



16401 PERDIDO KEY DRIVE • PENSACOLA, FL 32507 • (850) 492-0822 (OFFICE)

SEAFARER OWNER'S ASSOCIATION GENERAL RULES & REGULATIONS

Condominium facilities are provided solely for the use of the unit Owners, their Families, Guests, and Renters. All rules apply to every Owner, Family member, Guest, and Renter unless otherwise noted. The Rules noted herein are designed to protect everyone's safety, comfort, and pleasure and to preserve all facilities and equipment at The Seafarer.

Condition of the Premises

- The Seafarer strives to maintain a family atmosphere for the quiet enjoyment of our Owners and Guests, especially after 10:00 p.m. until 8:00 a.m. Excessive noise, music or loud behavior is prohibited at any time.
- Contractors and owners may perform construction type work in units Monday through Friday between the hours of 9:00 a.m. and 6:00 p.m. and Saturday / Sunday between 10:00 a.m. and 6 p.m. Exceptions can be made for emergency repairs, such as plumbing or A/C. All contractors performing any work on the premises must check in and out through the office and be properly licensed and insured.
- Owners are responsible for the action and behavior of their Family members and Guests.
- Only Guests visiting with or properly registered in owners' units are allowed access to the property.
- All unaccompanied Guests must be registered with The Seafarer Office.
- Luggage dollies and carts are available for the convenience of everyone. Immediately after use, please return them to the designated first floor storage areas.
- Smoking is prohibited in all enclosed common areas, including the office, the Batson Room, all storage and work rooms; and all semi-enclosed walkways and stairwells.
- Operation of recreational Drones is prohibited on all Seafarer property.
- Per Escambia County Fire Department Regulations, all stairwells and all walkways must always be kept clear and not used for storage. Please keep these areas open and free of obstacles.
- Children are not permitted to play or loiter in the halls, stairwells, and elevators. Children may not play unattended in the Batson Room. Any elevator maintenance which is found directly related to an owner's family or guests jumping or playing, etc. may result in charges to the owner's account.

Condition of Premises cont'd

- All garbage must be bagged in plastic, sealed and put into the dumpsters. No household garbage or trash of any kind is to be placed beside a dumpster or in the trash containers near the elevators.
- Owners and their contractors must remove construction materials, debris, and large appliances from the premises. There will be a charge to the owner if their contractor fills a Seafarer Dumpster.
- Skateboards and recreational scooter devices are not allowed on The Seafarer premises.
- No one is allowed on the sand dunes. Please use the boardwalks for beach access.

Pets

- Only Seafarer Owners may have pets on The Seafarer premises.
- Pets must be kept on a leash.
- Owners must clean up after their pets.
- Pets are not allowed in the backyard, in the pool area or on the beach. Owners are responsible for any damages caused by their pets to the common areas and will be billed accordingly.

Owner, Family & Unaccompanied Guest Stays

- For the safety and security of the property, owners are required to notify the office of planned arrivals of unaccompanied Family and Guests using the Guest Registration Form found on The Seafarer Website.
- Owners are allowed unaccompanied Guest stays a maximum of 28 days per year.
- Family and unaccompanied Guests should inform the office as soon as they arrive on property. This courtesy enables management to monitor unauthorized use of all units.
- For units to be cleaned, Owners, Family and Guests should notify the office of their planned departure time
- Please take all trash and garbage to the dumpster on departure, do not leave dirty dishes and check that all windows and exterior doors are locked. Set thermostat to 78° in summer/ 55° in winter.
- For Rental Unit Owners, unaccompanied Family and Guests, who may be occupying a rental unit during high rental seasons, check in is 3 p.m. and Check out is 10 a.m. to allow for cleaning.

Swimming Pool

**THERE IS NO LIFEGUARD ON DUTY. SWIM AT YOUR OWN RISK.
PARENTS ARE RESPONSIBLE FOR THE CONDUCT AND SAFETY OF
THEIR CHILDREN**

◀Pool hours are from 8:00 a.m. to 10:00 p.m. ▶

- Glassware may not be used in the pool enclosure or on the beach.
- All children under the age of 12 must be accompanied by an adult, either their parent or another adult designated by the parent, while in the pool enclosure and pool.

Swimming Pool cont'd

- When coming into the pool enclosure from the beach, use the hoses located on the boardwalk to rinse feet, coolers and beach items. Do not rinse feet in the swimming pool.
- No diapers except swim diapers are allowed on children in the pool.
- Child swim assist devices and noodles are permitted for all. Oversize floats are not allowed in the pool.
- Do not leave toys, child swim devices or floats in the pool enclosure. They will be disposed of.
- No horseplay or excessive noise.
- Food, beverages, glass containers, and animals are prohibited in the pool or on the white pool apron per Florida Statute 64E-9.004 Operational Requirements.
- Do not unhook the safety float line per Florida Statute 64E-9.008 Supervision and Safety.
- Do not sit or play on the safety float line as it will cause damage to the float line wall anchors.
- Everyone coming in from the beach / pool areas must dry off, if wet, before entering the elevators.

Seafarer Beach Rules & Escambia County "Leave No Trace Ordinance"

- No one is allowed on the sand dunes. Please use the boardwalks for beach access.
- All beach items must be marked with Owners name or unit # before beach placement.
- All beach items must be removed from beach by dusk. (see Ordinance below)
- Remove beach items when you leave the beach and properly store in chair racks. Storage racks are for use while in residence. Unidentified beach items left more than one week will be discarded.
- Do not impede access to chair racks with large items such as kayaks, canoes, SUPS, or carts.
- Do not place or stow any beach items on the Handicap Walkway.
- Do not place or stow any items on the dune walkover or seating area thus creating trip hazards.
- Do not place or stow any beach items in the pool area overnight.

Excerpt from - ARTICLE X. - ESCAMBIA COUNTY LEAVE NO TRACE; OBSTRUCTIONS ON BEACHES PROHIBITED

Sec. 42-417. - Obstructions on the beach and beach access areas prohibited.

It shall be unlawful for any person to leave an item of personal property unattended on any portion of the sandy gulf beach located on Perdido Key from sunset until sunrise daily, except as otherwise permitted in this article.

Any item of personal property left on the beach unattended in violation of this article shall be deemed discarded by the owner and shall become the property of Escambia County, which may dispose of the item.

Personal property means all types of personal property, also to include items available commercially, such as, but not limited to: tents (including tent frames), canopies, cabanas, coolers, umbrellas and other shading devices, picnic tables, tiki huts, volleyball nets, tents, hammocks, beach chairs and other furniture, kayaks, canoes, catamarans, floats, sailboards, surfboards, kites, jet skis, sailboats, water cycles and other watercraft.

**(ESCAMBIA COUNTY LEAVE NO TRACE; OBSTRUCTIONS ON BEACHES PROHIBITED
cont'd)**

From sunset until sunrise daily, on private property with the upland owner's permission, items of personal property that are relocated as close as practicable to an existing permanent structure or the line of buildings, will not be considered discarded by the owner, abandoned or a violation of this article, provided:

Such items shall not inhibit access to the beach from the nearest public access areas, nor obstruct access on the beach, nor impact native vegetation, nor significantly affect sea turtles. Private property owners may store items under or adjacent to their private dune walkovers or boardwalks.

Unattended or abandoned items of personal property in violation of this article are a public nuisance. (Ord. No. 2015-29, § 2, 8-6-2015)

Balconies, Patios and Grilling

- Throwing or dropping any items and/or debris from balconies is strictly prohibited.
- Railings may not be used for drying bathing suits, clothing, towels or rugs, etc.
- Bikes, equipment and cleaning supplies are not to be stored on balconies or patios.
- Outdoor furniture shall be confined to the footprint of the patio.
- Bikes shall be stored in the bike racks on the west side of the property.
- No open flames are permitted on balconies, patios, walkways, pavilions or boardwalks.
- Only Electric Grills may be used on balconies. Gas or charcoal grills may be used on the ground floor but must be kept 10 feet away from the building and up off the lawn surface. Grilling is not allowed on the walkways. Please be mindful and courteous of how the smoke may affect neighboring units.
- A Community Grilling Area for Owners, Family, Guests and Renters is located on the northeast corner of the property. Please leave the Community Grilling Area clean after use. Properly dispose of ashes in the ash can provided. Outdoor gas frying is only allowed in the Community Grill Area.

Storage Areas and Parking Areas

- Gas grills and bicycles may not be stored in storage rooms.
- Every year owners are tasked with assessing the condition of their items stored in the storage rooms and keeping the shared spaces neat and orderly, without obstruction to others. Floats and inflatable toys must be deflated and folded. All items must be marked with Unit number or name.
- Construction of any wall storage racks, or shelving must be with prior written permission of Seafarer management.
- All vehicles, boats and trailers must be registered with the office and must visibly display a Seafarer owner decal or parking facility hang tag pass. Unidentified vehicles or vessels may be subject to towing at the owner's expense.
- Each owner of record is issued two Seafarer parking decals. Owners who would like additional Seafarer parking decals for immediate members of their families may request permanent decals or they may request temporary parking permits. With each boat pen rented, two Seafarer decals will be issued for display on the boat and the trailer.
- Parking is first come, first serve. Owners and guests are not permitted to block off, reserve or save parking spaces in the parking lot or the boat yard.

Storage Areas and Parking Areas – cont'd

- Boat trailers, utility trailers and recreational vehicles may not be parked in the Seafarer parking lot. Owners and guests, with permission from the office, may park these types of vehicles in the boat yard.
 - Recreational vehicles parked in the boat yard may not be used for cooking or sleeping.
- (Community Storeroom regulations adopted by the Board of Directors in 1982 remain in effect.)

Batson Community Room

- The Batson Community Room is a shared amenity for use by all Owners, Family, Guests and Renters.
- The Batson room is open from 8 am to 10 pm; however, hours may be altered seasonally at management discretion.
- The Batson Room is available for private gatherings by prior reservation with the Seafarer office, however access to the bathrooms and ice machine may not be restricted prior to or during scheduled use.
- The Batson Room must be left in clean condition following all private gatherings. This includes removing the trash, cleaning the tables, cleaning the kitchen area, etc. Should Seafarer housekeeping be required or requested after any event, a \$50 cleaning fee will be charged.
- Children are not allowed to play in the Batson Room without Adult supervision.

Tennis Courts

- Tennis courts are for the exclusive use of Seafarer Owners, Family, Guests and Renters.
- Keys to the tennis facility may be obtained from management. Please return the keys promptly to the manager when finished.
- Children under the age of 15 are not allowed on the tennis court without attendance by a parent, or adult designated by the parent.
- Lights are controlled by a timer.
- Limit play to one (1) hour if others are waiting.
- No glassware is allowed in the court area.
- No pets are allowed in the court area.
- No skates, skateboards, or wheeled vehicles are allowed in the court area.
- All players must wear white or non-marking sole tennis shoes.

Boating Facility and Docks

- Boating facilities (launch, docks, and pavilions) are for the exclusive use of Seafarer owners and rental guests.
- Please do not share the combination to the gate lock. Please always keep the road gate locked.
- Children under the age of 15 are not allowed on the Seafarer dock or in the boatyard without a parent, or adult designated by the parent in attendance.

Boating Facility and Docks cont'd

- Use of the boating facilities is at your own risk. Diving from the dock is prohibited.
- Respect the seagrasses. Florida law prohibits operation of boat engines in shallow water.
- Please keep the dock area clean. Wash down the fish cleaning station after use. Coil all lines and hoses. Check that water faucets are turned off after use. Florida law prohibits disposal of fish carcasses in Old River. Do not put leftover bait or fish carcasses in the trash receptacle; dispose of them in the dumpster.
 - Do not block storage pens, the boat wash-down area (between ramp and board walk) or ramp with your vehicle or trailer.
- No "in water" boat storage is allowed.
- Mooring is first come, first serve. Owners and guests are not permitted to block off, reserve or save slips for later arrivals.
- When leaving a slip for a short time period, with plans to return; leave dock lines neatly hung on cleats, out of the water and out of the walkways.
- No unit may occupy more than one slip during peak holiday periods.
- All Seafarer owners, guests, and renters must register their boats and trailers with the manager and display a Seafarer decal or temporary parking permits. No unit owner or guest may authorize the discretionary use of the boating facilities by non-owners. Any unauthorized boat will be removed at its owner's risk and expense.
- A limited number of boat/trailer storage pens are available to owners for an annual fee of \$200/\$250 due January 1 of each year to offset the expense of fencing, lighting, and limited maintenance. The fee will not be prorated. Before a pen is assigned the owner must pay the annual fee and provide a storage pen key to the manager.
- Storage pen users are responsible for any damage resulting from their use of the pen. The Seafarer is not responsible for any vandalism or damage that may occur to property within the pen.
- All mooring lines must be a minimum of 3/8" and in good repair. Nylon ski ropes may not be used for mooring lines. Boat owners are responsible for any damage their boat may cause to the dock or other vessels.

Fines & Grievances

The Board of Directors may impose fines on owners for rules violations. Fines will be no less than \$25 per day of violation occurrence, and no more than \$100 per day of violation occurrence, not to exceed \$1,000. Owners wishing to challenge a fine may take their grievance to a committee of owners appointed by the board. The Grievance Committee will evaluate the occurrence and make judgments on behalf of the best interest of the association.