

Seawinds Condominium Association



Rules and Regulations

The Seawinds Condominium Association welcomes owners and their guests to the Seawinds. It is the private and personal home of owners who love the Seawinds and its beautiful beach in Ormond by the Sea. The Seawinds is not a hotel, time share or public resort. Many owners along with members of the Board live here year around and keep a loving and caring eye on the Seawinds. We encourage everyone to enjoy its wonderful beach location and to be considerate of other owners and occupants.

Please help us maintain the quiet, relaxing atmosphere, which attracts all of us to this special place by the sea.

No Smoking in any of the enclosed common areas of the condominium complex.

Quiet Hours: 10 P.M. to 8 A.M. Excessive noise from audio equipment or other sources is prohibited at all times.

Occupancy Limits are strictly Enforced: Please Note: Fire Code NFPA101 restricts occupancy to:

NO more than 6 people maximum (including children) per unit--or less if so specified in a Rental Contract or by owner.

Many owners allow no more than 4. Failure to comply will result in guest removal and/or loss of deposit and rental monies.

Guests are not permitted to invite any additional guests to reside at the Seawinds or to use any of the Seawinds facilities including the pool and pool area. Please arrange to meet other friends or family right at the beach.

Pool Use: Pool hours are from 8:00AM to 10:00PM. Please observe all posted Pool Regulations. No Life Guard is on Duty. The use of the Seawind's pool is only for the use of owners and their registered guests. Children under 14 must be with parents. **Please dry off completely BEFORE entering the lobby and elevator to avoid accidents from slippery floors.**

Shoes are required in lobby and elevator. No Bare Feet.

Parking: Only one vehicle in designated underground garage space. Additional vehicles may be parked on main level. Trailers, boats, large trucks are not allowed in either location at any time and will be towed at the owner's expense. All Rental Guests must display a **Parking Pass** on dash when parked at the Seawinds and return them to the unit at departure.

Balconies/Walkways: No Cooking or grilling. **Do not hang towels/wet suits from railings.** Do not flick ashes, cigarettes or other debris over balcony. All walkways must be kept clear of personal property per Fire Code.

Pets: Must be on leash at all times. Pets over 30 lbs are not allowed on the premises. No Pets in Pool area or on beach. **NO** Skateboarding, roller blading, bicycling, ball playing or roughhousing on premises.

Please Do NOT Soil elevator doors/walls with hands or feet.

Trash: Refuse must be in tied plastic bags prior to disposal in chute. Recycle containers are near elevators-at garage level. Large items, boxes, must be taken directly to the trash dumpsters near the street in the front of the building.

Posted Regulations: Everyone must observe the **Seawinds Rules and Regulations and Pool Rules**

These are posted in the lobby, elevator, at the pool and displayed within the units. (See also **Pool Rules**)

Note: Guests who fail to comply with posted regulations and any local, county or state ordinances will be asked to vacate the Seawinds upon notification by the unit owner, rental agent, Board member or Managing agent. **Rental guests may also forfeit part or all of their damage deposits and rental fees for violations of their Rental Agreements which require compliance with the Seawind's Rules and Regulations and Occupancy limits.**

Anyone observing unruly guests or any violations of Regulations, call manager, Adriana Hollander, at: **386 673-0014.**

*We thank you for treating the Seawinds as your home and not a hotel.
We wish you all a very pleasant and relaxing time by the sea.*