

**Sea Esta Condominium Rules
For the Safety and Comfort of Owners, Tenants & Guests**

The following rules apply to ALL property at Sea Esta Condominium:

- No sign, advertisement, notice or other lettering shall be exhibited, inscribed, painted or affixed to any part of the outside of the premises or building.
- Absolutely no nuisance of any kind shall be tolerated.
- No soliciting other Owners / Occupants.

Access to units:

- Owners/ Occupants must allow entry for maintenance, repairs, etc.
- No Sea Esta Board members or contractors employed by the Association shall be sent out of the building or units in the building by an owner / occupant at any time for any purpose.

BBQ Rules:

- Clean the BBQ after EVERY use.
- Turn off gas when not in use.

Doors / Locks:

- The Association may retain a pass key (master key) to all premises. No Owner / Occupant shall alter any lock or install a new lock on any door of the premises without having it keyed to the pass key. Contact Broward Century Locksmith @ 954-427-7008 for keying.
- Before changing any door lock, contact Regina @ 561-271-1771
- The Entry Doors are Hurricane Impact Rated. Do not drill any holes or hang any knockers, hooks, etc. as this will void the warranty.

Exterior:

- No cables, awnings, or other projections (including satellite dishes) shall be attached to the outside of the building.
- Owner/Occupant responsible for cable / internet. To avoid adding additional cables, contact Comcast /Xfinity for cable/internet services.
- Window openings to be covered with blinds and/or verticals. Curtains, draperies not to be visible from exterior.

Garbage / Refuse:

- No garbage or refuse to be left outside of any unit, nor in the Common area, Laundry Room, or Pool Area.
- All garbage and refuse must be placed INSIDE the common dumpster. Do NOT put your garbage next to the dumpster nor on top of the lid of the dumpster.

Illegal Substances:

- No use of illegal substance allowed anywhere on the premises.

Laundry Rules:

- See Laundry Rules posted in Laundry Area.
- Do not leave door propped open at any time as rodents/feral cats will enter and when it rains, rain will enter and flood laundry room.
- If any machine is not working, place magnetic "Out of Order" sign on machine. (Found on side of dryer by water heater) & send text to Regina at 561-271-1771, with Problem, Error code and Machine #.

Noise:

- No Owner/Occupant shall make or permit any disturbing noises in the building that will interfere with the rights, comfort, or convenience of other Owners/Occupants.
- No Loud Noise (Music / Voices / Disturbing Behavior) at any time
- No loud noise (such as power tools, vacuuming, construction, moving) between 8 PM and 8 AM
- No Fighting, Foul Language

Parking:

- There is only 1 assigned parking space per unit. You may park 1 car behind another in the space, if you do not extend into the roadway. If you park in someone else's spot, without prior permission, you will be towed without notice.

Parties:

- No outside parties exceeding 8 people
- Outside parties must be dispersed by 9 PM or Deerfield Beach City Ordinance (whichever is earlier)

Pets:

- No pets are allowed except qualified / Registered Service Animals. Exception: 1 Cat per unit.
- All pets must be approved by the Board and by the unit owner prior to occupancy.

Pool Rules:

- See Pool Rules posted in Pool Area. (Hours: Dawn to Dusk)
- No glass bottles or glass containers of any kind allowed in Pool Area
- Small children MUST wear a water-proof diaper in Pool Area
- Children under thirteen (13) years of age shall not be allowed in the pool area unless accompanied by an adult.

Sidewalks / Passageways:

- The sidewalks, entrances, passages, and stairways must not be obstructed or encumbered or used for any purpose other than ingress and egress to and from the premises.
- All rugs / mats must be inside units, not outside on walkway.
- No Owner/Occupant shall allow anything to fall from the windows or doors of the premises, nor shall sweep or throw from the premises any dirt or other substance onto any of the passageways or elsewhere in the buildings or upon the grounds.
- No articles shall be paced on walkways, balconies, or on the staircase landings, nor shall anything be hung from the windows, or balconies, or placed upon the windowsills. (This includes door mats and plants)
- No towels, swimsuits or other items hanging over Balcony area or chairs.
- No Beach Chairs/Toys/Bikes/Strollers, etc. to be left in front of your unit. ALL personal belongings must be kept inside your unit.

Smoking:

- If you smoke/vape, use the tables away from others.

The Sea Esta Condominium Association Board of Directors have full authority to enforce all rules above. Violations will result in Lease not being renewed by Landlord / Board of Directors.

Tenant Issues:

- For any emergency – **dial 911**
- Any non-emergency issue that a tenant has must be reported to the owner of the unit – rather than directly to the Sea Esta Board.

These rules and regulations have been based upon various state codes, city ordinances, homeowner input and Board decisions to make living in Sea Esta the best it can be for all occupants.

Unit Number: _____

(Occupant signature)

(date)

(Occupant signature)

(date)

(Owner signature)

(date)

(Owner signature)

(date)

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