

RULES AND REGULATIONS CONCERNING USE OF
SEA WATCH, A CONDOMINIUM

1. The sidewalks, entrances, passages, public halls, elevators, corridors and stairways of or appurtenant to any Building shall not be obstructed or used for any other purpose than ingress to and egress from any such Building.
2. No article (including, but not limited to, garbage cans, bottles or mats) shall be placed in any of the Common Elements, except those areas specifically designated by the Association. Nothing shall be hung or shaken from any doors, windows, roofs, balconies, terraces or patios or placed upon the window sills of any Building, except that, as set forth in F.S. 718.113(4), any unit owner may display one portable, removable United States flag in a respectful way.
3. Neither occupants nor their guests shall play in the entrances, passages, public halls, elevators, corridors, stairways or fire towers of any Building.
4. Except as otherwise provided in the Bylaws, no public hall, main lobby or public elevator of any Building shall be decorated or furnished by any unit owner in any manner.
5. Each unit owner shall keep his Unit in a good state of preservation and cleanliness, and shall not sweep or throw or permit to be swept or thrown there from, or from the doors or windows thereof, any dirt or other substance.
6. No window guards or other window decorations shall be used in or about any Unit except such as shall have been approved in writing by the Board.
7. No radio or television aerial shall be attached to or hung from the exterior of any Building and no sign, notice, advertisement or illumination shall be inscribed or exposed on or at any window or other part of any Building except such as are permitted pursuant to the Declaration or the Bylaws or such as shall have been approved in writing by the Board; nor shall anything be projected from any window of a Unit without similar approval.
8. No ventilator or air conditioning device shall be installed in any Unit without the prior written approval of the Board.
9. All radio, television or other electrical equipment of any kind or nature installed or used in each Unit shall fully comply with all rules, regulations, requirements or recommendations of the local fire department and the public authorities have jurisdiction, and the unit owner alone shall be liable for any damage or injury caused by any radio, television or other electrical equipment in such unit owner's Unit.

10. No bicycles, scooters or similar vehicles shall be taken into or from any Building through the main entrance or be allowed in any of the elevators, and no baby carriages or any of the above mentioned vehicles shall be allowed to stand in the common halls, passageways or other common areas of any Building.
11. No unit owner shall make or permit any disturbing noises or activity in any Building, or do or permit anything to be done therein, which will interfere with the rights, comforts or conveniences of other unit owners or tenants. No unit owner shall play upon or cause to be played upon any musical instrument, operate or permit to be operated a phonograph, radio, television set, loud speaker, or other sound amplification device in such unit owner's Unit between 10 p.m. and the following 9 a.m., if the same shall disturb or annoy other occupants of any Building, and in no event shall practice or cause to be practiced either vocal or instrumental music between the hours of 10 p.m. and the following 9 a.m. No construction or repair work or other installation involving noise shall be conducted in any Unit except on weekdays (not including legal holidays) and only between the hours of 8 a.m. and 5 p.m., unless such construction or repair work is necessitated by an emergency. Unit owners shall not cause or permit any unusual or objectionable noises or odors to be produced upon or to emanate from their Units or any terrace or deck appurtenant thereto.
12. Only such items as may be legally disposed of in Escambia County without permit may be deposited into the trash chute.
13. Water-closets and other water apparatus in any Building shall not be used for any purpose other than those for which they are designed, nor shall any sweepings, rubbish, rags or any other article be thrown into the same. Any damage resulting from misuse of any water-closets or other apparatus in a Unit shall be repaired and paid for by the owner of such Unit.
14. The agents of the Board and any contractor or worker authorized by the Board may enter any room or Unit at any reasonable hour of the day for the purpose of inspecting such for the presence of any vermin, insects or other pests and for the purpose of taking such measures as may be necessary to control or exterminate in a reasonable manner so as not to unreasonably interfere with the use of such Unit for its permitted purposes.
15. The Board may retain a pass-key to each Unit. If any lock is altered or a new lock is installed, the Board shall be provided with a key thereto immediately upon such alteration or installation. If the unit owner is not personally present to open and permit an entry to his Unit at any time when an entry therein is necessary or permissible under these Rules and Regulations or under the Bylaws and has not furnished a key to the Board, then the Board or its agents (but, except in an emergency, only when specifically authorized by an officer of the Condominium) may forcibly enter such Unit without liability for damages or trespass by reason thereof (if during such entry reasonable care is given to such unit owner's property).

16. No vehicle belonging to a unit owner or to a member of the family or guest, tenant or employee of a unit owner shall be parked in such manner as to impede or prevent ready access to any entrance to or exit from any Building by another vehicle.
17. The Board may from time to time curtail or relocate any portion of the Common Elements devoted to storage or service purposes in any Building.
18. Complaints regarding the service of the Condominium shall be made in writing to the Board.
19. Any consent or approval given under these Rules and Regulations may be added to, amended or repealed at any time by resolution of the Board.
20. Except as permitted under the Declaration and Bylaws, unit owners, their families, guests, servants, employees, agents, visitors or licensees shall not at any time or for any reason whatsoever enter upon or attempt to enter upon the roof of any Building.
21. No unit owner or any of his agents, servants, employees, licensees or visitors shall at any time bring into or keep in his Unit any inflammable, combustible or explosive fluid, material, chemical or substance, except as shall be necessary and appropriate for the permitted uses of such Unit.
22. Nothing shall be done or kept in any Unit or in the Common Elements which will increase the rate of insurance of any Building or contents thereof without the prior written consent of the Board. No unit owner or occupant shall permit anything to be done or kept in his Unit or in the Common Elements which result in the cancellation of insurance on any Building or which would be in violation of any law. No waste shall be committed in the Common Elements.
23. If any key or keys are entrusted by a unit owner or by any member of his family or by his agent, servant, employee, licensee or visitor to an employee of the Association, whether for such unit owner's Unit or an automobile, trunk or other item of personal property, the acceptance of the key shall be at the sole risk of such unit owner, and the Board shall not be liable for injury, loss or damage of any nature whatsoever, directly or indirectly resulting there from or connected there with.
24. Open houses, group tours, or exhibitions of any unit must be approved by the Board in advance.
25. No more than a total of two (2) pets may be kept in any Unit at one time.
26. Leases must be for a minimum of one year pursuant to Section 21.1 of the Declaration of Condominium. During that one year period, no new leases are allowed.
27. Prior to the lessee moving in, the Board must be provided a copy of the lease for review and approval. As a prerequisite for approval of a lease, the lessee of record will be submitted to a criminal background check at the expense of the unit owner.

28. A copy of Sea Watch Condominium Rules and Regulations must be a part of the lease document.
29. There shall be only one legally responsible party on any lease.
30. There shall be no more than one family per leased unit. No more than one non-family member is allowed to live in the leased unit.
31. No pets are allowed in leased units without a permit which shall be issued by the Association.
32. The tenant must have a parking permit displayed on the dash of their vehicle. Violations will result in a fine to the owner.
33. Each owner, owner's guests, or owner's tenants, individually or collectively, are limited to the contemporaneous use of the registered unit owner's assigned parking space(s) and **only one** of the five (5) unassigned parking spaces, or the one (1) handicapped parking space. Violations of this rule will result in the towing of the offending vehicle and/or fines to the owner. Owners, guests or tenants may use another registered unit owner's assigned parking spaces with permission from the owner of record of that parking space.
34. There shall be no automatic renewal of leases. Any renewal must be approved by the Board in order to ensure compliance with the governing documents.
35. The condo owner is responsible for the lessee following the rules and regulations and will be responsible for paying the fines that result from breaking those rules.
36. All owner vehicles must display the parking decal on the lower right side of the windshield.
37. All guests must display the guest parking permit on the dash of their vehicle.
38. Pool/Spa hours: All pools and spa will open at 8:00 a.m. and close at 11:00 p.m.
39. No glass is allowed in pool/spa areas.
40. Billiards room and exercise room will close from midnight until 6:00 a.m.
41. No children under 16 years old allowed in billiards room and exercise room unless accompanied by an adult.
42. All garbage must be bagged before placing in trash chute. No cardboard boxes, including large pizza boxes, are to be put in trash chute.
43. Boats, boat trailers, and personal watercraft are not allowed to be parked on Sea Watch property.
44. Pool furniture is not to be removed from pool deck.

45. Ground floor stairwell doors are never to be wedged open in order to maintain the security of the building.
46. No skating, rollerblading, nor skateboarding on Sea Watch property.
47. The use of open-flame grills at Sea Watch is limited to the concrete pad area on the West side of the building. There is to be no grilling on the pool deck, in the walkways, or any other common areas. It should be noted that any damage caused to Sea Watch property as a result to grilling will be assumed by the person who is grilling.
48. Smoking is prohibited in all areas of the condominium building including all “limited elements” and common area (including all pool areas, parking areas, lobby, elevator, stairways, exercise room, billiards room, owners’ storage room, cart room, equipment rooms, and landscaped areas). Smoking is only allowed in the individual units, with the permission of the owners of those units.

Violations of the rules and regulations of the Association are fineable.

Amended 12-17-13

