

**Seascape Condominium  
Management Association, Inc.**

2290 Ocean Shore Boulevard, Unit #105  
Ormond Beach, Florida 32176  
(386) 441 1058 (Phone)  
(386) 441 1386 (FAX)

**RULES AND REGULATIONS**

[ Page 1 ]

(Revised March 30, 2001)

**These Rules & Regulations should be displayed in each Unit.**

Note: **Underlined** words and/or numbers indicate notable changes from previous Rules & Regulations. **Emphasized** words, numbers, and/or phrases are in bold print.

**1. Pool Rules (within the fenced-in Swimming Pool area)**

- A. Hours, 9 A.M. to 10 P.M.
- B. Owners will be held liable for the actions of their guests.
- C. Glass Containers are **not allowed** inside the fenced pool area.
- D. **Bogieboards** are **not permitted** in the pool.
- E. Diving, Running, Pushing, Tag Games, or any such Unsafe Activity is **not permitted**.
- F. Radios are to be played **only** at a low volume. Use earphones whenever possible.
- G. Seascape Association is **not responsible** for loss of personal property.
- H. Foul Language, Horseplay, and other Behavior, which serves to detract from a responsible and pleasant atmosphere is **strictly forbidden**.
- I. Children in diapers are **not permitted in the pool** unless the diaper is specifically made for the purpose of swimming.
- J. **Everyone** must shower before entering the pool. Sand, Lotion, and Oils **must be removed** before entering the pool..
- K. Children under the age of **12** must have adult supervision at **all** times in the pool area.
- L. **Ash trays must be used when smoking.**
- M. The maximum number of persons in the pool at any given time cannot exceed **15**.

**2. Meeting (Amenities) Room** --- Anyone under the age of **21** is **not permitted** in the room without adult supervision. After using the room and before leaving the room, make sure that the sliding glass door is **locked**, the lights and air conditioning or heat **are off**, and the room is **clean** for the enjoyment of others.

**3. Clothes Drying** --- **All outdoor drying** of clothes, towels, mops, mats, etc. by line, rack, and/or from Balconies and Railings is **prohibited**.

**4. Cooking** --- Outdoor cooking is permitted **only** at or next to Seascape's stationary and permanent outdoor cooking facility at the rear of Seascape's upper parking lot, near the Sun Deck. Also, Personal Grills are permitted **only** in this area. **Under no circumstances is cooking allowed on Patios, Balconies, or within the fenced-in Swimming Pool area.**

**Seascape Condominium  
Management Association, Inc.**

2290 Ocean Shore Boulevard, Unit #105

Ormond Beach, Florida 32176

(386) 441 1058 (Phone)

(386) 441 1386 (FAX)

**RULES AND REGULATIONS**

[ Page 2 ]

(Revised March 30, 2001)

**5. Nuisances** --- Excessive noises that disturb other residents **are not permitted** through the use of musical instruments, radios, television, stereos, raised voices, slamming of doors, etc. Rubbish or Garbage cans **may not be allowed to accumulate. No fire hazard is permitted. No skate boarding, no roller skating, no bicycling down the Garage Entrance, in the Garage or on the upper parking area, or upon Seascape's Common Areas, such as Walkways, etc., is permitted.**

**6. Parking Spaces** --- No trucks, campers, boat trailers, etc., **shall be parked or stored** in the Garage or upper parking area. Each Owner is to park in the one assigned parking space in the Garage. Owners are responsible for cleaning oil spills and for keeping the lower parking spaces free of unsightly storage and fire hazards.

**7. No Pets are permitted on Seascape Property** --- (Reference December 30, 1996, Board of Directors Meeting). Grandfathered Pets (residing at Seascape on/before 12/30/96) **must be walked under leash** in the open field west of the upper parking lot and all droppings **must be picked up immediately. All grandfathered animals must be kept under leash at all times** when in Seascape's Common Areas.

**8. Signs** --- No signs or advertising shall be displayed **anywhere** on Seascape property.

**9. Storage** --- Bicycles are to be stored in the bicycles rack area in the Garage or within individual Units. Other items such as fishing gear, rafts, surfboards, etc., **must be stored within individual Units or in the Storage area for that floor. No items may be left in the Common Areas, Walkways, or Stairwells.**

**10. Trash/Recycling** --- Trash and Garbage must be put into the Dumpster either in the Garage or just outside of the Garage. **Small, tied, plastic bags of trash may be deposited** in the Trash Chutes on each floor. For **Recycling**, all Newspapers, Aluminum and Tin Cans, Glass and Plastic containers should be deposited in the bins in the Garage area.

**12. Smoking** --- **NO SMOKING is permitted in the Elevator (Florida State Law), Meeting (Amenities) Room, or in any enclosed common area of Seascape.**

**13. Luggage/Grocery Carts** --- **Immediately after use all of these carts are to be returned to the Elevator area leading to the Garage. Never leave unused carts elsewhere.**

**Seascape Condominium  
Management Association, Inc.**

2290 Ocean Shore Boulevard, Unit #105  
Ormond Beach, Florida 32176  
(386) 441 1058 (Phone)  
(386) 441 1386 (FAX)

**RULES AND REGULATIONS**

[ Page 3 ]

(Revised March 30, 2001)

- 14. Roof** — No Owner or Guest is permitted on the Roof without prior approval of Seascape Management.
- 15. Private Parties in the Meeting (Amenities) Room** — Any Owner may reserve the Amenities Room for a Private Party by phoning any Board member to do so. A \$50.00 fee may be imposed, if upon inspection, the Board decides that the room needs to be cleaned up to the condition it was in before it was used for the Party.
- 16. Videotaping Board/Membership Meetings** — Any Owner wishing to videotape a meeting must give a 48 hour prior notice to the Board. The equipment must be installed before the Meeting is to begin and it must be stationary (as on a tripod). Motion around the room with the equipment will **not be allowed during the meeting**. If the taping equipment causes distracting sounds or has distracting lighting, its use may be restricted by the Board.
- 17. Nepotism** — No Owner or Owner's Relatives will be allowed to receive monetary compensation, nor will they be compensated whatsoever, for any work or services provided Seascape.
- 18. Overnight Guest\* Information Form** — Overnight Guests are required to fill out the Overnight Guest\* Information Form to provide Guest and Vehicle information for the safety, security, and an emergency at Seascape. See Attachments 3 & 4.

**SEASCAPE MANAGEMENT**

- Attachments: 1 & 2 — First and Second Notices for Violation of Seascape's Rules & Regulations  
3 — Overnight Guest Information Form  
4 — Unrecorded Vehicle on Seascape Property

\* Overnight Guests are Relatives (excluding immediate Family), Friends, Visitors, or Renters occupying a Unit overnight without one of the Unit's Owners being in the Unit.

**Seascope Condominium Management Association, Inc.**

2290 Ocean Shore Boulevard, Unit #105

Ormond Beach, Florida 32176

(386) 441 1058 (Phone), (386) 441 1386 (FAX)

**RULES AND REGULATIONS, Attachment 3, [Page 5]**

**OVERNIGHT GUEST\* INFORMATION FORM**

(FOR THE SAFETY AND SECURITY OF EVERYONE AT SEASCOPE)

NOTE, COMPLETELY FILL IN THIS FORM IN ALL PLACES WHERE THERE IS A >

>Unit Number \_\_\_\_\_ >Today's Date: \_\_\_\_\_

I, the Responsible Adult, agree to abide by Seascope's Documents\*\* and submit this completely filled-in and signed form before the FIRST night's stay at Seascope. (If you need a copy of Seascope's Rules & Regulations, or want to see other Documents, contact or call any Board Member whose Phone #s are listed on Bulletin Board).

> Signature, Responsible Adult\*\*\* (21 Years or older) \_\_\_\_\_

> Resp. Adult's Name, Driver's Licence #, State, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

> Names of all Occupants \_\_\_\_\_

> \_\_\_\_\_

> Ages of Minor Children, if any \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_, \_\_\_\_\_

> Total # in Party \_\_\_\_\_

> Circle all applicable ( ): (Owner)(Renter), or (Renter's) or (Owner's)(Family)(Relative)(Friend)

> Stay; From Arrival Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_ To Departure Date \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

**Vehicles:**

Color	Make	Model	License #	State

Color	Make	Model	License #	State

**Stay Arranged Thru:**

> ( \_\_\_\_\_ ) or ( \_\_\_\_\_ )

(Owner or Person, & Phone #)

(Agency Name, Agent, & Phone #)

(Below Person to be notified in case of an Emergency )

> ( \_\_\_\_\_ )

Name \_\_\_\_\_ Street Address, \_\_\_\_\_ City, \_\_\_\_\_ State, ZIP \_\_\_\_\_ A/C Phone # \_\_\_\_\_  
(((For Board only: This Rental Start Date \_\_\_\_\_ / Earliest Start Date, Next Rental \_\_\_\_\_ )))

\* Overnight Guest is a Renter (anyone paying to stay in a Unit) or Owner, or the Owner's or Renter's immediate Family, Relatives, or Friends occupying a Unit overnight

\*\* Seascope Documents include Declaration of Condominium, Bylaws, Rules and Regulations.

\*\*\* Responsible Adult is the person responsible for the privileges and obligations (the same as the owner has) for occupying Unit and as indicated in all applicable Seascope documents

Added Information: Unit Rental Period: Not less than 30 Consecutive Days---Unit Occupancy: 6 persons maximum without the Owner present---This Form is to be **RECEIVED** normally 3 days before Arrival, but no later than at Arrival before the 1st Night's Stay, that is, either by

- 1.) Regular Mail --- (Received at above Address 3 days before Arrival), or
- 2.) FAX --- (FAXed to above FAX Number 3 days before Arrival), or
- 3.) UPON ARRIVAL, Complete & Insert into Board's Office Door Mail Slot in Lobby [RnIn032S] 5/1/04