

## **Sea Oats of Boca Grande**

### **Condominium Association Rules**

### **Guests**

Sea Oats of Boca Grande is a condominium community created under Florida Statute 718. The authority to enforce and amend the rules is given to the Sea Oats Board of Directors.

The Board of Directors of the Condominium Association has approved the following rules in order to ensure the rights and interests of all members of the Sea Oats community. The philosophy underlying the rules is one of consideration to others, the property and the environment.

**Your rental agent, having an innkeeper's license according to F.S. 509, has the ability to void your rental and have you removed from the property for violation of the rules established for this community.**

#### **PLEASE NOTE THESE IMPORTANT RULES. READ THE FULL BROCHURE FOR MORE DETAILS**

- **Parking on the property is only for autos and small non-commercial trucks and a permit is required.**
- **Golf carts and motorcycles require a permit (a fee is charged for golf carts), and are not permitted anywhere on the property except the designated cart parking area**
- **Pets are not permitted.**
- **Pool and spa open 8 a.m. to dusk (30 minutes after sunset). Adults only swim 8-9 a.m. and 1-2 p.m. No smoking, cell phone use or music without headphones permitted in pool area**

#### **A. GENERAL**

1. All units are intended for single family residential use, not for commercial use.
2. The minimum period for rental or lease of any unit is one week. All lessees and guests must register with the Association or its agent. Capacity per unit is limited to six people, including children.
3. Owners and guests must keep noise to a minimum. Laundry, vacuuming and other noisy activities are not allowed between 10 pm and 8 am. Excessively loud conversations, cell phones, music and television carry easily among units and can be very disturbing to others.
4. All garbage should be put in plastic bags and placed in the designated trash container. All recyclables, including bottles, cans and paper, should be put in the recycling containers in buildings 2, 3 and 4. Cardboard boxes must be broken down before putting into the recycling container to conserve container space.

5. All stairways, walkways and unit entrances must be kept clear of personal items such as toys, shells, bicycles, beach furniture, etc. Rugs, clothing, towels, etc. may not be hung from unit railings, balconies or window sills. Guests must take care to prevent items from falling from their unit windows, balconies or railings.
6. Pets are not permitted on the property.
7. Grilling on lanais is prohibited. Please use only the designated areas in the courtyard for grilling.

#### **B. COMMON AREAS**

1. Common areas must be used in a manner that respects the rights of other unit owners. Only musical sound systems with headphones are allowed in the courtyard and common areas, including the pool/spa area. The courtyard, garage, parking areas, building walls and all other common areas may not be used for games or as a playground. No open fires are permitted on the property. Rollerblading, skateboarding, etc. are not allowed on the property.
2. Items belonging to guests may not be left in the common areas of the property.
3. Entrances, stairways, walkways and elevators must not be obstructed or used for anything other than their intended purposes.
4. The activities and behavior of children on the property must be regulated by an adult, including physical supervision when necessary. If the Directors, or their representatives, believe that a child's conduct is such that removal from the common area is needed, they have the right to tell the adult responsible for the child to do so.
5. Children under the age of 10 are not permitted in the pool/spa area or on the tennis courts unless accompanied by an adult.

#### **C. POOL AND SPA**

1. Pool area (inside the fence) is open from 8 a.m. until dusk (30 minutes after sunset.)
2. Bathers must shower before entering pool or spa.
3. No glass containers in pool area. Light snacks are allowed, but picnic meals are not.
4. Children under the age of 10 must be supervised by an adult.
5. No children under 6 are allowed in the spa, per Florida statute, due to health risk because of their bodies' inability to adapt to high water temperature.
6. No smoking in the pool area.

7. Only adults 18 years and older will be allowed inside the pool gated area during adult times of 8:00-9:00 am and 1:00-2:00 pm
8. Cell phone call/conversations are not allowed in the pool area.
9. No large floating rafts allowed in pool or spa. Pool toys should be removed from pool when not in use.
10. No diving into pool or spa.
11. Pool furniture can only be reserved by persons while in the pool area and not by saving seats with towels, etc.
12. Pool furniture may not be removed from pool area or courtyard and taken to the beach.

#### **D. TENNIS COURTS**

1. Courts open 7 AM to dusk. Players must schedule court time on the registration sheet on the bulletin board outside the Association office.
2. Play is limited to one hour each day when other guests are waiting.
3. Appropriate clothing, including suitable shoes and shirt, is required on the courts

#### **E. PARKING AND STORAGE**

1. Vehicle parking is by permit only. Owners, guests, and renters must obtain a permit at the Association office located at the Sea Oats main gate during regular business hours. Only vehicles under 6000 pounds, but excluding step, panel or cargo vans of any size, are permitted. Vehicles may be parked only in the areas provided for that purpose. Large trucks, recreational vehicles, commercial vehicles, trailers, motor homes, larger boats and other water craft may not be left anywhere on the property.
2. Bicycles may be parked only in the designated garage space for each unit, or, during season, in racks provided by the Association.
3. All beach furniture and other outdoor equipment belonging to guests must be stored in storage sheds or units, not in the parking spaces or common areas. Items left in parking or common areas will be removed.
4. Golf carts and motorcycles are not allowed without a permit issued by the Association, must be parked in the designated cart area, and may not be driven anywhere on the property. Golf cart users will be expected to follow the rules in the golf cart use agreement. Failure to do so will result in loss of the permit.