

RULES AND REGULATIONS

Amended December 5, 2019

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 occupants, 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 as such 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, the phone unit call box, 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 a Board member; 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 in the posted "Construction and Remodeling Rules" 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.

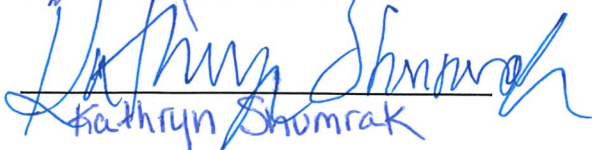
Seaside Retreat Condominium Assoc. Inc.,
A Florida Corporation



Kari J. Gaddis



Roy R. Bowman

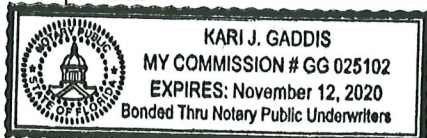



Kathryn Shumrak

STATE OF FLORIDA
COUNTY OF NASSAU

The foregoing instrument was acknowledged before me this 5th day of December, 2019 by Roy R. Bowman, President of Seaside Retreat Condominium Association, Inc., who is personally known or produced a Florida drivers license as identification.

Stamp/Seal





Signature of Notary Public

**Construction and Remodeling Rules
Seaside Retreat Condominium Association**

Owner Name _____ Unit # _____

Prior to commencing construction and remodeling work the unit owner must notify and provide a copy of this form to the Property Management Company or a member of the Seaside Retreat Board regarding the following:

1. A plan for the scope of the work---any flooring installed will have proper sound retardant beneath it. Add additional pages if needed.

2. Name and address of the contractors to be used.

3. Verify Contractors are licensed, insured, and bonded. _____
4. Contractors have obtained proper building permits and they are posted in the unit.

5. Dates work is to be performed. Please advise us at least one full week prior to work starting. The complete duration of the project is needed.
Start date: _____
End date: _____

It is the owner's responsibility to notify any contractor of the following:

1. Position any construction Dumpster as directed by the Board.
2. Equipment and vehicles cannot be parked on the property overnight without Board approval.
3. Pads are to be used in the elevator and removed overnight (See footnote A)
4. Protective floor covering is to be used in lobbies and elevators and removed overnight. (See footnote A)
5. Work hours are 8 AM to 5 PM, Monday through Friday and 9 AM to 12 noon on Saturday.
6. Provide daily cleanup of all non-unit areas affected.
7. Noise kept to the minimum.

Owner shall be responsible for any expense incurred as a result of the work being done by contractors if service calls/repairs to the common areas are required which include the elevator and fire safety equipment (sprinkler heads in the units).

Foot note A: Call the Community Association Manager at 904-277-5122 for copies of this form.

Owner Signature _____ **Date** _____

Contractor Signature _____ **Date** _____