

SEAVIEW AT JUNO BEACH
RULES AND REGULATIONS

EFFECTIVE 08/01/2015

INTRODUCTION

Seaview at Juno Beach is governed by a set of documents, covenants, and by-laws which were established by the builder and transferred to the homeowners association upon the completion of the development. It is called the DECLARATION OF COVENANTS AND RESTRICTIONS FOR SEAVIEW AT JUNO BEACH. Every owner should have received one at the time of purchase of their home. If you do not have this document, you can contact the management company for an electronic copy or you may purchase a hard copy.

The Seaview at Juno Beach Home Owners Association, through its Board of Directors, has been granted authority through the Declaration of Covenants and Restrictions, (4.3) and Seaview's By-Laws (Article XII), to publish from time to time Rules and Regulations for the operation of the common areas and enhancement of our community. The Declaration itself has rules and regulations, some of which for ease of access, are incorporated into this document.

In case of disagreements between these Rules and Regulations and the Declaration, the Declaration will be the prevailing document. However, this in no way limits the addition of rules and regulations not specified in the Declaration.

These Rules and Regulations shall become effective on May 1st, 2015, without the need for any further action by the Board of Directors of the Association, and shall serve to revoke and supersede in their entirety the "Rule Book for Living" and, except for the Declaration and Bylaws, any other prior agreements or documents containing rules and regulations for Seaview at Juno Beach, which shall be in no further force or effect.

We hope you will find our efforts helpful. It is the goal of the Association and the Board of Directors to make Seaview at Juno Beach a pleasant place to live.

GOVERNING BODY

Seaview is managed by a State of Florida licensed management company in conjunction with an elected board. The board members are elected each year at the state required annual meeting. Any homeowner, as listed on the property title deed, may submit their name for nomination to the Board. Only homeowners may be elected to the Board of Directors and only homeowners vote for the Board members. The Board is limited to a maximum of Nine (9) Members.

The Board meets on a regular basis to address issues presented by the management company as well as reviewing the overall status of the community. A detailed financial report is presented at each meeting. The meetings are usually held monthly in the club house at 7PM. The meeting agendas are posted in the bulletin board, outside the club house, at least 2 days prior to the meeting. A sign will also be placed by the front gate.

Any homeowner concern should always be directed to the management company first. A specific representative is assigned to Seaview and is generally on site Friday mornings between 8:30am and 10:30am. You can also reach him by phone during normal business hours. A homeowner may ask the manager to place an item on the agenda of an upcoming meeting if they are not satisfied with the explanation they have received or an issue they wish resolved.

In order to maintain community harmony, we ask that board members are never contacted directly on any association business (EXCEPT EMERGENCIES). Board members donate their time and efforts freely and should be comfortable in doing so.

Traffic Regulations: (4.4 in Declaration of Covenants & Restrictions)

The Posted speed limit in Seaview is 10mph. Speeding is strictly prohibited. Please observe this posted speed limit. Please take caution when backing out of driveways and guest parking areas.

ASSESSMENTS AND FINES (Article 6)

Quarterly maintenance assessments are due January 1, April 1, July 1, and October 1 each year. These assessments pay for the normal upkeep of the Association which include but are not limited to the following:

1. Automatic vehicle gate maintenance.
2. Swimming pool maintenance.
3. Insurance of the Townhome buildings and common areas.
4. Landscape and irrigation maintenance needs of the Townhomes, common areas and in front of the Single Family Homes.
5. Utilities for the Clubhouse, gates, swimming pool, and street lights.
6. Management Company.
7. Accounting Services.
8. Reserves for future repairs.
9. Front, Rear and pool walk thru gates.

Special Assessments legally levied by the Board of Directors are to cover the expenses of a non budgeted item that presents themselves during the year.

When an owner is late or fails to pay their assessments (Quarterly or Special), it puts the burden of paying the association bills on all the other non-delinquent owners. You will receive a coupon for each quarterly maintenance fee in the mail prior to the due date. **Payments not received within 10 days of the due date will incur a late fee and interest charges.**

According to the Declaration of Covenants and Restrictions,(6.8), it partially reads” if an assessment or fine is not paid on the date when due, it shall then become delinquent and shall bear interest at the maximum rate allowed by the civil usury laws of the State of Florida, from the date when due

until paid". The Associations accounting service will mail delinquent owners a past due notice, including late charges and interest due.

Fines: (6.7, 6.8)

The Association may levy reasonable fines against an Owner for violations by the owner or by the owner's family members, guests, employees, agents, lessees, licensees or invitees of the provisions contained in the Declaration, the Articles of Incorporation, the By-Laws and the Rules and Regulations and Traffic Regulations promulgated by the Board of Directors.

Restrictions on use of Property (8.1)

The use of the units at Seaview is for residential purposes only. No commercial activities are permitted

No use or practice, which is either an annoyance to other members or an interference with the peaceful possession and proper use of the units, are allowed. No member shall commit or permit any nuisance or any immoral or illegal activity in or about Seaview. No member shall knowingly or willfully make or create any unnecessary, excessive or offensive noise or disturbance which destroys the peace, quiet or comfort of the other members or allow any such noise or disturbance to be made on his property.

All gates to the property must be locked at all times and opened only with gate keys.

PETS: (8.1.3)

New Lot Owners, as of 08/01/2015, may keep no more than two (2) dogs and two (2) cats. However, no such pets are to be kept, bred or maintained for any commercial purpose. No breeds of dogs (pure or mixed) such as Pit-Bulls, Doberman Pinschers, or Rottweiler's are permitted and no wild cats are permitted either. All pets shall be kept on a leash, under the control of a responsible person at all times, when the pet is outside the dwelling. The pet owner, or responsible party, shall be responsible at all times for cleaning up

after the pet. **Clean up is mandatory** and we suggest that you not allow your pet to use common ground or front lawns for voiding. Without proper rinsing, burning of grass and urine smell becomes a problem. Your cooperation will keep Seaview a pet friendly community.

As of 08/01/2015, all new Lessees may not have pets.

VEHICLE PARKING /RESTRICTIONS (8.1.4)

No boats, trailers, recreational vehicles, trucks, (unless the truck is no larger than a three-quarter ton carrying capacity; is not a commercial truck and has a single tire rear axle. The Board of Directors shall have the authority to determine compliance with the above criteria), commercial vehicles, motor homes, motorcycles, mobile homes or other habitable motor vehicles, except four-wheel passenger vehicles may be placed, parked or stored upon any portion of a Lot or the property except within a building which is totally removed from public view. Maintenance or repair shall not be performed upon any motor vehicle except within a building which is totally removed from public view.

Service and delivery vehicles may park in the driveway of a dwelling or on the streets during regular business hours, as needed for providing services or deliveries to the units. Commercial vehicles may not remain overnight. Owners will be held responsible for any damages caused by service vehicles, called at the owner's request. Long term (lasting 5 or more days) home repairs or remodeling projects, requiring the presence of such vehicles, should be registered with the management company. Work restrictions at Seaview are Monday thru Saturday 8AM to 6PM., except emergencies. No work is permitted on Sundays.

Automobiles of owners, family members, and tenants must be parked or stored only in the garage or driveway of the owners dwelling. **Guest's spots are not to be used.** No vehicle of any kind shall be placed, parked or stored on the lawn of any unit, or any portion of the common property.

There is no parking permitted in the street overnight without written permission from the Board of Directors.

Seasonal homes may not be used for “extra” parking without the written permission of the home owner. Authorization must be on file with the management company.

Only passenger vehicles are permitted to be parked in the owner’s driveway. **Guest parking areas are restricted to guest parking only.**

No vehicle, that is loud or presents an unacceptable nuisance, may enter the property.

Bicycles, tricycle, scooters, baby carriages, or other similar vehicles or toys shall be stored only within the dwellings.

Guest Parking:

Be advised that owner/lessees must park their vehicles in their garages or driveways, **only Guests may use guest parking.** A guest is defined as an occasional visitor, not one who stays in the unit for extended periods of time or on a regular basis. Please consider this rule with regard to the number of vehicles to be stored on the property prior to occupancy to avoid problems and govern yourself accordingly. Failure to comply with parking restrictions could result in ticketing or towing as outlined in section 8.1.4.3 in the Declaration of Covenants.

Guests:

A guest shall be defined as someone who is in residence for a limited period of time and does not pay rent. There are two types of guests; one type is a guest that is visiting while the owner is present, the second type is when the owner is not present.

Guests, or Nanny’s, who stay overnight for 3 or more days, must be registered with the management company, including the color and type of vehicle, license plate and the name of the guest and their expected dates of stay. Registration forms are available on the property management website at www.grsmgt.com. A repeat visitor need not complete a form for each visit, but must notify the management company of their expected dates of their stay.

It is the responsibility of the home owner to provide their guests with a copy of these Rules and Regulations. It is also the responsibility of the home owner to ensure their guests abide by all of these rules. Please note that it is also the responsibility of the home owner to provide their guests with a key for the gates. **These gates are not to be left opened. This is for everyone's safety.**

Refuse Containers :(8.1.11)

Except for hours of collection, trash, garbage and other waste, shall be kept in a sanitary refuse container. Containers shall be placed in locations not visible from the street, the adjoining units, the common properties, or the recreational facility. **Since Beach Rats are a problem and they love plastic bags, each residence is required to use a secure covered trash container, with any over flow to be placed in a heavy duty black trash bag. White trash bags are not permitted to be used outside a trash container.**

Pick up dates are Monday and Thursday. Recyclables are also collected on Monday.

Trash containers are not to be placed outside the homes for collection prior to 8PM of the night before collection. Heavy duty black trash bags should be placed outside the morning of the pick-up.

If leaving prior to a collection day, you can leave your trash and recyclables in the containers by the pool area.

ARCHITECTURAL AND LANDSCAPE CONTROLS: (ARTICLE 9)

Any and all exterior changes must be submitted to the Architectural Review Board, (a committee appointed by the Board of Directors) for approval prior to commencing any changes. Forms are available on the management company website at www.grsmgt.com.

Paint: All town homes must maintain identical color and trim including doors and windows. Painting is scheduled by the board and the color scheme is in accordance with registered and approved colors.

Single family homes must also use approved colors. Some variation in color and application is permitted only with prior ARB approval.

Driveways: Driveways must be kept free of vehicle fluids, stains and mildew.

Roofs: Homes with tiled roofs need to keep them clean.

Landscape: A master plan exists for the community, including a list of specific approved plants. The plan calls for a uniform street side appearance with specific trees and plants for town homes. Private homes are permitted some variation but must use only approved plants. Front Landscaping may not be altered without the prior written approval of the ARB. Request for modification to landscape must be submitted to the ARB and shall include a drawing of the area to be replanted, designating the new materials to be installed.

Before you PULL, PLANT, OR TRANSPLANT, check with the management company for approval. You may be required to submit your plan to the ARB. Brown cypress mulch is the only type of material allowed in any flower or tree bed in the front of the town homes.

Fixtures: This includes hurricane shutters, lights, lanterns and general decorative ornaments.

All street side lighting for both town homes and private homes must conform to the approved style and remain uniform within the community. Please check with the management company for the acceptable style of lantern.

Hurricane shutters must be white in color and may be either accordion or roll up type and permanently installed. Permits must be obtained and approval given by the ARB.

All other coverings are considered temporary, and they may be installed no sooner than 72 hours prior to a storm and must be taken down 72 hours after a storm.

Holiday and Ornamental fixtures, which includes string lights, colored lights, garland, bows, potted plants and other decorative year round ornaments.

Wreaths and potted plants should be limited to the entrance area of the town homes. They should never be placed between driveways, near mail boxes or on front lawns, as they may interfere with landscape maintenance as well as posing a hazard in high winds. Fixtures on balconies should also be limited and able to be removed quickly in the event of a storm. Do not leave these items out when leaving the property for extended periods, if removal is required by management for safety reasons, you may be billed.

No laundry, beach chairs, beach towels, etc. may be placed where it will be visible to others.

All holiday decorations must be removed no later than January 30th.

LEASING :(12.4)

An owner may lease his dwelling, provided that each lease term shall be for a minimum of ninety (90) days, and no dwelling may be leased in excess of one (1) time in any twelve (12) month period from November 1st of one year to October 31st of the subsequent year. **A new lot owner, as of 08/01/2015, may not lease his dwelling for a period of two (2) years after his closing date.(12.8) The privilege of a pet on the property is reserved for Homeowners Only. As of 08/01/2015, all new Lessees are not allowed pets. If a current lease is to be extended to the same tenant, Board approval is needed for a pet, but the interview is not necessary. (8.1.3)**

As a condition to obtaining lease approval, a security deposit in the amount of \$1500.00, shall be paid to the Association.

SALE /RENTALS /USE (12.2.1)

All prospective new owners of townhomes and single family homes, and their tenants must be approved by the Board of Directors. Personal interviews are required and need to be scheduled through the management company. Forms must be completed, submitted and approved prior to occupancy. This includes owners who have “roommates”. All individuals in residence at Seaview must be known to the management company and the Board. All guests staying three or more days must register with the management company. The restrictions of use are detailed and specifically outlined in section **8.1.1 and 12.2.1** of the Declaration of Covenants & Restrictions. In addition, upon the closing of the property, the new owner must pay to the Association an amount equal to the current quarterly assessment as an initial contribution to the working capital of the Association.(6.13)

COMMUNITY PROPERTY:

Pool Rules: General safety and use rules are posted at the pool. All State and County rules also apply.

- * Children (13 and under) are never permitted without adult supervision.
- * Chairs and tables should all be returned to their proper location.
- * No glass products are allowed in the pool area, including the BBQ area.
- * No diving, running or horse play allowed at any time.
- * Trash must be bagged and placed in proper receptacle.
- * Gate must remain closed at all times. **DO NOT LEAVE IT AJAR FOR ANY REASON.**

* No Children in diapers are allowed at any time. Children under 2 years of aged must use “Swimmees”.

* Smoking is prohibited within the fenced in pool area and the Clubhouse.

* No Pets allowed.

* No loud music is permitted.

CLUBHOUSE:

The Clubhouse hours are from 8Am to 8 PM

Registration and deposit are required for private usage. To reserve the club house please contact the management company at least 2 weeks prior to the date requested. Forms are available at www.grsmgt.com.

The club house may not be used as an extension of your residence: impromptu gatherings are not permitted. Any damage found, including extra cleaning, will result in billing to the homeowner. **Smoking is not permitted**

GRILL:

Leave it like you would want to find it (that means clean the grill after use). Be sure to turn off gas supply and close lid when finished.

GATES:

Owners, guests, and tenants are required to use gate keys for both walk thru gates and the pool gate.

Common area keys, garage door and gate openers are to be furnished by the Seller or Lessor. Owners may purchase additional common area keys from the management company for a cost of \$100 per key. **For everyone’s safety do not leave gates unlocked**

The Vehicle gate maintenance is a major cost to the community. Forcing the gate to open manually will cause major damage and expense to repair. Anyone

found forcing the gate open, will be charged with the repair. Gate openers are available for purchase. Contact the management company for details.

Thank you for your cooperation and compliance,

Board of Directors,

Seaview at Juno Beach

