

Sea Chase Policies, Rules and Regulations

Every member of a rental party is required to check in at the Sea Chase Office (3rd floor) upon arrival. The Office days & hours of operation are: Monday through Friday between 11:00am and 2:00pm. Weekend arrivals must check in on the Monday following their arrival. Each party will receive a copy of this booklet and be instructed that violation of any Rule results in a \$100 fine (per infraction) billed to the unit owner and can result in eviction of the tenant. Failing to register at the first available opportunity is a fineable offense.

Maximum occupancy is two persons per bedroom per unit and infants are to be enumerated in occupancy count.

Each unit is permitted a single parking space located only at the north side of the property. Drivers enter the property through the south entrance only and proceed directly to the north side parking area. The rental driver must present a photo of his vehicle inclusive number board at Sea Chase Office check in. The rental driver will be given a paper to place upon the dashboard at all times the vehicle is parked showing the unit number occupied by the driver's party.

Tenants must abide by instructions given by the Manager at all times.

The luggage cart may only be used for luggage. Groceries, supplies, etc. should be transported in some other manner.

Loud parties, loud music or excessive noise will not be tolerated.

Shoes, along with shirts or cover-ups are required at all times in lobby and elevators.

The pool area and bathroom facilities remain off-limits for any use until renovation work is completed and warning tape removed.

Access to and exit from the beach area is only permitted via the north side property fence gate to and from the north side path adjacent Sea Chase.

Wash sand from feet and body before entering the lobby. There is a water hose on the north side of the building near the vehicle driveway pass through.

Florida law prohibits animals, tents, fires, BBQs, and fireworks on the beach. The Sheriff's Department will be called for anyone igniting fireworks on Sea Chase property.

Be sure to close/lock the lobby doors behind you. Do not prop open the lobby doors.

All trash must be put in plastic bags and tied before being put down the trash chute on each floor. Do not leave any trash or recyclables on the floor in the trash room. If you have something too large to place in the chute, please put it in the large garbage bin available outside of the lobby. The trash room is located on the south side of the building outside the lobby. Please break up all cardboard boxes.

Recycling bins are located in the drive through garage area. DO NOT put trash in recycling bins. Recycle material is commingled in Collier County. **Do not bag recycles in plastic bags.** Check the flyer in the lobby, near the mailboxes, for the approved list. "When in Doubt, Throw it Out".

No open containers of food/beverage are allowed in the lobby area.

Hosing off lanais, causing water to stream down the building side is not allowed.

Towels, clothes, etc. are not to be hung on any outside railings. Balcony and lanais should not be used for hanging or drying clothing, for outdoor cooking, for cleaning of rugs or other household items, for storage of bicycles or other personal property.

Do not leave anything outside your unit door or in the parking areas.

Bicycles must be secured in the parking areas so that they are not blown into parked cars.

When the wind is strong, be careful of the entrance door to your condo. Hold the door carefully so it does not close on you or slam and cause damage to the doorframe.

Guests and tenants are not permitted to keep pets at the condominium. Pets on beaches are not allowed in Collier County.

No smoking in any common area.

Excessive noise after 10:00pm is prohibited.

Destruction of any property in common areas will result in a fine an action for compensation.

Please take care of Sea Chase as you would your own home. Thank you.

I have read the Sea Chase Policies, Rules, and Regulations and will adhere to them as stated. I am aware that the owner of my unit may be fined for my violations of these rules and/or for damages I may cause to the building or grounds.

Contracting Renter's signature: _____

Unit #: _____

Date: _____