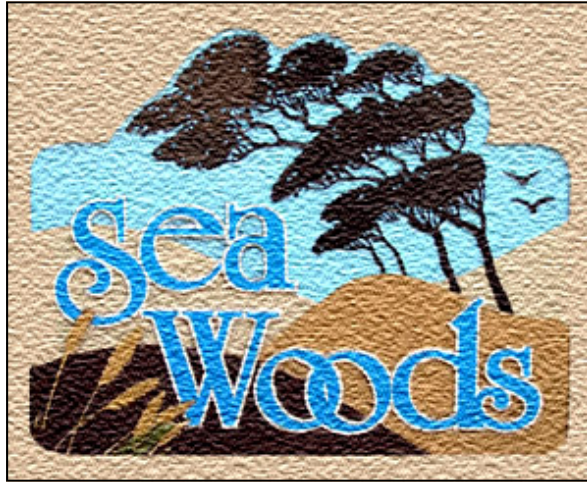


SEA WOODS HOMEOWNERS ASSOCIATION, INC.

RULES AND REGULATIONS FOR RENTERS



Welcome to Sea Woods. As a renter 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*

Property Manager's Office
4309 Sea Mist Drive ♦ New Smyrna Beach FL 32169
Phone: 386-423-6214
Fax: 386-424-6986
E-mail: seawoods@cfl.rr.com

There are established Rules and Regulation for use of the various Sea Woods amenities; these are printed in this booklet; please read them and make sure you and everyone in your party complies with them.

Specific Rules and Regulations are as follows:

Pools
Tennis Courts
Fitness Room
Clubhouse/Cardroom 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, tenants and their guests usage limited to six per unit.
3. Owners, tenants and their guests must display proper ID tags to use the facilities.
4. Pool parties are not permitted at any time.
5. Use of Sea Woods facilities is **not** permitted at **any** time by outside group.
6. All Sea Woods units shall only be used for single-family residential purposes.
7. Temporary structures (trailer, house trailer, mobile home, camper, tent, shack, treehouse, garage, barn, etc) are not permitted.
8. No parking on the street overnight, or for a continuous period in excess of ten hours.
9. 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.

(continued on page 3)

(from page 2)

10. No parking on any street or lot in Sea Woods for any period of time for any commercial vehicle or truck over 3/4 ton.
11. 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.
12. If your rental agreement allows you to have a pet in your unit, you are expected to comply with the New Smyrna Beach ordinance which requires all pets to be leashed and all droppings are to be picked up and properly disposed of.
13. Pets may not constitute any annoyance or nuisance to residents of the area.
14. No parking is permitted on the grass anywhere in Sea Woods.

**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. 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)