



Origin at Seahaven Property Rules Summary Sheet

Date Revised – March 1, 2018

****This is a summary of the property rules now in effect. A complete set of Rules and Regulations are available at the front desk, Association Office located in unit 419 and online at originatseahaven.org.**

- 1- ENFORCEMENT - OWNERS ARE RESPONSIBLE FOR THE CONDUCT OF THEIR GUESTS AS FURTHER DEFINED IN THE RULES AND REGULATIONS. THIS INCLUDES THE COST OF ALL FINES APPROVED BY THE BOARD OF DIRECTORS.**
- 2- USE OF THE POOL, LOBBIES, FITNESS CENTER AND COMMON AREAS – An Association authorized wristband must be worn at all times in the common areas of the property.** All areas of the property outside of the individual units is monitored. The system records video and audio and will be used for enforcement of all violations as the Association determines is appropriate.
- 3- DAMAGE TO THE BUILDING** – Any Owner or Guest that causes damage to the building will be issued a violation and fine in the amount of \$ 100.00 per occurrence plus the cost to repair the damage.
- 4- NOISE AND LITTERING** – Unreasonable noise that disturbs other Owners and Guests as determined by Management and/or Property Patrol will result in a violation and fine. Littering and improperly disposing of garbage will result in a violation and fine.
- 5- LEAVING ITEMS UNATTENDED IN THE HALLWAYS, POOL AREA, PARKING GARAGE, LOBBIES, FITNESS CENTER AND SIDEWALKS** – Any items left in the common area will result in a violation and fine. The Association will dispose of any unattended items left in the common areas.
- 6- DESTRUCTION OF PROPERTY** – Damaging or theft of any of the furniture, fixtures, decorations, art and equipment in the common areas by any Owner or Guest will result in a violation and fine in the amount of \$ 100.00 per occurrence plus the cost to repair the damage or replace the damaged or stolen item. All common area furnishing are not to be removed from the area they are located. Relocating any Association property from the area it is located, including moving Association property to a balcony will be a breach of the Rules and considered theft.
- 7- BALCONIES, WINDOWS, TERRACES AND DOORS** - Nothing shall be dropped, thrown, swept, or otherwise expelled from any window, door, balcony, or terrace. The Association hereby reserves the right to trespass or evict any Guest that causes any item or object to be dropped, thrown, swept, or otherwise expelled from any window, door, balcony, or terrace. VIOLATORS WILL BE ISSUED A VIOLATION AND FINE IN THE AMOUNT OF \$ 100.00 PER OCCURRENCE AND WILL BE IMMEDIATELY REPORTED TO BEACH POLICE FOR PROSECUTION.
- 8- EXTERIOR STORAGE** - Unit Owners and Guests shall not allow bicycles, baby carriages or similar vehicles or toys and other personal articles to remain unattended, except in approved designated areas. Bikes must be stored in bike racks provided in garages or within the resident's unit. No bikes are to be parked or stored on patios, balconies, parking garage or hallways. Bicycles, scooters, skateboards, roller skates or similar devices are not permitted to be

ridden in hallways, courtyards, the lobby, parking garage, pool deck or in any common element. No skateboards or push scooters are permitted on property.

- 9- **UNIT RULES** – Quiet hours are from 10PM until 9AM. No items are to be hung on the balcony railings including towels, bathing suits, etc. No clothes lines are to be installed, including all make shift structures for this purpose, on the balconies. No portable grills are permitted on the property. All garbage must be in sealed bags, free of liquids, and placed in the trash chute or the rolling garbage cans in the west elevator lobbies. Household trash is not to be placed in the common area trash cans except for the rolling cans in the west elevator lobbies. No fire detection and notification devices are to ever be altered in any way.
- 10- **UNIT ACCESS** – The Association must have a physical key to all units. Owners and Guest are not permitted to do anything to prevent the Association from being able to access the unit in the event of an emergency or upon 24 hours notice.
- 11- **COMPLIANCE WITH LAWS** - Nothing shall be done or kept at the Property in violation of any law, ordinance, rule regulation or other requirement of any governmental or quasi-governmental authority.
- 12- **CONDUCT** - Any person physically/verbally abusing any employee, Officer, or Committee Member of the Association or Property Patrol while performing their duties will be fined One Hundred Dollars (\$100.00).
- 13- **VEHICLES** – All vehicles parked in the parking ramp and overflow parking must have an Association authorized parking pass or decal. No boats, watercraft, trailers, golf carts, scooters and related vehicles are permitted on the property at any time. This includes dropping people off and picking people up. No oversized or commercial vehicles are permitted on the property unless authorized by the Association in advance. No vehicle repairs are to be performed on the property. No speeding on the property; the speed limit in the garage is 10mph. Violations of this rule will result in a fine AND the vehicle will be removed without notice at the vehicle owners sole expense.
- 14- **PET POLICY** – NO PETS ARE PERMITTED ON THE PROPERTY AT ANY TIME without the approval of the Association (registered pets of Owners Only) or as required by Federal and State law as it pertains to lawful Service Animals. All requirements under the law must be satisfied and delivered to and acknowledged by the Association office
- 15- **POOL AREA** – The pool is open from 10AM until 10PM. The Association may close the pool at any time as conditions and circumstances require. A wristband must be worn by all Owners and Guests in the pool area. THERE IS NO LIFEGUARD ON DUTY. Children in diapers must wear swim diapers. No diving. Proper swim attire as determined by the Association and Property Patrol must be worn at all times. All food and drink must be kept a minimum of 5 feet from the pool and hot tub. NO GLASS IS PERMITTED IN THE POOL AREA. Smoking including e-cigarette like devices is only permitted in designated areas. No pets are permitted in the pool area. You must dry off before leaving the pool area. All posted pool rules must be followed.

THIS SHEET IS A SUMMARY OF A PORTION OF THE RULES. THE BOARD APPROVED RULES AND REGULATIONS ARE THE ONLY RULES OF THE PROPERTY AND WILL BE ENFORCED PER THE GOVERNING DOCUMENTS. YOU CAN DOWNLOAD A COPY OF THE RULES AND REGULATIONS AT WWW.ORIGINATSEAHAVEN.ORG.

We want all Owners and Guest to have a wonderful and relaxing stay at our resort. Please contact the front desk or the Association Management at (850) 249-4470 with any questions related to the rules or issues with the common areas of the property. Association Management does not manage any individual units. Please contact your Rental Agent or the Unit Owner with any issues related to the unit you are staying in.

WELCOME and have a wonderful stay!

