

# GENERAL RULES

## SEABRIDGE SOUTH CONDOMINIUM

### 1 - LEAVING A CONDO UNIT EMPTY:

1 - Water and hot water heater should be turned off – main water shut-off is located behind the hot water heater.

2 - Air conditioner should be left at 78 degrees to prevent mold.

3 - Blinds should be adjusted so that a small amount of sunlight may enter.

4 - All walkways and balconies should be left cleared.

2 - Bicycles are prohibited from use or storage on any walkways including balconies.

3- Storage and use of grills is prohibited on walkways and balconies.

4 - All signs are prohibited from being placed anywhere that can be seen from the outside of the building.

5 - Tenants are required to have pets on a leash, clean up after them and walk them only in designated areas. Only one pet is allowed per condo and it must be 30 pounds or less.

6 - Garbage must be put in plastic disposable bags and properly tied before placing it in the chute or dumpster.

7 - Recycle items must be deposited in the designated container located on the west side of the property. Hazardous waste items must be disposed of off-site. Call the Management Company or Waste Management for proper handling.

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Hazardous waste is paint, etc. Oversize items can be disposed of by Waste Management for \$15.00. Call the Management Company for arrangements first.

8 - All outdoor drying of clothes and towels by line, rack, balcony wall, railing or otherwise is prohibited.

### **9 - DOORS:**

1 - All doors must be white and unadorned. They should be painted as needed by owner.

2 - Storm doors keep door from deteriorating and are recommended.

3 - Storm doors in disrepair should be repaired or replaced for safety reasons.

4 - Storm doors should be white and unadorned and similar to what is already present.

5 - Management should notify owners of problems when necessary.

### **10 - SHUTTERS:**

1 - Shutters should be white and unadorned and should roll up and down.

2 - Please check with a Board Member or Management if unsure of details.

3 - Shutters should be checked by owners and painted as necessary.

4 - Storm shutters can be on windows and doors only – no shutters are allowed at railings.

5 - No storm shutters at sliding doors unless cleared by Board, Management or Restoration Contractor. Sliding doors are wind and storm coded therefore shutters are not necessary.

### **11 - WINDOWS:**

All screens should be in good repair. Daytona Screens has been able to replace screens.

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### **12 - BALCONIES:**

1 - Outdoor furniture, plants and small decorations are the only items allowed on balcony - Chairs and Tables cannot have metal feet - if metal they must have plastic or other non-metal bases on them because of the Cathodic treatment in the decks and walkways

2 - All items should be placed inside the unit if the unit is unoccupied.

3 - All plants must have dishes under them to avoid water problems.

4 - Water should not run off the balcony and down onto balconies below.

5 - No tiles or carpet is allowed to be installed on balconies due to the Cathodic treatment.

6 - No painting, coatings or coverings at all are allowed to be put on the balconies.

### **13 - WALKWAYS AND LANDINGS:**

1 - For the safety of residents and the protection of firemen and their equipment all walkways and elevator landings must be clear of furniture and plants.

2 - Mats and small chairs must be removed from walkway if the unit is unoccupied at any time.

3 - There should be no towels or beach items or storage items on balcony, rails or walkways at any time.

### **14 - DISH ANTENNAS:**

1 - Dish antennas cannot be attached to the deck or railing.