

**SEASPRAY OFFICE
16287 PERDIDO KEY DRIVE
PENSACOLA, FL 32507
850.492.2200/800.336.7263
AFTER HOURS EMERGENCY NUMBER
888.547.7930**

**RULES AND REGULATIONS
FOR OWNERS AND THEIR GUESTS**

In order to ensure your enjoyment, safety and respect for others at SeaSpray, we ask that you and your guest(s) observe the following Rules and Regulations:

1. ALL VEHICLES, BOATS, JET SKIS AND TRAILERS MUST BE REGISTERED AT THE SEASPRAY OFFICE during office hours. Vehicles must be maintained in appropriate operating condition and have a valid license plate. Maintenance work on vehicles is prohibited on the property. **Illegally parked or improperly maintained vehicles will be towed and stored at the owner's expense.** Please make certain that all boats, jet skis and trailers are stored in the boat yard, located behind the garages on the Riverside. **DO NOT BLOCK GARAGE DOORS!** No RV's, boats, jet skis, trailers or over-sized vehicles are permitted in the parking lots. To obtain the combination to the boat yard and ramp, you must first register you boat and/or trailer with the office.

1A. Green Owner Parking Permits: The GREEN owner parking permit is to be permanently attached to the windshield of the owner's cars. Those owners that do not permanently attach their permits to the windshield will be in violation of the SeaSpray Rules and Regulations.

2. PETS: Owners are permitted to have a maximum of two pets. However, guest of owners are not permitted to have pets at SeaSpray. AN OWNER IS THE PERSON LISTED ON THE DEED and on our Official Records. Owners are responsible for cleaning up after their pet(s). Pets must be kept on a leash at all times when on the common property. Pets are not permitted in the pools or on the pool deck. Regulations regarding pets will be strictly enforced and any violations will mean a fine of \$100.00 per violation, per day. Escambia County Ordinances prohibits pets on the beach and will impose a fine of \$500.00 for any violations.

3. REPAIRS AND MAINTENANCE: Contractors, sub-contractors, etc., are not permitted to work on the premises after 5 p.m., except for an emergency. **Maintenance work** is to be performed between the hours of 9:00 a.m. and 5p.m., Monday through Friday. **MAINTENANCE WORK IS NOT PERMITTED ON THE WEEKENDS.** Please advise the office, if you will be having work performed in your unit. All workers are responsible for removing any material from the property prior to leaving. This includes old carpet, under-lay, mattresses and various assortments of junk. Our dumpsters are not to be used for discarded materials of this nature.

3A. Tiling or Carpeting of Balconies: No unit owner shall be permitted to install tile on the balcony

appurtenant to his or her balcony without first (a) obtaining the consent of the Association; and, (b) sealing the concrete on the balcony that is the site of the intended installation. Part (b) of the preceding sentence shall not apply to preceding installations, but will be enforced prospectively. NO CARPETING OF ANY TYPE SHALL BE INSTALLED ON BALCONIES.

4. ABSOLUTELY NO CHARCOAL OR GAS GRILLS ARE PERMITTED ON THE PREMISES. They violate the State Fire Codes, placing our insurance in jeopardy. Owners are permitted to have an electric grill.

5. **PLEASE DISPOSE OF ALL TRASH AND GARBAGE IN THE TRASH CHUTES BETWEEN THE HOURS OF 9 a.m. and 10 p.m.** All trash must be secured in a disposable trash bag. Boxes must be broken down, flattened and taken to the dumpster room on the ground floor. **DO NOT PUT BOXES IN THE TRASH CHUTE.** Do not store garbage in the hallways; keep it in your condo until you can take it to the trash chute. The trash chutes are located on each floor, to the right of the elevators in the West and Riverside buildings and at the East end of each hallway in the East building. Units on the first floor of the West and River must take the trash to the dumpster room.
6. **QUIET TIME is observed between 10 p.m. and 9:00 a.m.** Quiet time is strictly enforced and also applies to all common areas (hot tub, pools, tennis courts, exercise room and hallways).
7. **SKATEBOARDING, ROLLER BLADING AND ROLLER-SKATING ARE PROHIBITED ON THE PROPERTY, INCLUDING THE TENNIS COURTS AND PARKING LOTS.**
8. **DO NOT HANG TOWELS, CLOTHING OR OTHER ITEMS OVER THE BALCONY RAILINGS. FLOATS and other items must be stored on your balcony or in your unit, NOT IN THE HALLWAYS.** The hallways are considered by the State as fire exits and must be kept clear at all times. **Items left in the hallways will be removed, including toys.**
9. **OWNERS ARE RESPONSIBLE FOR CONTROLLING THEIR GUEST(S), including children and grandchildren.** Operating the elevators as a game or using them unnecessarily will not be tolerated. The same applies to boisterous behavior, running along the corridors and other common areas. Please control your guests and family.
10. **DO NOT FEED THE BIRDS OR THROW OBJECTS FROM THE BALCONY.** If you must feed the birds, please do so at the beach.
11. **IN UNIT MAINTENANCE** can be performed by the Maintenance Department, by placing a work order with the office. The cost is \$12.50 for the first 15 minutes (blocked toilets, garbage disposals, etc). Any work taking longer than 15 minutes will cost an additional \$25.00, up to a maximum of one hour. Work requiring longer than an hour must be done by an outside contractor. Work orders are performed between 1-4 p.m. Please do not request work in the morning (except for emergencies), since the staff has other responsibilities to the buildings, grounds and pools.
12. **THE HOMEOWNERS ASSOCIATION REQUIRES A KEY TO ALL CONDOMINIUMS.** This key is for emergency purposes and pest control only. This key is not for the purpose of signing out for Owner's guests to use. **IF AN OWNER NEEDS THEIR UNIT REKEYED, PLEASE, NOTIFY THE OFFICE AND MAINTENANCE WILL REKEY FOR YOU. IF YOU RENT YOUR UNIT THROUGH AN OUTSIDE RENTAL AGENCY, YOU MUST MAKE ARRANGEMENTS THROUGH THAT AGENCY TO OBTAIN THEIR KEY FOR LOCKOUTS AND SUBCONTRACTORS. NON-RENTAL OWNERS MUST ARRANGE THROUGH THE OFFICE TO SIGN OUT A KEY IF THEY ARE HAVING WORK PERFORMED IN THEIR UNIT. WITHOUT PRIOR OWNER APPROVAL, WE WILL NOT SIGN OUT THE KEY TO ANYONE.**
13. **PEST CONTROL** services are provided the **FORTH FRIDAY OF EACH MONTH.** In order to control the little creatures, **ALL UNITS MUST BE SPRAYED.**

FYI

DO NOT LEAVE FRONT DOOR OR SLIDERS OPEN: Due to our high humidity, moisture damage is highly likely when doors are left open. If A/C vents, light switches, furniture, etc. appear damp, then check all door/windows to ensure that they are securely shut.

EMERGENCY FIRE ALARM PROCEDURES

Use the stairwells: Use the stairwells at the ends of each building. If unable to navigate the stairwells, please go to the East end of the West and River Buildings and to the West end of the East Building.

**IF YOUR SMOKE DETECTOR GOES OFF FOR
NO REASON**

**GO TO THE ALARM PANEL NEAR THE FRONT
DOOR**

**PRESS THE #'s 1 2 3 4 1 AND THEN PRESS THE
NUMBERS AGAIN TO RESET THE SYSTEM**

SeaSpray Amenities

*****NO SMOKING IN THE COMMON AREAS
OF SEASPRAY*****

POOL - HOURS 9AM-10PM
NO SMOKING

A pool is located at each building. Please read and comply with the posted pool rules established by the State of Florida and SeaSpray.

***A parent or responsible adult must accompany all children under the age of 12.**

*Fresh water showers are available on the boardwalks, of the East and West Buildings, and on the pool deck at Riverside.

Please wash all sand and salt water off prior to entering the pool.

***NO REGULAR DIAPERS IN POOL**-swimming diapers only.

***NO GLASS CONTAINERS (drinks allowed in plastic bottles or cups) OR FOOD ARE PERMITTED IN THE POOL OR POOL DECK AREA.**

***LOUD BOISTEROUS BEHAVIOR WILL NOT BE TOLERATED IN THE POOLS OR POOL AREAS.**

***DO NOT REMOVE THE POOL FURNITURE FROM THE POOL DECK, or furniture from the unit patios.**

(This is private furniture belonging to the adjoining condominiums)

HOT TUB - HOURS 9AM-10PM
NO SMOKING

The Hot tub is located at the East Building Gulf side. **Children under the age of 12 are not permitted in the Hot tub.**

TENNIS COURTS - HOURS 7AM-10PM
NO SMOKING

Tennis courts are located at the Riverside building and are on a first come first serve basis. Tennis shoes must be worn on the court. Court time is limited to 1-hour sessions, when others are waiting to play. The lights are not on a timer. Users are responsible for turning off the lights when they have finished playing. The control for the lights is located to the left of the entrance gate to the courts (It will take 5-10 min. for the sodium vapor lights to come on).

EXERCISE ROOM HOURS – 7AM-10PM
NO SMOKING

Located directly behind the office in West Bldg, **the Exercise Room is not supervised.**

***THE DOOR IS UNLOCKED DURING OFFICE HOURS.**

***Owners you may pick up your key to the exercise room during office hours - for after hours use.**

***No one under 16 permitted to use equipment.**

*No food allowed. Drinks are to be in plastic bottles only.

*Please, wipe down the equipment after each use with the paper towels and spray provided.

***USE EQUIPMENT AT YOUR OWN RISK.**

SeaSpray and Management assume no responsibility or liability for any injuries or accidents that may occur during the use of the exercise equipment.

BEACH LOUNGES AND UMBRELLA RENTALS

Rentals are available on the beach during the summer months. Rentals are arranged through the beach attendant or by calling (251) 981-4807. This is a private outside contract and the attendants are not employees of SeaSpray, nor are they lifeguards.

