

SEAHAWK I – SUMMARY OF THE IMPORTANT RULES, REGULATIONS AND RESTRICTIONS FOR OUR HOMEOWNERS ASSOCIATION.

UNITS:

Each unit shall be used for a single household and for residential non-commercial purposes only.

LAWFUL USE:

No immoral, improper, offensive or unlawful use shall be made of the condominium property.

LEASING:

All leases of the units must be for a minimum of six (6) months, must provide that the lessee be bound by the provisions of the condominium documents, and any noncompliance by such lessee shall be the responsibility of the unit owner.

PARKING/VEHICULAR USAGE:

Authorized vehicular parking is permitted in designated parking spaces only. Parking is not permitted in front of the mailboxes. Unauthorized vehicles include commercial vehicles, trailers, campers, boats or any other recreational vehicles.

Except in the event of an emergency, no vehicle maintenance or repairs shall be performed on the condominium property. No vehicles shall be washed, polished and/or waxed on the condominium property. Unit owners can be fined and/or have their vehicles towed, at their expense, for violation of these rules.

PETS:

Only two pets are allowed per unit - cats, dogs, aquarium fish or small birds. Pets shall be leashed and restrained at all times when on or about the condominium property. Owners shall be responsible for all damage done by their or their guests', lessees', or invitees' pets.

NOISE:

All noise, including talking, singing, television, radio, music, etc. shall be kept at such volume so as not to be heard outside the boundaries of the unit from which it originates.

REFUSE:

All refuse, waste, bottles, cans, newspapers, magazines and garbage shall be deposited in the covered sanitary containers provided therefore. Large items such as appliances, furniture, fixtures, bicycles, etc. must be called in to the management office for pickup. Please refer to the signs posted on the gated entrances to the sanitary container areas.

SIGNS:

No sign of any kind shall be displayed to public view on or from any unit or the common elements without the prior written consent of the board of directors.

COMMON ELEMENTS:

The common elements shall be used only for the purposes for which they are intended in the furnishing of services and facilities for the enjoyment of the units. There shall be no obstruction or alteration of, nor shall anything be stored, altered or constructed in, or removed from, the common elements or limited common elements without the prior written consent of the board of directors.

EXPERIOR 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, tree, vine, grass or other plant life outside his unit, without consent of the board of directors.

INSURANCE:

No use shall be made of any unit or the common elements or limited common elements which will increase the rate of insurance. No unit owner shall permit anything to be done or kept in his unit or in the common elements which will result in cancellation of insurance or which will be in violation of any law.