



OWNER RULES AND REGULATIONS

Owner Parking:

- Please place your Owners parking pass on the rear-view mirror, and park only in your assigned space. Cars parked in other spaces are subject to towing at Owner's expense. Note that the previously used Sea Coast stickers/ decals are no longer valid.
- Owners must park in their designated parking spot before parking in the Visitor Permit Parking spaces.

Guest/Rental/Visitor Permit Parking:

- Visitor parking is very limited, and on a First Come First Serve basis. If you have a guest, they must come to the Office and register their vehicle and receive a parking pass. Visitor/Permit Parking availability is not guaranteed.
- Guests of owners checking in or utilizing Sea Coast Property or Facilities must be accompanied by the unit owner upon requesting wristbands and parking passes. Wristbands and parking passes will not be given to anyone not accompanied by the unit owner. In lieu of physical presence of unit owner, a confirmed verbal communication will be a reasonable alternative. Voicemail will not suffice.
- If unit owner provides a visitor placard parking pass, the guest or renter must register the parking pass with the office upon check in.
- Owners that have family or visitors on premises are required to comply with the parking policies as well as all Rules and Regulations.
- No parking along building perimeter, fences, or grass along front sidewalk on main road. No double parking at any time.
- Parking violations will result in car being towed at owner's or guest's expense.

**See additional Parking and Wristband Policy effective May 2022.*

Wristbands:

- Owners must always wear their "Sea Coast Owner" wristbands while on the Premises. Guests must receive their guest wristbands from the Office when they arrive and are required to always wear a wristband.
- Owners that have family or visitors on premises are required to comply with the parking and wristband policies as well as all Rules and Regulations.

**See additional Parking and Wristband Policy effective May 2022.*

Property/Facilities/Laundry Rooms:

- Each owner has a key for the laundry room, which is located on each floor in the entrance corridor at the front of the building. The same key opens the clubhouse door. Please close doors when leaving clubhouse or laundry rooms and do not prop open doors. Quarters for the Washers/Dryers are available for purchase in the Office.
- There are luggage carts under the stairwells on the first floor. Please return them to the proper place after use.
- Smoking is prohibited in the condos, pool area, beach deck and the clubhouse.
- Temporary/Permanent storage of any kind (grills, chairs, tables, beach equip, furniture) prohibited on common areas, hallways, grass or garden beds.
- Storing beach carts, equipment, umbrellas, coolers, tables, chairs and bikes in laundry rooms, hallways or outside of unit doors is prohibited as this is common property. A \$50 equipment release fee will be due immediately or owner may be invoiced. Any item left in hallway will be removed by management. Hallways must be kept free of all items. Store all personal items in owner cages or inside unit.
- Hanging clothing and towels are not permitted on balcony railings.
- Gas and charcoal grilling not permitted on patios or common areas. Use community designated grills only.

Pets:

- Pets are only permitted for Owners. Owner's pets must be registered with the office; breed, size/weight. No more than two owner pets per unit are permitted. No Guests or Renters are allowed to have pets on the premises. Registered or approved pets must always be leashed, except within your condo. Dogs are to be exercised at the grassy area beyond the knee wall next to the main road. No dogs are permitted at any time in the courtyard, pool area, beach deck or grass. Immediate family members of owners are permitted to have a pet only if the unit owner is present and onsite for the duration of their immediate family member's visit.
- Barking dogs not permitted on balconies/patios.
- Owners that rent other than through Sea Coast or on their own, or have guests, are responsible to make sure their unit, on all rental platforms *state "No Pets Allowed"*. Guests/renters that arrive with or are seen with pets will be asked to remove their pet from unit and property or the guest/renter will be required to leave the property at the guest's, renter's, or owner's expense without refund. Fines may be issued to owner, renter, or guest per below schedule.
 - Curb your pet fine or no leash fine: \$50 per incident
 - Due immediately (*owner will be billed if it's guest infraction and guest refuses to pay*)
 - Violation of no pet policy \$100/day for the duration of violation or immediate eviction.
 - Pet must be removed from property and fine(s) remain due.
 - Due immediately. Credit Card on file will be charged or owner will be billed in the event of private rental. No refunds will be issued for evictions or charges.

Pool & Beach Deck:

- Please comply with all posted pool rules. Eating and drinking in the pool or pool area is prohibited. Glass bottles or containers are prohibited anywhere in the pool or pool area per Volusia County Department of Health. The pool is open from Dawn to Dusk. Maximum depth for the pool is 8 feet. No diving is allowed. No lifeguard is on duty. Swim at your own risk.
- Please monitor your children while in the pool. If under the age of 12, they must be accompanied by an Adult in the pool enclosure. Do not allow them to hang or sit on the pool rope. The rope breaks easily, and when it breaks, we are required to close the entire pool immediately. It will remain closed until we are able to have the rope repaired or replaced.
- Radios prohibited in the pool area without earphones. No audible music. Please use ear buds or headphones.
- Children under the age of 12 must be accompanied by an adult in elevators, on the stairwells and at the pool. Please do not allow your children to wander around unsupervised.
- Upon returning from the beach, please wash sand off your body and feet. Dry yourself off completely before entering buildings and elevators.
- Do not remove tables, chaise lounge or chairs from beach deck or pool. Chairs are not for beach use.
- No grilling on beach deck.
- Smoking and vaping prohibited in pool or pool area or beach deck.

Rental Service Fee (RSF), Visitor/Rental Requirements:

- Owners that rent their unit are required pay an RSF fee as agreed to in the Sea Coast Rentals, Inc. Vacation Rental Management Agreement.
- Owners that rent their unit outside of Sea Coast Rentals are required to pay the minimum RSF fee as detailed in the Sea Coast Rentals, Inc. Vacation Rental Management Agreement regardless of if Sea Coast has a signature on file. Any owner that does not sign the agreement and rents will be charged the minimum fee regardless of signature. The current RSF base fee is 4% of the published Sea Coast Rentals Rates. This fee is subject to change and any future changes to this fee may supersede the FY2024 4%. Owners are hereby required to pay the yearly published RSF fees. Invoicing and collection efforts will be enforced for delinquent RSF payments.
- Guests and Renters are required to show booking confirmation if booked outside of Sea Coast Rentals. Booking confirmation must match renter ID and contain the unit# or owner name as well as dates of stay. Guests or Renters will not receive a wristband or parking pass or be permitted on Sea Coast Property if a booking confirmation is not provided.
- If unit owner provides a visitor placard parking pass, the guest or renter must register the parking pass with the office upon check in.

Rental Service Fee (RSF), Visitor/Rental Requirements - *Continued*

- Sea Coast Management Board Members and Staff reserve the right to prohibit entry to the property or unit or remove individuals for noncompliance to rules and regulations, trespassing, or that exhibit loud disrespectful behavior or persistent excessive noise. Owners are responsible for their guests and renter's adherence to Rules & Regulations.