof
Application of Fines: All monies received from fines shall be allocated as directed by the Board of Directors.
- f. Non-exclusive Remedy: These fines shall not be construed to be exclusive and shall exist in addition to all other rights and remedies to which the Association may be otherwise legally entitled; however, any penalty paid by the offending Owner or occupant shall be deducted from or offset against any damages which the Association may otherwise be entitled to recover by law from such Owner or occupant.

39. These Rules and Regulations shall be cumulative with the covenants, conditions and restrictions set forth in the Declaration of Condominium, provided that the provisions of the same shall control over these Rules and Regulations in the event of a conflict or doubt as to whether a specific practice or activity is or is not permitted. All Rules and Regulations shall apply to all Owners and occupants even if not specifically so stated in portions hereof. The Board of Directors shall be permitted (but not required) to grant relief to one or more Unit Owners from specific Rules and Regulations upon written request therefore and good cause shown in the sole opinion of the Board of Directors.

- Revised: December 17, 1998
- May 20, 1999
- December 13, 2007
- April 24, 2008
- January 24, 2013
- January 2020
- January 2022
- May 2022\
- September 2023