

SEASCAPE OF SANIBEL CONDOMINIUM ASSOCIATION, INC.
c/o Island Management
PO Box 100
Sanibel, FL 33957
239-472-5020 (Phone) * 239-472-9480 (Fax)**

MEMO

TO: Seascape Condominium Owners
FROM: Janette Mackesy, Island Management
On Behalf of the Board of Directors
SUBJECT: REVISED RULES
DATE: April 7, 2011

Your Board of Directors met on April 4, 2011 and approved the following change to the Seascape Pet Rule. Enclosed is a copy of the Association Rules & Regulations dated April 2011 reflecting this change.

PETS: Owners of units and their immediate family members may keep one dog or one cat within their units, but only after having requested (in writing) and received written approval from the Board of Directors of the Association. A total of one (1) pet maximum per Unit is permitted, and a cat or a dog are the only permissible pets. Owners are required to pick up after their dogs when upon the Condominium Property. No pets are permitted in the pool area. Dogs must be on a handheld leash at all times when outside the unit on Seascape grounds. **Guest or renters of units may not, under any circumstances, have pets.** In addition to the above, no animal weighing 20 pounds or over at mature weight shall be permitted. Unit Owners that have more than one (1) pet as of the effective date of the rule limiting the number of pets which may be kept, may "grandfather in" pets/animals that violate this provision by registering such pets/animals with the Association. At such time as the Unit Owner no longer owns a "grandfathered" pet/animal, or otherwise removes it from the Condominium (except for seasonal absence) such pet/animal cannot be replaced if the replacement pet/animal violates any provision of this Rule or the Condominium Documents. Any pet which has not been duly registered with the Association shall be deemed unapproved and subject to immediate removal.

Thank you for your cooperation. If you have any questions, please contact me.

JM/bsm

**RULES & REGULATIONS
FOR
SEASCAPE OF SANIBEL CONDOMINIUM ASSOCIATION, INC.
3145 WEST GULF DR. SANIBEL, FL 33957**

APRIL 2011

Seascape is a small complex, and the Association feels that it is unnecessary to have a lot of unreasonable and burdensome rules and regulations. Since we are a small group, the Association is confident that the owners and their guests will have a common interest in maintaining their facilities with dignity and respect for their neighbors and fellow owners. However, in the interest of safety and information, however, in the interest of safety and information, as well as insurance requirements and city ordinances, the following rules have been established. If you have any questions or suggestions concerning the operation of our residential condominium, we urge you to discuss them with our Board of Directors. Unit owners are asked to notify their guests, renters and family members of the following.

BAR-B-QUE GRILLS: Personal barbecues are not permitted on Seascape grounds, building roofs or lanais. A gas grill is provided, on the grounds. Users are asked to please clean the grill after each use.

BICYCLE STORAGE: Bicycle racks have been provided for each unit on the parking level of each building. Bicycles are not to be stored in common areas, walkways or stairways.

BULLETIN BOARDS: Located at the ground level of each building and at poolside, they are for the convenience of owners and the Association for the posting of notices, announcements and pool rules.

COMPLAINTS: Complaints regarding violations of rules and regulations or of maintenance of common areas of condominium buildings or grounds should be made to a resident board member.

EMERGENCY: A telephone with message machine (472-8425) is maintained at Seascape to contact the onsite Caretaker, Rick Kuhns. The Association Caretaker is available to assist homeowners with Seascape unit related emergencies during normal working hours, Monday thru Friday. If you have an emergency after hours, contact Island Management at (472-5020) to speak with the on-call representative for assistance. It is the responsibility of each unit owner to provide the Association Caretaker with proper access to a unit (i.e. keys and alarm codes). Police: 911 Fire: 911 Ambulance: 911

FLAMMABLES: Do not keep in any apartment or storage area any flammable, combustible or explosive fluid, material, chemical or substance other than for normal household use.

MANAGEMENT TEAM: The Board Members are the Condo Management team. Island Management is retained by the Association for the purpose of paying bills, maintaining financial records, issuing reports and performing certain other Board requested or required administrative activities. The Association employs a full-time Caretaker, Rick Kuhns who reports to the Board and is responsible for maintenance of Seascape building common areas and grounds.

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NOISE LEVEL: Please observe "QUIET HOURS" between 10:00 P.M. and 9:00 A.M., limiting noise levels from radios, televisions, stereos, parties, loud talking, etc. Please discourage the use of loud radios on Seascape grounds or beach.

OCCUPANCY REGISTRATION: If an owner contracts to rent their apartment, they are required to furnish a copy of the contract to the Association prior to occupancy by their tenant. Minimum allowable rental is 31 days. Only one rental period is allowed each calendar year. Subleasing of apartments is prohibited.

PARKING: Each apartment is assigned two reserved parking spaces. It is absolutely forbidden to use spaces assigned to other owners without their written permission. In addition, unit owners are not permitted continuous use of the Visitor parking spaces within the building confines, or exterior parking. Exterior parking is permitted for visitors only. Campers, boats, trailers, motor homes or recreational vehicles (larger than van size) are not permitted to be parked on the premises

PERSONAL BELONGINGS: All personal belongings should be kept in your apartment or storage closet. Fire laws prohibit personal property on walkways or in other common areas. Personal belongings (furniture, lounges, etc.), if secured, may be stored on roof top areas by third floor owners not in residence. During hurricane season, June 1 through Nov. 30, no items may be stored on rooftops. High winds at any time of the year can blow these items from the roof s and render them extremely dangerous.

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SECURITY: The Association employs a Caretaker who is on-site during weekday hours (except holidays) and will assist in monitoring the premises. During nighttime hours and on weekends, Seascape owners in residence should be alert to unusual events and/or trespassers that might warrant calling Sanibel Police or the maintenance person.

SPEED LIMIT: Please observe the 10-mph speed limit on the premises.

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TRASH: It is simply not possible to maintain a sufficient amount of trashcans without the buildings to accommodate all of the disposal needs of each building, especially over weekends and during holidays. It has been tried, and found to be quite unsightly and unsanitary. Thus, bulky or large items, along with properly sealed garbage must be disposed of in the Dumpster behind building #3. The trash containers on the ground level of the parking area of each building are intended for miscellaneous trash, or for anyone who is unable, due to health reasons, to utilize the Dumpster.

MAJOR RENOVATIONS: As the Seascape buildings continue to age and with increasing value of the properties, it is expected that in the future existing owners and new buyers will want to undertake major renovations of their individual apartments to maintain the historic high quality of the units, which is desirable for all. Major renovations are projects that may involve multiple contractors, their equipment, material deliveries and storage, construction debris, modification of common elements, noise and/or safety issues for other residents.

To minimize any issues and inconvenience for all connected with a major renovation; such projects should comply with all basic provisions of our Condominium documents. All reasonable effort should be made to schedule these projects during a time of relatively low occupancy of the overall complex (May through September). Any modification affecting common areas or equipment must be approved in advance by the Board of Directors. Any damage to common areas or apartments of other owners, as a result of a major renovation will be the financial responsibility of the owner doing the major renovation. A major renovation project should be supervised by a general contractor, project manager, owner, or other responsible person who is on site or readily available daily to coordinate subcontractors, to inspect and insure daily cleanup of common areas, minimize disruption to other owners/guests and handle any complaints related to the on-going project. This person in charge of the project should be known by and maintain continuous contact with the Seascape property Caretaker and Board Members in order to be advised of any issues that arise.

SWIMMING POOL/HOT TUB: Please observe posted rules.

- Pool hours: 8:00 A.M. until 9:00 P.M.
- No lifeguard on duty. Use of pool is at your own risk.
- Children under 12 and non-swimmers **MUST** be accompanied by a competent swimmer.
- Babies who are not toilet trained are permitted in the pool only if they are wearing waterproof diapers designed for this purpose. A supply of various sizes of such
- diapers will be kept in the poolside restroom facility.
- Children under 12 years of age are NOT permitted in the hot tub.*
- No diving, running, rough play, ball/frisbee playing or excessive noise is allowed in the pool area.

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- Glass containers are not allowed. * Beverages in non-breakable containers are permitted at poolside.
- No pets in pool area. *
- Pool furniture may not be removed from the pool area
- ONLY maintenance personnel are permitted to adjust pool or hot tub temperature controls.

- *By order of Lee County Health Department.

- **Sanibel, FL law requires that beach/lounge chairs are not allowed to be left on/around the beach area overnight. Therefore, the lounges owned by the Association are permanently located in a legally acceptable area and not to be removed to the beach area by any resident, guest or tenant.

TENNIS COURT:

- Use of court limited to owners and owner's guests.
- Hours: 8:00 A.M. until dark.
- Court time limited to 1 hour per singles session or 1-1/2 Hours per doubles session, unless there is no waiting line.
- In "season", please sign up in advance on reservation schedule at court gate.
- No street shoes allowed.
- Always lock gate when finished playing.
- If squeegee is used, please hang up same to prevent unevenness.

Revised: April 4, 2011

Seascape Board of Directors