



16401 PERDIDO KEY DRIVE • PENSACOLA, FL 32507 • 850.492.0822 (OFFICE) • 850.748.5528 (MOBILE)

GENERAL RULES

Condominium facilities are provided solely for the use of the unit owners, their guests, and resident renters. All rules apply to every owner, guest, and renter unless otherwise noted. The Rules noted herein are designed to protect everyone's safety, comfort, and pleasure and to preserve all facilities and equipment at the Seafarer.

- Rental occupancy is restricted to eight (8) occupants in three bedroom units and six (6) occupants in two bedroom units.
- Renters and guests of owners are NOT allowed to keep pets of any kind. Owners' pets must be on leash when out of doors and must be taken to designated pet areas only (e.g., north side of the wooden fence fronting Perdido Key Drive).
- Owners must notify the Seafarer Office prior to the arrival of their guests using the Guest Notification Form. ***All guests must be registered.***
- Walk-in guests are not permitted access to the facilities, common elements, or grounds. Only those guests visiting or staying in owners' units are allowed access to these areas.
- Owners are responsible for the action and behavior of their guests.
- No grilling is allowed by from balconies. All grilling by must be done on grills that are provided on the north-east property. Exception: Owners, guests, and renters of first floor units may grill using any type of grill as long as grills are kept 10' from the building.
- Units rented through the association must be professionally cleaned prior to renter check-in.
- No bathing suits, clothing, or towels are allowed on balcony railings.
- Throwing or dropping items and/or debris (trash, cans, cigarette butts) from balconies is strictly prohibited.
- Skate boards are not allowed on walkways, in the parking area or on the tennis courts.
- No loud radios, televisions, or other excessive noise is allowed at any time.
- No one is allowed on the sand dunes. Please use the wooden walkways for beach access.
- Children are not allowed to play in the elevators or to operate them unnecessarily. Parents are asked to strictly enforce this rule. Parents will be billed for elevator repair calls caused by children disregarding this rule.
- No boats and/or boat trailers are allowed in the parking lot. All boats must be parked in the boat storage area located near the boat launch (see boating rules below).
- Walkways and stairwells must be kept clear to insure free access at all times and in order to comply with fire regulations.
- No running on walkways.
- Recreational vehicles kept in the parking lot may not be used for cooking, eating, or sleeping.
- Storeroom regulations adopted by the Board of Directors in 1982 remain in effect. See manager for details.
- Recreation Room closing hour is 10:00 p.m., or at the discretion of the manager.

POOL RULES

NO LIFEGUARD IS ON DUTY. . . SWIM AT YOUR OWN RISK.
ALL CHILDREN MUST BE ACCOMPANIED BY A CAPABLE ADULT.
PARENTS ARE RESPONSIBLE FOR THE CONDUCT AND SAFETY OF THEIR CHILDREN.

- Pool hours are from 8:00 a.m. to 10:00 p.m.
- Please observe the following rules (strictly enforced):
 - No floats in the pool.
 - No food or drinks in the pool or on the pool apron.
 - No glass containers in the pool area.
 - No horseplay or excessive noise.
 - Do not sit, play, or unhook the float line (Florida Law).
 - Do not move pool tables or umbrellas. Reposition chairs and lounges before leaving pool area.
- Items left in the pool area will be stored on the Batson Room porch and discarded after one week.

BOATING RULES

- Boating facilities (launch, docks, pavilions) are for the exclusive use of Seafarer owners and resident renters.
- All Seafarer owners, guests, and renters must register their boats with the manager. Any unregistered boat may be moved at its owner's risk and expense.
- Combination to the boating facility lock is kept in the manager's office. Please keep the boating road gate locked at all times and return keys when finished.
- A limited number of pens are available to owners for boat/trailer storage. An annual fee of \$200/\$250, payable in advance, is intended to offset, over time, the expense of fencing, lighting, and limited maintenance. The user must pay the annual fee, and provide a key to the manager, before a pen is assigned. Pen users are responsible for any damage resulting from their use of the pen.
- Do not block other pens, the boat wash down area (between ramp and board walk), or ramp with your vehicle or trailer. No "in water" storage is allowed. No storage is allowed in the Seafarer parking lot.
- Wash down the fish cleaning station after use. Florida law prohibits disposal of fish carcasses in Old River.
- Please keep the dock area clean. Coil all lines and hoses. Turn off water and lights after use. Do not put left-over bait or fish carcasses in the trash receptacle, i.e., take them to the dumpster.
- All children must be accompanied by a capable adult. No running or horseplay allowed on the dock.
- All swimming and other activities on or around the dock are at your own risk. Diving from the dock is prohibited.
- All mooring lines must be 3/8ths inch or larger, and in good repair (no ski ropes allowed for mooring). Boat owners are responsible for any damage their boat may cause to the dock or other vessels.
- Do not start or run boat engines in shallow water (Florida law).
- No unit owner, guest, or renter, may authorize the discretionary use of the marina facilities by non-owners.
- Unauthorized boats using Seafarer dock will be moved at boat owner's risk and expense.
- Taking crabs from crab traps by unauthorized persons is against the law.
- Turn off lights and check hoses before leaving area.

TENNIS AND BASKETBALL COURT RULES

- Courts are for exclusive use of Seafarer owners and resident renters.
- Keys to the tennis and basketball facility are in the manager's office. Please keep the road gate locked at all times and return the keys when finished.
- All players must wear *white* or *non-marking* sole tennis shoes.
- Lights are controlled by a timer. . .turn off when play is completed.
- Limit play to one (1) hour if others are waiting.
- No glassware in the court area.
- No pets in the court area.
- No skates or skateboards in the court area.
- All children must be accompanied by a responsible adult.

BATSON ROOM (REC ROOM) RULES

- Use of the Batson Room by groups must be scheduled in advance with manager by a responsible adult.
- Room must be left in clean condition- this includes emptying trash, wiping tables, cleaning kitchen area and bathrooms, sweeping floor, etc. A cleaning fee will be charged for non-compliance.
- Access to rest rooms and ice machine may not be restricted prior to, or during use.
- Items left in the Batson Room area (lost and found) will be discarded after one week.

GRILLING

- Grilling area for owners, guests, and renters is located on the northeast corner of the property. Exception: Owners, guests, and renters of first floor units may grill using any type of grill as long as grills are kept 10' from the building. Keep grills away from lawn surface (to prevent scorching the grass). Do not discard ashes on lawn, in shrub beds or dunes. No grilling on walkways.
- Leave grilling area clean. Do not discard ashes on the lawn, in shrub beds or in grilling area.
- Owners are allowed to grill from their balconies using *electric* grills only. Gas and charcoal grills (i.e., open flames) may not be used on balconies. Exception: Owners, guests, and renters of first floor units may grill using any type of grill. Keep grills away from lawn surface (to prevent scorching the grass). Do not discard ashes on lawn, in shrub beds or dunes.
- Outdoor frying is allowed only in the grilling area (northeast property). Keep grease off the brick pavers.
- Always be mindful of how the smoke affects your neighbors.

PAVILIONS

- No cooking or grilling in the pavilion area. Grills are provided on the northeast property.
- Leave pavilion area clean- discard trash, clean tables, straighten chairs, turn off lights.

PRIOR TO ARRIVAL

- All owners must notify the Seafarer Office of planned arrival(s) of family and guests using the Guest Registration Form. A copy of the form can be found on the condo website- www.seafarercondo.org

UPON ARRIVAL

- Rental check in time is 3:00 p.m.
- All renters must check in and pick up keys from the manager's office.
- All owners and/or guests should inform Manager's Office of their arrival as soon as possible. This courtesy enables management to monitor unauthorized use of all condominiums.

DURING YOUR STAY

- Please respect owners and renters by reading and obeying rules.
- Please keep all towels and linens washed during your stay (except those used on your last day).

PRIOR TO DEPARTURE

- Rental check out time is 10:00 a.m. (strictly enforced)
- Owners and guests should notify office of planned departure time, if cleaning is required, and who is responsible for cleaning payment.
- For health and sanitary reasons, please do not leave dirty dishes. Take all trash and garbage to the dumpster.
- Check that all towels and linens are cleaned (except those used on your last day)
- Check to insure that all lights are off and that all windows and exterior doors are closed.
- Set thermostat to 78° (in air conditioning mode) or 65° (in heating mode).
- Lock unit, return keys and check out with manager.
- Rental units will be inspected by manager upon checkout.

VIOLATIONS

Violators of condominium rules are subject to a fine of \$100.00 per occurrence not to exceed \$1,000 prior to a hearing by a committee of unit owners (i.e., non-board members).

SEAFARER “GOOD NEIGHBOR” STANDARDS

In the interest of harmony and maintaining the Seafarer's unique quality of living, the following standards have been adopted by the Board of Directors

- Window treatments are to be white or off-white in order to maintain a uniform exterior appearance.
- No bathing suits, clothing, towels, rugs, etc., are allowed on balcony railings.
- Owners are encouraged to respect other owners “above and below” their unit. Area rugs on hard floor surfaces, felt tabs on chairs, tables, and cabinet doors are examples of noise reducing devices. Activities, repair projects, furniture moving should be done during “work day hours.” Plumbing fixtures, drains on sinks toilets, tubs, air conditioning units should be inspected regularly and repaired as needed.
- Keep walkway outside your unit clean; not just in front of your door but for the full east-west stretch of your unit.
- Storage closets are to be shared by owners in a considerate fashion; i.e., only a fair proportion of space should be used. Items should be marked with the owners unit number.
- Grounds, dock, and pool rules established by the Board of Directors are to be obeyed.
- Any changes to the exterior of the building must have board approval. Replacement of storm doors, sliding glass doors, windows, and window screens are to be cleared through the manager to insure uniformity of style, color, and appearance.
- Owners will be billed for repair work provided by the manager and staff. Rates for standard tasks will be established by the manager.
- Flag holders mounted on balcony railings should be attached via boards and in accordance with Seafarer standards (see manager). No flags are to be directly mounted to the concrete structure or metal railings.
- Private balcony tile installations shall be done without adversely affecting the waterproofing of the balcony and patio door sill. This waterproofing is important to the protection of structural support components. Contact the manager for guidance.
- Roof mounted air conditioning work is to be done by authorized service companies. Roof doors will remain locked in order to prevent unauthorized access and to insure the roof remains undamaged. Repairmen will need to obtain the roof access key from the manager. The manager will inspect the work, and area, before signing the repair invoice.
- Owners and guests must grill in the designated areas on the northeast property near the dumpster. No grilling is permitted from balconies. Grilling is allowed by ground floor unit owners as long as grills are 10’ from the building. Empty cold ashes in dumpster- not on lawn, parking lot, or common areas. Be sure to clean area when finished.