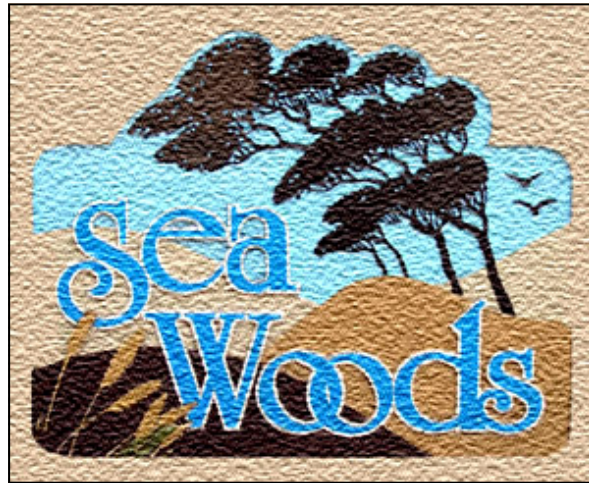


SEA WOODS HOMEOWNERS ASSOCIATION, INC.

OWNERS MANUAL



Welcome to Sea Woods. As an owner in this subdivision, you, your families and guests have the use of more than 50 acres of beautiful walking areas, pools, tennis, handball and shuffleboard courts, fitness and clubhouse facilities. Your cooperation is essential to maintain these facilities; please report promptly to the management office, any item which may not be up to standard. Please comply with our Rules and Regulations, and insist that your families, guests and renters do the same.

Issued:

December 1994

Revised and Reissued:

*April 1998, June 2000, March 2002,
May 2004, July 2006, August 2010*

Property Manager's Office
4309 Sea Mist Drive ♦ New Smyrna Beach FL 32169
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LISTING OF SEA WOODS ASSOCIATIONS

Sea Woods Homeowners Association, Inc. (The Umbrella Association)	353 Units
Sea Mist Court Condominium Association, Inc.	30 Units
Sea Mist Villas Condominium Association, Inc.	53 Units
Sea Woods Condominium Association No.1, Inc.	72 Units
Sea Woods Club Villas One Condominium Association, Inc.	36 Units
The Verandas at Sea Woods Condominium Association Inc.	80 Units
Sea Woods Zero Lot Line Homeowners Association	82 Units

Listing of ARB Specifications (see Page 4 Article 2.2):

1. Roofing Repairs and Roof Shingles.
2. Exterior Paint
3. Concrete Coatings.
4. Plastic Roofing Materials.
5. Hurricane Shutters.
6. Signs.
7. Exterior Colors other than Specification #2 (doors, ventilation louvers, etc.).
8. Use of railroad ties.
- 8A. Use of Stone Blocks (bricks) as Replacement for Railroad Tie Retaining Walls and Borders.
9. Installation of Antennas and Satellite Dish Systems.
10. Skylights and Sun Tunnels.
11. Replacement of Exterior Door for Zero Lot Line Homes.
12. Replacement Windows and New Windows.

Listing of ARB Forms:

ARB Form #1	Owner's Request For Approval
ARB Form #2A	ARB <u>Approval</u> of Owner's Request.
ARB Form #2B	ARB <u>Disapproval</u> of Owner's Request.
ARB Form #3	ARB Case File Checklist.

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Note: Copies of above Specifications, and Forms #1 and #IA are available at the Property Manager's office.

SEA WOODS HOMEOWNERS ASSOCIATION, INC.

OWNERS MANUAL

This manual is issued to advise all owners of Sea Woods properties, of the RULES AND REGULATIONS which govern our subdivision; these requirements are established in the "documents" which were approved at the time Sea Woods was built. This manual is intended to set forth the basic and most important of the contents of the "documents", and the Rules and Regulations which have been adopted by the Board of Directors of the Sea Woods Homeowners Association, so that orderly compliance can allow all Sea Woods owners/residents to share equally in the use of the facilities and amenities.

There are established Rules and Regulations for the various amenities; these are printed at the end of this manual; please read them and make sure you, your families and guests read and comply with them. Specific Rules and Regulations are as follows:

Pools
Tennis Courts
Fitness Room
Clubhouse/Clubroom Use Policy

Please note that the use of all of the amenities is specifically based upon the following policy:

1. Use only by owners and renters and their guests.
2. Owners must be in reside in their Sea Woods unit (be in possession), in order to use the Sea Woods amenities.
3. Owners, tenants and their guests usage limited to six.
(two owner tags and four guest tags in each unit)
4. Owners, tenants and their guests must display proper ID tags to use the facilities.
5. Pool parties are not permitted at any time.
6. Use of Sea Woods facilities is not permitted at any time by any outside group.
7. No parking is permitted on the grass anywhere in Sea Woods.

A brief synopsis of the basic and most important sections of the corporate "documents" follows; these are the portions you are most likely to encounter on a day to day basis; for further details, please refer to your copy of the documents for the specific provision:

A. Covenants & Restrictions:

Article 2.1: All Sea Woods units shall only be used for single-family residential purposes.

2.2: The Architectural Review Board" (ARB) must approve all construction, modification or any exterior change to any unit, grounds and "structures" surrounding your unit. After ARB approval is obtained, you may also need a municipal building permit; check with city hall before starting any construction.

2.6 Temporary structures (trailer, house trailer, mobile home, camper, tent, shack, tree house, garage, barn, etc.) are not permitted.

2.7 No parking on the street overnight, or for a continuous period in excess of 10 hours.

2.8 a. No parking on any lot in Sea Woods for a period in excess of 48 hours for a boat, boat and trailer, recreational vehicle, camper, motorized home, house trailer or other trailer.

b. No parking on any street or lot in Sea Woods for any period of time for any truck over 3/4 ton or other commercial vehicle

2.9 a. No livestock, poultry or animals of any kind are permitted, except dogs, cats or other domesticated household pets, which cannot be kept, bred or maintained for any commercial purpose.

b. New Smyrna Beach ordinance requires pets to be leashed, and all droppings are to be picked up and properly disposed of.

(continued on page 5)

(from page 4)

- c. Pets may not constitute any annoyance or nuisance to residents of the area.
- 2.10 Only signs permitted are "for sale" or "for rent", with limitations as stated by the ARB; the ARB must approve all signs (including "for sale" signs in vehicles).
- 2.11 No noxious or offensive activity is permitted.
- 2.12 Properties must be kept clear of unsightly weeds and underbrush.
- 2.13 a. No wall, fence or hedge over six feet in height shall be allowed, unless approved by the ARB.
- b. Only masonry walls, or wood or masonry fences are permitted.
 - c. ARB must approve repair or replacement of walls or fences.
 - d. Walls or fences not permitted forward of the front elevation of the structure.
- 2.17 Primary utility lines are required to be underground.
- 2.18 Trees having a diameter of six inches or more (measured four feet from ground level), may not be removed without approval of the ARB.
- 2.19 Violations of 2.18, will result in the owner being required to replace the tree(s). Legal remedies are established for the Association to enforce this.
- 2.22 a. Air compressors, garbage receptacles, etc. are prohibited in the front yard.
- b. Exposed window air conditioning units are not permitted.

(continued on page 6)

(from page 5)

- c. Exposed rooftop antennas are not permitted.
- d. Individual mailboxes, newspaper boxes, name plates and house numbers shall be as approved by the ARB.
- e. Screen porches shall be in harmony with the unit and must be approved by the ARB before construction is started.

2.23 No owner of any unit may change exterior materials or colors (of the exterior walls or roof) without specific written approval of the ARB.

2.24 Owners shall keep their property maintained. The association may correct deficiencies at the owners expense.

2.25 Each owner agrees to maintain fire and extended coverage casualty insurance of the unit, and to use the proceeds thereof to repair or replace any damage.

2.28 Party walls – the owners of such properties agree to the joint cooperation and maintenance requirements of this provision.

B. By-Laws of the Association

Article II, Section 1. Annual Meeting of the members to be held in February of each year.

Section 3. Special meetings of the membership may be called by the President or by a majority of the Board of Directors or upon a written request by 25% of the members.

(continued on page 7)

(from page 6)

Section 4. Membership voting: each member is entitled to one vote per unit.

Section 5. Member is in "good standing" if all assessments are paid, and is in compliance with all of the Covenants and Restrictions.

Article III, Section 1. Corporate business shall be managed by the Board of Directors, consisting of at least 5 members.

Section 4. Directors are elected by the membership.

Section 9, 10. Notice of Board of Directors meetings are posted at least 48 hours prior to the meeting, except in emergencies.

Article VI, Section 1. All Directors serve without compensation.

Article X, Section 2. Members are financially responsible to the Association for failure to comply with the Covenants and Restrictions, and for damage caused to the common property by the member, their households, agent, guest or renters.

In the event legal remedies may become necessary, the Association is entitled to recover in said actions, any and all court fees and costs incurred by it, together with reasonable attorney's fees, against any person violating the Rules and Regulation of the Association.

(C & R 504)

**FOR YOUR SAFETY AND ENJOYMENT PLEASE ABIDE BY THE FOLLOWING:
POOL RULES AND REGULATIONS**

AUGUST 14, 1992, Revised 9/15/2003

SEA WOODS HOMEOWNERS ASSOCIATION, INC.

ALL PERSONS USING THE POOLS AT SEA WOODS DO SO AT THEIR OWN RISK
NO LIFEGUARD IS ON DUTY

- 1. VISIBLE ID TAGS ARE REQUIRED.**
- 2. POOL HOURS SUBJECT TO SEASON (CHECK SIGNS).**
- 3. SHOWER BEFORE ENTERING POOL.**
- 4. CHILDREN UNDER 12 MUST BE ACCOMPANIED BY AN ADULT AT ALL TIMES.**
- 5. NO RUNNING, DIVING, JUMPING OR HORSEPIAY NEAR OR IN THE POOL.**
- 6. FLOATS, RAFTS, AND THROWING FRISBEES OR OBJECTS OF ANY KIND ARE FORBIDDEN.**
- 7. EARPHONE SOUND SYSTEMS ONLY.**
- 8. NO DRINKS WITHIN SIX (6) FEET OF THE POOL.**
- 9. FOOD IS ALLOWED IN DESIGNATED TABLE AREAS ONLY.**
- 10. NO GLASS CONTAINERS.**
- 11. NO PETS.**
- 12. PROPER SWIMMING ATTIRE IS REQUIRED**
- 13. CHILDREN AND INFANTS WHO ARE NOT TOILET TRAINED, MUST USE "SWIM DIAPERS".**
- 14. RESERVATION OF POOL FURNITURE NOT PERMITTED.**

IN CASE OF EMERGENCY: USE 911 EMERGENCY PHONE-NO COIN NEEDED

FOR YOUR SAFETY AND ENJOYMENT PLEASE ABIDE BY THE FOLLOWING:

TENNIS RULES AND REGULATIONS

AUGUST 18, 1997

SEA WOODS HOMEOWNERS ASSOCIATION, INC.

ALL PERSONS USING THE TENNIS COURTS DO SO AT THEIR OWN RISK

PLAYING HOURS ARE FROM 7:00 AM UNTIL 10:00 PM

- 1. ALL PLAYERS MUST HAVE VISIBLE ID TAGS. PLAY IS LIMITED TO OWNERS, TENANTS AND THEIR GUESTS.**
- 2. PREVIOUS DAYS RESERVATIONS MAY NOT BE ERASED BEFORE 8:00 AM THE FOLLOWING DAY.**
- 3. ONE AND ONE HALF HOURS OF PLAY PER DAY PER UNIT. FIRST COME, FIRST SERVE ON ANY UNRESERVED 1 1/2 HOUR TIME FRAMES.**
- 4. PLAYERS MAY NOT SIGN UP IN SEQUENCE TO ALLOW MORE THAN ONE PERIOD OF CONTINUOUS PLAY.**
- 5. ALL PLAYERS MUST WEAR APPROPRIATE TENNIS ATTIRE AT ALL TIMES. NO BIKINIS, BARE CHESTS, STREET SHOES OR RUNNING SHOES ALLOWED.**
- 6. CHILDREN UNDER 12 MUST BE ACCOMPANIED BY AN ADULT AT ALL TIMES (18 YEARS OF AGE).**
- 7. NO CARELESS OR INTENTIONAL SLAMMING OF BALLS AGAINST FENCES, SCREENS OR NETS. NO THROWING OF RACKETS OR OTHER EQUIPMENT.**
- 8. NO CHAIRS, STOOLS OR OTHER SUCH ITEMS MAY BE TAKEN INTO THE PLAYING AREA.**
- 9. ABSOLUTELY NO SKATEBOARDS, SKATES, ROLLER BLADES OR THE LIKE, BICYCLES OR PETS OF ANY KIND ARE EVER TO BE ON THE COURTS**

IN CASE OF EMERGENCY: USE 911 EMERGENCY PHONE-NO COIN NEEDED

FOR YOUR SAFETY AND ENJOYMENT PLEASE ABIDE BY THE FOLLOWING:

FITNESS ROOM RULES AND REGULATIONS

AUGUST 14, 1992

SEA WOODS HOMEOWNERS ASSOCIATION, INC.

ALL PERSONS USING THE FITNESS ROOM DO SO AT THEIR OWN RISK.
NO ATTENDANT IS ON DUTY

- 1) VISIBLE ID TAGS ARE REQUIRED.**
 - 2) CONSULT YOUR DOCTOR BEFORE STARTING ANY EXERCISE PROGRAM.**
- SEA WOODS HOA PROVIDES NO SUPERVISION AND SHALL HAVE NO RESPONSIBILITY OR LIABILITY FOR INJURIES SUSTAINED.**
- 3) PLEASE READ INSTRUCTION CHART FOR EACH MACHINE BEFORE BEGINNING WORK-OUT ON THAT MACHINE TO INSURE PROPER USE AND MAXIMUM HEALTH BENEFITS.**
 - 4) CHILDREN UNDER THE AGE OF 14 ARE NOT PERMITTED IN THE FITNESS CENTER.**
 - 5) PROPER WORK-OUT CLOTHING IS REQUIRED. SHIRTS, PANTS & SHOES ARE REQUIRED. NO WET BATHING SUITS PERMITTED.**
 - 6) DO NOT ALLOW WEIGHTS TO DROP. LACK OF CONTROL MAY INDICATE TOO MUCH WEIGHT.**
 - 7) PLEASE WIPE DOWN SEAT AND BACKREST WITH YOUR TOWEL AFTER USE. PLACE ENDS OF SEAT BELT ACROSS SEAT.**
 - 8) EARPHONE SOUND SYSTEMS ONLY.**
 - 9) NO FOOD OR DRINK.**
 - 10) NO SMOKING.**

IN CASE OF EMERGENCY: USE 911 EMERGENCY PHONE-NO COIN NEEDED

CLUBHOUSE/CLUBROOM USE POLICY

JULY 30, 1992

- 1. USE BY OWNERS AND RENTERS ONLY, BY RESERVATION IN ADVANCE, THROUGH THE PROPERTY MANAGER'S OFFICE.**
- 2. OWNERS WHO WISH TO RESERVE PREMISES MUST BE CONSIDERED IN RESIDENCE IN SEA WOODS (IN POSSESSION OF HIS OR HER UNIT) ON THE DATE OF THE FUNCTION, IN ORDER TO RESERVE.**
- 3. RESERVER MUST AGREE IN WRITING TO A NUMBER OF CONDITIONS GOVERNING THE USE OF THE PREMISES.**

POLICE—FIRE—AMBULANCE

EMERGENCY

USE 911 EMERGENCY PHONE

(NO COIN NEEDED)

ADDENDUM TO HOMEOWNERS ASSOCIATION MANUAL

FOR OWNERS OF SEA WOODS CONDOMINIUM UNITS
(Covers Condominium, Veranda and Villa Units)

In addition to the initial portion of this manual, the following items apply specifically to the Sea Woods Condominium owners:

- 1. No owner may paint or otherwise change the outside appearance of the condominium or walkway thereto.**
- 2. Walks, parking areas, and landscaping within the condominium area are the responsibility of the Condominium Association.**
- 3. Nothing may be hung, displayed or placed on exterior walls, railings, doors, or windows without written consent of the Board of Directors of the Condominium Association.**
- 4. No clotheslines or similar devices may be placed on patios, porches, railings, deck or front entry porticoes.**
- 5. Any outside alterations must be approved by: 1. The Condominium Association Board of Directors, and, 2. The Sea Woods Architectural Review Board, in advance of any construction.**
- 6. Nuisances or any use or practice which is a source of annoyance to residents is not permitted.**
- 7. Annual meetings of the Condominium Associations are scheduled as follows:**

Sea Mist Court Condominium Association, Inc.	March
Sea Mist Villas Condominium Association, Inc.	March
Sea Woods Condominium Association No 1, Inc.	October
Sea Woods Club Villas One Condominium Association, Inc.	March
The Verandas at Sea Woods Condominium Association, Inc.	April

Condominium unit owners should consult their Association documents for full details relating to their Condominium Association.