



RULES & REGULATIONS

Pets: The ability to keep pets is a privilege, not a right, and the Board of Directors is empowered to order and enforce the removal of any pet that becomes an unreasonable annoyance to another resident.

- Guests and/or tenants are not allowed to bring pets on Seapoint property.
- No more than Two (2) domesticated household pets (cats or dogs) under 30 pounds or One (1) dog under 50 pounds may be kept by unit owners.
- Pets must be carried under the owner's arm or short leashed and under control at all times when outside a unit.
- Pets are not permitted in the main lobby, club room, exercise room and the decks adjacent to the pool & spa.
- Owners with garages on the main level may access the elevator lobby through the upper west side entrance.

1. Service Animals: The Americans with Disability Act (ADA) Title II and Title III as well as Florida Statute 413.08 as of January 2021 identifies Service Animals as the following:

- Service animal means an animal that is trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. Examples of such tasks include guiding people who are blind, alerting people who are deaf, pulling a wheelchair or performing other duties.
- The work or task a dog has been trained to provide must be directly related to the person's disability. Service Animals are limited to dogs.
- An individual with a disability who has a service animal or who obtains a service animal is entitled to full and equal access to all housing accommodation provided for in this section, and such individual may not be required to pay extra compensation for such animal. However, such an individual is liable for any damage done to the premises or to another individual on the premises by the animal.
- The crime-deterrent effect of an animal's presence and the provision of emotional support, well-being, comfort, or companionship do not constitute work or tasks for purposes of this definition. A housing accommodation will require proof of "Service Animal" training along with ADA required medical documentation and vaccination requirements.

A letter from a doctor that states a person has a disability and needs an emotional support animal does not qualify the animal as a "Service Animal".

2. Emotional Support Animal: The Fair Housing Act (FHA) identifies an Emotional Support Animal as animals commonly kept in households that can do work, perform tasks, provide assistance, or provide emotional support for a person with physical or mental impairment that substantially limits at least one major life activity or bodily function.

Emotional Support Animals that exceed the Pet restrictions as defined by 12.6 are subject to a Reasonable Accommodations Request to be submitted to the association as well as legal council for approval.

The reasonable accommodation request will require the following to be submitted to the association at least 30 days prior to occupancy:

- A statement from the current health care provider indicating name, address, license, length of time they have been treating the requestor, qualifications to diagnose and treat relevant symptoms that the ESA alleviates, and duration of time ESA will be needed by requestor.
- Veterinary records indicating breed, weight, and confirmation that the ESA is current on all vaccinations and when the next vaccinations are due.
- The ESA reasonable accommodation shall be submitted to the Board of Director at least 30 days prior to occupancy by resident or resident's guest.

Should the ESA reasonable accommodation request be approved, the owner of the ESA will be required to submit recertification from the health care provider and veterinary records annually.

Recreational Facilities: Use of the common recreational facilities. i.e., Seapoint pool & spa, fitness center, club room, Master Association pool & fitness center and private beach access are for the explicit use of Seapoint owners, lessee's families and guests.

Please see "Guest" section on page three for further definition.

The Recreational Facilities shall be used in such manner as respecting the rights of other unit owners, and the Association or the Master Association, as the case may be, and regulate duration of play and schedule. An adult must supervise minors under the age of 18 at all times.

Pool Rules: Proper attire, shoes, sandals, & cover ups must be worn when going to and coming from the Pool & Spa deck.

- Do not enter lobby level(s) wet, please dry off before entering.
- No lifeguard on duty.
- Infants and toddlers must wear swim diapers.
- Spa temperature is 101-104 degrees*.
**Per Florida Dept. of Health- Infants and children under the age of 12 should not be in spa due to extreme temperature*.*
- Chairs may not be reserved. Unattended items will be removed by staff.
- Please use a towel to cover the lounge cushions.
- Please shower before entering the pool or spa- Shower(s) are located on the main pool deck & ground level.
- All children and young adults under the age of 18 must be accompanied by an adult.
- No glass is allowed on the pool or spa deck- Plastic tumblers are available in the club room.
- No running, ball playing or diving is allowed.
- No pets allowed.

Common Areas: Shoes or sandals and a shirt must be worn inside common areas. All common areas inside and outside the building will be used for their designed purposes and no articles belonging to unit owners shall be kept therein or thereon and such areas shall at all times be kept free of obstruction. No radio, television antenna, wiring, sign, advertisement, notice, object, awning, screen, plastic or glass enclosure shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the

condominium property visible from the exterior of the buildings or common areas without the prior written consent of the Association to maintain uniformity of exterior appearance.

Automated Waste Disposal Chutes: Dispose of trash in securely tied plastic bags. Recyclables must be loose or in paper bags. Boxes larger than a shoe box should either cut up or placed in the ground floor trash room. If you need assistance with large item disposal please call the front desk or manager for assistance.

Guests: Per section 4.10 of the Seapoint Declaration of Condominium A “Guest” is defined as:

“..any person who is not the owner or a lessee or a member of the owner’s or lessee’s family, who is physically present in, or occupies the unit on a temporary basis at the invitation of the owner or other legally permitted occupant, without the payment of consideration”.

Unit owner(s) or Lessee(s) personal staff, permanent or temporary, i.e., cleaning staff, health care staff, personal assistant staff, etc., are not considered “Guests” as they are compensated by the owner/lessee for services. Owner/Lessee personal staff may not use the recreational facilities unless accompanied by the owner or lessee.

Guest occupancy when the owner is present: There are no restrictions on the number of guests, whether related or unrelated to the owner, who may occupy the unit with the owner. Please see the Declaration of Condominium section 12.4 for further information.

Guest occupancy when owner is not present: As stated in Declaration of Condominium section 12.2 Occupancy in Absence of Owner: If the owner and his family who permanently reside with him are absent from the unit and are not occupying it, and the unit has not been leased, the owner may permit his unit to be occupied by his guests only in accordance with the following:

(A) Any one person who is the parent or child of the unit owner or of the unit owner's spouse, if any, may occupy the unit in the absence of the owner for a period not to exceed fifteen (15) days. That person's spouse and children, if any may accompany him. The total number of occasions for occupancy by all guests combined under this paragraph shall be limited to four (4) in any one calendar year, with a maximum aggregate total of sixty (60) days.

(B) House guests not included within section 12.2(A) are permitted for only one (1) family occupancy in the unit owner's absence that the family and its guests consist of no more than four (4) persons. Such guests may stay only one (1) **week**, and the total number of occasions shall be limited to two (2) in each calendar year.

(C) The guests must register with the Manager upon arrival in order to utilize the unit, the recreational facilities and the amenities.

Guest restrictions when the unit is leased: If the unit is leased, there is no restriction for guests if the lessee is occupying the unit. If the lessee is not present, no other persons may occupy the unit in their absence. Please see Declaration of Condominium section 13.4 and 13.5 for further information.

Guest parking: All guests parked on the property will be in assigned areas with properly displayed car passes. Owners with more than two passenger vehicles and vendors/contractors/housekeepers/personal-assistants and or all-day labor are required to park in the over-flow parking area.

Motorcycles, Boats, Commercial trucks, campers and recreational vehicles shall not be parked overnight at Seapoint or on Naples Cay grounds. Bicycles should be parked only in such areas as may be designated for that purpose.

Renovations/Remodeling: All work is required to be contracted through and with a Florida licensed general contractor. Construction within units is allowed between May 15th and October 31st. Normal interior decorating (wallpapering, painting) and regular maintenance may be done throughout the year. All contractors are required to meet with the manager to review the contract, scope of work, license/insurance requirements, and policy and procedures related to construction at Seapoint.

Leasing of Units: A unit owner may lease their residential unit for a minimum term of 180 days, and not more than one time a calendar year, providing all procedures as required in the Declaration of Condominium Section 13 “Leasing of Units” are followed.

Transfer of Unit Ownership: Prior to a unit being marketed publicly for sale the unit owner shall notify the Association of the intention to sell and listing realtor and/or broker, if applicable.

- Prior to the owner’s agent being able to access and show said unit, the owner shall provide a copy of the listing agreement between the owner of record and licensed realtor and/or broker.
- Listing agreement does not need to indicate listing price or compensation, only term of listing agreement and licensed realtor and/or broker.
- In order to maintain a congenial community, the Association shall notify all owners of the upcoming unit being listed publicly for sale and the owner or listing agents contact information. The association will not assist in showing the unit or disclosing listing price.

Transfer or ownership procedures and requirements can be found in the Declaration of Condominium section 14.3 “Procedures”.

Showing Unit for Sale: All clients and/or buyers’ agents/brokers shall be met in the main lobby and escorted by the listing agent at all times while on property.

- The listing agent shall be responsible for opening and closing of unit (i.e., turning on/off water, lights, opening/closing shutters, securing outdoor furniture, etc.,) before and after each showing. The listing agent and/or broker shall be responsible in the event property damage occurs due to negligent action(s) or due to unit being improperly closed.
- Open Houses are not permitted.
- Broker’s open are allowed. Broker’s open will require attendee list be submitted to management at least 48 hours prior. Due to limited parking, all attendees must be transported to Seapoint or park at overflow parking by The Naples Cay Club building. All attendees of brokers open must be met in the main lobby and escorted by listing agent at all times while on property.
- The listing agent will notify the front desk of all showings, time of showing and client(s) name and/or clients buyers’ agent at least two (2)-hours prior to allow front gate access.

Units for sale must be shown by the listing agent during normal business hours, 9am to 5pm Monday through Friday. Evening and/or weekend showings will require management approval.