

RULES AND REGULATIONS
Amended July 21st, 2026
SEASIDE RETREAT ASSOCIATION, INC.

These Rules and Regulations have two sections. I. Common Rules for both Seaside and Amelia Retreat. II. Rules pertaining only to Seaside Retreat.

This is a combined condominium association complex of fifty-two (52) units. It is not your house or your backyard - it is collectively OURS to share and mutually enjoy. Please treat the units and common areas with this in mind and with the same courtesy and respect you would expect from others. Rude or abusive behavior will not be tolerated.

These Rules and Regulations apply to all condominium owners, their family members and guests, and renters. They are necessary to promote safety, comfort, convenience, and preservation of property for all to enjoy.

Beyond these Rules and Regulations, it is the owner's responsibility to understand and comply with all of the provisions in the "Declaration of Condominium", "the By Laws", and the "Articles of Incorporation" provided to each owner at the time of purchase. Your Association Board is responsible to see that these Rules and Regulations and the provisions in the documents above are followed.

Your Board reserves the right to change, add to, or revoke existing Rules and Regulations from time to time as necessary or desirable, and with the approval of a majority of owners. These must be for the safety and protection of the buildings and their occupant, promote cleanliness and order of the condominium property, and assure the comfort and convenience of the unit owners. These Rules and Regulations have been approved by your Board and a majority of the owners.

I. COMMON RULES, Seaside and Amelia Retreat

DWELLING UNIT

1. An owner may not rent his/her unit for a term of less than thirty (30) days.
2. Renters are not allowed pets of any kind.
3. Terraces and balconies are to be kept clear of towels, swimsuits, toys and any other items that can be seen from the grounds or the beach.
4. Continuous, disturbing noises shall not be permitted.
5. No exterior additions or alterations shall be made to units without Board approval.
6. No appliances such as toasters, coffee makers, dishwashers, washing machines, dryers, etc. shall be left running in the absence of the owners or guests.
7. Wet garbage should be handled by the sink disposal.

COMMON AREAS

1. **BEACH ACCESS.** Access to the beach shall be by boardwalk only. Personal items should not be left on the boardwalks. Do not walk or play on the dunes for any reason.
2. **SWIMMING POOL.** All residents and guests must abide by the rules governing the use of the swimming pool, particularly the NO DIVING rule, and the rule pertaining to proper leak-proof "swim pants" on untrained infants. Unsupervised children under thirteen years old should not be allowed in the pool. Please shower before entering the pool, particularly if you are returning from the beach. Pool toys and other personal items left at the pool overnight will be quickly collected and discarded. There shall be no grilling or cooking inside the boundaries of the pool area. These and other rules are clearly posted at the pool.
3. **TENNIS COURT.** Use of the tennis court shall be limited to owners and their guests. Proper tennis attire and tennis shoes are required for all players.
4. **PETS.** Pets of owners must be controlled on a leash. Owners must clean up after pets, even on the beach. No pets are permitted inside the pool fence.
5. **MISCELLANEOUS VEHICLES.** No boats, motorcycles, or commercial vehicles such as trucks, mobile homes or trailers are permitted in the open-air parking lots overnight.
6. **SIGNS.** No commercial ventures or signs are permitted (garage sales, etc.)
7. **GARAGE PARKING.** Garage areas are limited to two cars per unit and parked only in the properly assigned spaces, unless permission is given by a space's owner. Garage doors are to be kept closed. Garage areas must be kept free of litter that could pose a fire hazard. Do not attempt to park a high-profile vehicle in garages. Open areas in the garage should not be used as storage, except for bicycles.
8. **FRONT GATE.** To enter the gate from A1A, use either a remote device or learn/memorize the entry code. (Not printed here for security reasons. Ask a Board member.)
9. **DAMAGE.** Owners are financially responsible for any damage caused by themselves or their guests

II. RULES, Pertaining only to Seaside Retreat

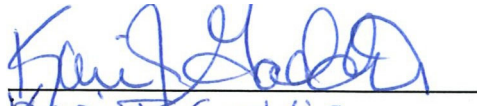
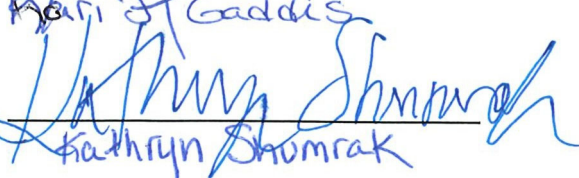
1. **BALCONIES.** It is the owner's responsibility to have all items removed from balconies given a hurricane warning or other notice of inclement weather with high winds. If an owner does not comply, the Board will have the items removed and bill the owner.
2. **DRYERS.** Dryer vents must be cleaned out once a year.
3. **DRY GARBAGE.** All dry garbage, including old newspapers being discarded, must be securely enclosed in a plastic bag and should be dropped into the trash chute. All cardboard boxes, including pizza, must be flattened and placed in the garbage bin room.
4. **ELEVATORS.** Elevators must be kept clean and dry - free of sand and pool water. Do not block the elevator in the open position. Use the "door open" control button. Prolonged delays will cause the elevator circuit to reset, disabling the elevator for all.

5. When moving in or out of a unit, please request a special elevator key from Amelia Island Management Company; instructions will be provided.
6. VISITOR NOTIFICATION. Owners are responsible for following the established notification procedure for visitors and guests.
7. ENTRY KEYS. The Property Management Company shall be provided an entry door key to each unit. These locks may be changed only if duplicate keys are provided to the Property Management Company.
8. GRILLS. L. P. gas or charcoal grills cannot be stored or used on balconies. Grilling is allowed on the common property adjacent to an owner's unit, but at least ten feet from the building. Please see the posted "Grill & Fire Code Regulations" for details.
9. CONSTRUCTION. The rules for construction and remodeling of a unit are as shown below in the posted "Construction and Remodeling Rules" and must be followed.
10. FINES. A violation in any of the above rules will result in the following action:
 - a. First offense: written warning
 - b. Second or ongoing offense: Owner in violation may be fined up to the maximum amount allowed under the Florida Statutes.

COMPLAINT PROCEDURE. A written complaint must be submitted by the owner to a board member, who will make the appropriate inquiries and deliver the complaint to the offender within five (5) days.

Your Board's procedures for any complaint about rules violations and fines will be in accordance with Article XVI in the Declaration of Condominium.

Seaside Retreat Condominium Assoc. Inc.,
A Florida Corporation


Kari J. Gaddis

Kathryn Shumrak


Roy R. Bowman

STATE OF FLORIDA
COUNTY OF NASSAU

There goi nstriljlel]uO(as acknowledged before me thi¹/₄ dflY of
20 1 by IC. - 1?, off Seeaassiiddee
Retreat Condomi ium Association, Inc., who is personally known or - produced a
Florida drivers license as identification.

Stami;?/Seal


Kari J. GADDIS
MY COMMISSION# GG 025102
EXPIRES: November 12, 2020
Bonded Thru Notary Public Under 1Wf1trs


Signature of Notary Public

Construction and Remodeling Rules and Window and Door Replacement Manual

Seaside Retreat Condominium Association

Owner Name _____ Unit# _____

The unit owner must submit this completed form along with all required supporting documentation and attachments to the Community Association Manager (CAM) with Amelia Island Management Company (AIM) and the President of the Seaside Retreat Board of Directors at least two (2) weeks prior to the commencement of any construction or remodeling work.

The Board of Directors will respond to the submitted application within seven (7) business days of AIM receiving a completed application and all required supporting documentation. The response will indicate whether the project has been approved, approved with conditions, or denied. If the application is denied, or if additional information or modifications are required before approval can be granted, the Board's response will identify the specific items that must be addressed or corrected. The owner may resubmit the application for further review once the requested revisions have been made.

No work may begin until the application has been approved by the Board of Directors.

DIY projects involving plumbing, electrical, HVAC, fire protection, or life-safety systems are not allowed unless the resident is a licensed contractor.

Projects involving minor cosmetic work or not requiring the use of a licensed contractor do not require Board approval provided they do not affect common elements, structural components, life-safety systems, utilities, or neighboring units. Examples of such projects include:

- Interior painting and wallpapering.
 - Replacing carpeting, area rugs, or similar floor coverings with like materials.
 - Replacing window treatments, blinds, curtains, or draperies, or interior doors.
 - Installing or replacing closet shelving.
 - Hanging pictures, mirrors, artwork, televisions, or decorative items.
 - Replacing cabinet hardware, cabinet refacing or door hardware.
 - Replacing light fixtures (not involving shared electrical risers)
 - Installing new appliances in existing locations
1. A plan for the scope of the work must be provided. Please include any diagrams, etc. provided by the contractor.
 2. Name, address, and phone number of the contractor(s) to be used.

3. Provide both a copy of the Certified License (preferred) or Registered License as well as current certificates of insurance, including general liability and workers' compensation coverage for each contractor and subcontractor.
4. List the proposed start date, completion date, and the anticipated duration of the project. Provide the expected timeline for the entire project, including all phases of construction or remodeling work. Be prepared to make corrections if necessary.
Start date: _____
End date: _____
5. Owners shall be responsible for any expenses incurred as a result of work performed by their contractors.

Contractor Requirements

It is the unit owner's responsibility to ensure that all contractors, subcontractors, and suppliers comply with the following requirements:

1. **Construction Dumpsters:** Construction dumpsters must be placed only in locations approved by the Board and positioned as directed.
2. **Parking:** Contractor equipment, trailers, and vehicles may not be parked on Association property overnight without prior Board approval. Parking is not allowed in the circle in front of Amelia Retreat Building A's garage, in front of the mailboxes, or in the circle in front of Amelia Retreat's Building C.
3. **Elevator Protection:** Protective elevator pads must be installed before transporting materials or equipment and must be removed at the end of each workday. Pads are located in the storage room under the east stairs of Building 2.
4. **Floor Protection:** Protective floor coverings must be used in all lobbies, hallways, and elevators affected by the work and must be removed at the end of each workday.
5. **Work Hours:** Construction and remodeling activities are permitted only between 8:00 a.m. and 5:00 p.m., Monday through Friday, and between 9:00 a.m. and 12:00 noon on Saturdays. No work is permitted on Sundays or Association-recognized holidays unless specifically approved by the Board.
6. **Daily Cleanup:** Contractors are responsible for the daily cleanup of all common areas affected by their work and must keep such areas free of debris, dust, and construction materials. Construction debris may not be disposed of in Association dumpsters, trash chutes, or common-area receptacles. Contractors are responsible for removing all debris from the property.
7. **Noise Control:** Contractors shall make reasonable efforts to minimize noise and disturbances to residents.
8. **Building Permits.** Contractors must obtain proper building permits and **post them in the unit.** This will be verified! Copies of building permits must be provided to AIM and the Seaside Retreat Board if requested.
9. **Damage to Common Elements:** Any damage to common elements, including elevators, hallways, walls, floors, landscaping, fire safety equipment (e.g., sprinkler heads within units), fire alarm systems, or parking areas, shall be repaired at the owner's expense. If service calls or repairs to common elements become necessary the owner and/or contractor must notify AIM Management in advance and shall be responsible for all

associated costs.

10. **Fire Safety:** Contractors shall not tamper with, cover, disable, or obstruct any fire alarm, sprinkler, smoke detection, or life-safety equipment.
11. **Dust Control:** Contractors must take reasonable measures to contain dust and debris within the unit, including the use of plastic barriers, dust containment systems, fans, and ventilation as necessary. **Please be aware that excessive dust generated during construction can activate smoke detectors and fire alarm systems. Any costs associated with alarm activation, emergency response, or system resets resulting from construction activities will be the responsibility of the owner.**
12. **Utility Interruptions:** Any planned interruption of water, electrical, cable, internet, fire protection, elevator or other building services beyond the unit being worked on must be approved at least five (5) days in advance by the Board and AIM.
13. **Permits and Licenses:** Owners and contractors are responsible for obtaining all required permits and ensuring compliance with applicable building codes and governmental regulations.
14. **Restroom Facilities:** Contractors may not use common-area facilities unless specifically authorized by the Association.
15. **Emergency Contact Information:** The owner shall provide current contact information for both the owner and the contractor, including after-hours emergency contact numbers.
16. **Flooring:** Any flooring that is installed must have proper sound retardant beneath it.
17. **Windows and Doors:** The replacement of any windows, entry doors, or sliding glass doors must be done in compliance with the **Seaside Retreat Window and Door Replacement Manual**, a copy of which is available on the Seaside Retreat portal <https://seaside-retreat.com/residents-info/>.

Contact our CAM (see below) if there are additional questions or for copies of this form.

Owner Signature

Date

Contractor Signature

Date

Seaside Retreat References:

Amelia Island Management After Hours Emergency Number: 904-441-5617

Our CAM: Michael Austin: 904-277-5127, michael.austin@omnihotels.com

Board President: Charlene Spiceland: 901-413-1431, cspiceland55@gmail.com

Board Vice President: Steve Lawrence: 978-502-9152, slawrenceseaside@gmail.com