

SEASIDE RETREAT RENTER'S QUICK REFERENCE

Welcome to the Seaside Retreat Community! We share this community with two other buildings that make up Amelia Retreat Community. It is a combined condominium complex – not your house or backyard. 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!

This guide provides you with basic at-a-glance information to ensure that your stay is enjoyable and in accordance with the community's policies.

The residents of Seaside Retreat take great pride in their homes and the community and hope that you have a wonderful stay.

Please take time to review this information and if you have questions, please reach out to your owner, property manager or neighbor.

GENERAL INFORMATION

- **Beach.** With the proximity of the ocean comes the sand. Please utilize the foot washes at the base of the beach access stairs or inside the pool area and not the pool itself to wash the sand from your feet to keep it outside. Please be sure to turn the water completely off.
- The beautiful **sand and dunes** on our beach are served by the South Amelia Island Shore Stabilization Association (SAISSA) which was created to “protect, preserve, restore and enhance the beach/dune system on the south end of Amelia Island”.

We can do our part to preserve our dunes by keeping to the pathways provided by the walkway over the dunes to the beach. Walking in the dunes is not allowed.

- **Pool.** All renters and guests must abide by the rules governing the use of the pool rules. **Please read them and familiarize your household with the**

rules posted on the pool fence. Keep in mind that unsupervised children under the age of 12 are not allowed in the pool. There shall be no cooking or grilling inside the pool fence. No glass is allowed in the pool area, and no food or drinks are allowed within 4 feet of the pool.

- **Gates.** Be mindful when closing the walking and pool gates to make sure they do not slam shut. Also, make sure you have the gate codes **prior** to leaving the premises to walk on the trail or beach. You will need the code to re-enter the property.
- **Elevator.** Please do not hold the elevator door open for extended periods as it will lock off the elevator. ***Please keep the water and sand at the beach and not in the lobby or elevator.*** Should any water find its way in the elevator from you or your guests, be sure to dry off the floor. Wet tile floors can become slippery and pose a hazard to you and to others who enter the elevator after you.
- **Noise.** Please be respectful of your neighbors. Continuous, disturbing noises will not be tolerated.
- **Parking.** Renters must use the one or two designated garage parking spaces for the unit they are renting. Additional parking is available outside the garage in the designated spaces in front of the two buildings. No personal items are to be left in the garage.
- The **garage doors** close automatically after a few minutes. You will hear a chirping prior to the closing of the door. For that reason, please do **not** close the garage doors.
- **Pets** are a big part of many of our lives; however, they are not allowed by our renters or their guests per HOA Rules and Regulations.
- Please refrain from draping towels, bathing suits or unmentionables over the **balcony railings**. Not only for aesthetic reasons but also to prevent items from blowing onto neighboring balconies. In addition, no propane or charcoal **grills** are allowed on the balconies.
- **Trash chute** is located in the closet in the laundry room. Please bag all trash and refrain from throwing loose items down the shoot. For larger

items (pizza box, cardboard, etc.) that could possibly clog the shoot, please break down the boxes and take them directly to the dumpster located in the south garage level behind the double doors.

Please do not leave trash outside the dumpsters in the garages. There is **no recycling** in Seaside Retreat.

- The interior **lights in your elevator lobby** remain on continuously. Don't bother looking for a switch to turn them off – it doesn't exist.
- Exterior balcony lights must be turned off during **turtle nesting season**.
- Please do not leave any **appliances** running when you are not home. This includes dishwashers, washing machines, dryers, ovens, etc. This is an HOA policy.
- As a guest, you are welcome to join in our weekly “**happy hour**” social, held poolside (weather dependent) on Friday late afternoon/evening. This event is more common in spring and fall due to the heat of the summer. BYOB in plastic containers. Look for folks gathering around the pool's pergola and come join us!
- **Conservation** of water and electricity is appreciated.
- **Turtle Nesting Season** is May 1 thru October 31st. It is the law to keep all east facing blinds/shutters closed and balcony lights off.