



SEAHAWK AT  
PONTE VEDRA LAKES II  
CONDOMINIUM ASSOCIATION, INC.

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**RULES AND REGULATIONS OF  
SEAHAWK AT PONTE VEDRA LAKES II  
A CONDOMINIUM**

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Pursuant to the authority vested in the Board of Directors of SEAHAWK AT PONTE VEDRA LAKES II CONDOMINIUM ASSOCIATION, INC., (the "Association"), the following rules and regulations of Seahawk at Ponte Vedra Lakes II A Condominium ("Condominium") have been adopted by the Board of Directors of the Association (the "Board") to govern the use of the Condominium Property ("Condominium Property") as defined in the Declaration of Condominium.

1. **ENFORCEMENT**. All violations of these rules and regulations shall be reported immediately to a member of the Board, an Association office and./or the management agent. Disagreements regarding the proper interpretation and effect of these rules shall be determined by the Board whose interpretation and remedial action shall be dispositive. In the event that any person, firm or entity subject to these rules and regulations, fails to abide by them, as they are interpreted by the Board, such person, firm or entity shall be liable to be fined by the Association for each such failure to comply or other violation of these rules and regulations. Such fine, which shall not exceed \$25 for each violation, shall be collected by the Association and shall become a part of the Common Surplus of the Condominium. If the Board deems it necessary it may bring action at law or in equity, and the judgment in favor of the Association, the Association shall, in addition, be entitled to recover its costs and attorneys' fees incurred in enforcing these rules and regulations.
2. **USE OF THE COMMON ELEMENTS**. The Common Elements of the Condominium are for the exclusive use of Unit Owners, and their immediate families, lessees, resident house guests and guests, and no other person shall be permitted to use the Common Elements of the Condominium.
3. **NOISE** All noise, including without limitation, talking, singing, television, radio, record player, tape recorder or musical instrument shall be kept at such a volume level that the noise is not audible outside of the boundaries of the Unit in which it originates.
4. **CHILDREN** Children shall not play on or about the Common Elements of the Condominium except under reasonable supervision by a responsible adult.
5. **OBSTRUCTIONS**. There shall be no obstruction or cluttering of the Condominium Property, including, without limitation, sidewalks, driveways, automobile parking spaces, lawns, entrances, stairways, decks, or vestibules, or other Common Elements or areas.
6. **DESTRUCTION OF PROPERTY** There shall be no marking, marring, damaging, destroying, or defacing of any part of the Condominium Property. Unit Owners shall be held responsible for, and shall bear any expense of such damage caused by the Unit Owner, his family, guest, lessee and/or invitees.

7. **TERRACES AND DOORS** Nothing shall be dropped thrown swept, or otherwise expelled from any window, door or terrace. No plants, pots, receptacles or other decorative articles shall be kept, placed, hung or maintained on any ledge or terrace. All loose or movable objects shall be removed from any terrace upon notice of an approaching hurricane or other inclement weather characterized by conditions of high wind. Windows terraced and doors shall not be altered from the condition in which originally constructed, including without limitation alteration by painting, screening, or installation of reflective materials, unless pursuant to the Declaration of Condominium, Articles of Incorporation and Bylaws of the Association.

8. **WINDOW COVERINGS** All window coverings shall have white or off-white liners so as to give uniform appearance to the façade of the condominium buildings. For purposes of assessing fines for violation of this rule, each day during which this rule is violated shall constitute a separate violation of the rules for which a fine may be levied.

9. **DAMAGE TO COMMON ELEMENTS** Unit Owners shall be responsible for, and shall bear any expense of, any damage to the Common Elements caused by moving to or removing from their Unit household furnishings or other objects, or caused by any other deliveries to or from Units by their invitees.

10. **REFUSE** All refuse; waste, bottles, cans, newspaper, magazines and garbage shall be deposited in the covered sanitary containers provided.

11. **SIGNS** No sign, nameplate, signal, advertisement or illumination shall be inscribed or exposed on or at any window, door or terrace without the express prior written consent of the Board of Directors.

12. **KEYS** The Association shall maintain a key to each Unit in the Condominium. No unit owner shall change existing locks or install additional locks unless duplicate keys therefore are provided to the Association.

12. **PARKING** Unauthorized parking shall include:

- Vehicles parked so as to impede ingress to or egress from other parking spaces, drives, roads, or building entryways.
- Parking of boats, trailers, campers, trucks or other oversized vehicles are not allowed without the written consent of the Board. Unregistered, inoperable vehicles or overnight parking of commercial vehicles are prohibited.

Except in the event of emergency, no maintenance or repairs shall be performed on the Condominium Property. ***No vehicles shall be washed***, polished and/or waxed on the Condominium Property except in such specific area as may from time to time be designated by the Board of Directors for such activity. Unit owners can be fined and/or have their vehicles towed, at their expense, for violation of these rules.

14. **COMPLIANCE WITH THE DOCUMENTS** All members, and every lessee, guest or visitor of a member shall comply with all of the terms, conditions, covenants, restrictions and limitations contained in the Declaration of Condominium, the Articles of Incorporation and the By-Laws.

15. **PETS.** No animal of any kind other than one dog and/or one cat, aquarium fish or small birds such as canaries and parakeets shall be kept in a Unit or allowed upon the Condominium Property except by prior written consent of the Board. Such consent, if given, shall be revocable by the Board at any time, and shall automatically expire upon death or other

disposition of the pet. Pets shall be leashed and restrained at all times when on or about the Condominium Property. Owners are responsible for cleaning up the pet droppings. Loose animals, barking dogs and animal waste are considered nuisances by the Association. No guest, lessee or invitee shall bring any animal upon the Condominium property. Unit owners maintaining pets on the Condominium property or whose guest, lessees or invitees bring any animal upon the Condominium Property shall be responsible for and bear any expense of, any damage to person or property resulting there from. The Board and collection by the Association shall determine any such damage.

**16. RULE CHANGES.** The Board reserves the right to change or revoke existing rules and regulations and to make such additional rules and regulations from time to time as, in its opinion, shall be necessary or desirable for the safety and protection of the buildings and their Condominium Property and to assure the comfort and convenience of Unit Owners.

**17. RECREATIONAL FACILITIES** In connection with the Recreational Facilities, which may be used by Condominium Unit Owners as a part of their membership in the Master Association, the rules and regulations as approved by the Master Association shall be posted at such facilities.

**19. NO SKATEBOARDS.** Skateboards and motorized scooters are prohibited.

**20. EXTERIOR IMPROVEMENTS** No unit owner shall cause anything to be affixed or attached to, hung, displayed or placed on the exterior walls, doors or windows of the building (including, but not limited to, awnings, signs, storm shutters, screens, furniture, fixtures and equipment), nor to plant or grow any type of shrubbery, flower, vine, tree, grass or other plant life outside his unit, without the consent of the Board of Directors.