

RULES WE LIVE BY
SEACREST VILLAS ASSOCIATION, INC.
Revised Feb. 2, 2018

These rules are designed to make living in our condominium a pleasant and rewarding experience. Owners and renters have certain rights but also certain obligations to other owners and occupants. The restrictions that we impose on ourselves are for the mutual benefit and comfort of everyone living within the condominium complex.

These rules will be enforced in accordance with Article 10.7 Amendment to the Declaration of Condominiums (hereafter referred to as D of C), passed by the owners Feb. 2000. The Association may levy a fine up to \$100 a day for a violation; however no fine may be levied except after giving reasonable notice and opportunity for a hearing by a committee of unit owners.

A. Visitors and Guests

A **visitor** is one who is invited to visit for a day or a part of a day. A **guest** is one who stays overnight or longer in a unit.

1. A visitor or guest may not occupy a unit unless an owner is in residence. Exceptions to this are outlined in the Amendment to D of C 10.1 passed June 20, 2016.
2. A visitor using a condominium common area (i.e. pool or clubroom) must be accompanied by an owner or renter.
3. Parking for visitors and guests is in designated spaces on the west side of the parking lot. If staying overnight, to avoid the possibility of towing, a notice must be placed on the dashboard indicating apartment number being visited.
4. Owners or renters should inform their guests of our rules - particularly those pertaining to the common areas, such as pool and clubroom.
5. Owners and renters shall not allow the use of their premises in any manner (including the playing of loud music or T.V.) that could be disturbing or a nuisance to other occupants or in any way injurious to the reputation of the property. (Refer to D of C Article 10.4)
6. No more than (6) persons may occupy a two bedroom unit and no more than four (4) persons may occupy a one bedroom unit overnight.
7. Only cars, SUVs, minivans are permitted in the East parking lots. Personal use pick-up trucks may be parked in the West Lot. Campers,

commercial trucks, RV's, boats and boat trailers are not permitted in any lot. Each apartment is assigned one parking space only. (Refer to D of C 4.4b, Amendment Article 4.4b, 4.4b.l. passed April 1994)

8. Temporary parking place exchanges are to be recorded on the form on the board in the club room. Permanent exchanges require a completed signed form or letter of agreement to be placed on file. (Refer April 1994 D of C Article 4.4b)
9. Bulletin boards by the elevators are for notices from the Association. Postings there must have approval from a member of the Board of Directors. Any other posting may be made on the bulletin board in the Club Room.
10. Signs such as FOR SALE or FOR RENT shall not be placed anywhere on condominium property except with permission of the Board. (Refer to D of C Article 10.6)
11. Loud talking or shouting in the courtyard, walkways, etc. is discouraged at any time, particularly after 10 p.m. (Refer to D of C Article 10.4).
12. Return grocery carts to South building trash room as soon as possible after use.
13. Children are not permitted to operate the elevators.
14. Pets are not allowed in any unit or on the condominium grounds. A policy is in place for service animals.
15. Fishing is not allowed anywhere on the condominium property.
16. Decorations on doors are only to be used during the month of December.
17. Walkway railings and pool railings are not to be used for hanging towels, laundry, bathing suits, etc.

B. Swimming Pool

Rules posted at the pool are to be followed. There is no life guard on duty. Swim at your own risk. .

1. To ensure safety, running on the pool deck is not permitted.
2. After use, chairs and lounges should be returned to their original location and umbrellas lowered.
3. Dripping wet swim suits should not be worn in the clubroom or on elevators to avoid the obvious hazard of slipping.

C. Clubroom and Kitchen

1. The clubroom may be reserved for parties of eight or more by clearing it

with the Board of Directors who will post the date and time of the reservation on the bulletin boards.

2. The clubroom may be reserved by a unit owner on any date except when an activity open to the entire community is scheduled.
3. After use, all furniture must be returned to its original position and kitchen equipment, dishes, etc. cleaned and put away as found. Any towels used are to be laundered and returned.
4. By reserving the clubroom, the owner agrees to repair any damage to it, and/or its' contents, incurred during use and agrees to be responsible to see that guests do not take glassware onto the pool area.

D. Laundry Rooms

1. Hours of use are posted in laundry rooms.
2. Use machines on your own floor on a first come basis. Only if the machines on your floor are not working, use machines on another floor.
3. Clean lint filters in dryers after each use and leave laundry room clean and tidy.
4. Keep laundry room doors closed as much as possible to avoid disturbing people occupying units close by and also for appearance.

E. Trash Chutes - Garbage Disposals - Sewers

1. Recycle papers and cardboard (no plastic, metal or glass) in yellow bins. Plastic, cans and glass bottles go in blue bins located in north building trash rooms or in west parking lot.
2. Securely wrap and tie refuse in strong plastic bags and send down the chute. If trash exceeds width of chute, carry it to first floor and dispose of it in dumpster in use.
3. Do not place trash or garbage in empty dumpster located in west parking lot. These need to be brought in to the building empty for garbage disposal.
4. When having work done, have contractor responsible for the removal of debris from Seacrest Villas Property. Otherwise contact the City of Boynton Beach Public Works Department (561-742-6200) to arrange for special pick up. Any cost incurred will be the responsibility of the unit owner.
5. Tea bags, coffee grounds, string, paper, bones or greasy leftovers should not be put into garbage drain disposals to avoid damaging

- plumbing. Wrap such waste in plastic bags and put down the chute.
6. Do not empty ashtrays or discard disposable diapers, sanitary napkins, etc. in the toilet to avoid damaging plumbing.
7. Place all used appliances, furniture and rugs to the right of east parking lot, in the ditch beside the road, not leaning on the neighbor's fence, for Thursday pick up.
8. Keep trash room doors closed.

F. Miscellaneous

1. For uniformity and safety reasons, no objects may be placed on the walkways. This includes doormats which are also problematic for cleaning the walkways. Unit doors are to be kept closed except those that open inwardly.
2. Floor coverings are not allowed on unenclosed porch floors or walkways as they accelerate deterioration of the cement.
3. Swimming pool controls and other condominium machinery must not be touched by anyone but authorized personnel. Anyone tampering with controls will be held responsible and liable for damage.
4. Anyone accessing the roof must first notify the Property Manager. When having air conditioner serviced or repaired, the name of the company and date of service must be recorded. Following service, the roof will be inspected to assure no damage has occurred. This is necessary for the roof warrantee.
5. Owners and renters are individually responsible for any damage or defacing of property caused by themselves or their guests.
6. Construction work by contractor or owner should be scheduled during the 9 a.m. to 5 p.m. Mon. through Sat. Avoid work on Sunday that involves a drill, saw or hammer. Concrete buildings carry sound throughout the entire building.

G. Selling or Leasing a Unit

Contact Property Manager for forms and guidelines for selling or leasing a unit:

JMD Properties, Michael Mlayess LCAM 561-265-3272
E-mail: Michael@jmdproperties.com Fax 561-265-3660

Note: SVA web sites at: www.jmdproperties.com; at www.seacrestvillas.tk; <http://seacrest-villas.my-free.website>