

THE SEASCAPE OWNERS ASSOCIATION, INC.

RULES & REGULATIONS

The pleasant atmosphere of condominium living is greatly enhanced by a congenial atmosphere in which all residents (owners, renters, and guests) have proper regard for the comfort of others. For this reason, these rules and regulations have been adopted by the Board of Directors in order to assure owners, renters, and their guests that the condominium property will be properly used for the benefit of all persons. All owners, renters and guests are requested to cooperate with the association in seeing that the rules and regulations are observed.

1. **OWNERS RESPONSIBILITY.** Owners are reminded that according to paragraph 2.4 of the Declaration, they are responsible to the Association for compliance with the rules and regulations by the members of their respective families, relatives, guests or invitees (renters), both minor and adult. The Association intends to hold owners responsible and liable for such acts, in accordance with the authority set forth in the Condominium Declaration. Penalties and fines will be assessed against owners for violations of these rules and regulations by owners, renters and guests.
2. **WHEN RENTING.** The Declaration for Seascape Condominiums states that EVERY LEASE on a unit shall provide that the lessee [renter] shall be bound by and subject to all of the obligations under the Declaration and Bylaws, of the unit owner making such lease and failure to do so shall be a default thereunder. ALL OWNERS are reminded to be sure that the above provision is in EVERY LEASE made Involving a Seascape condominium unit.
3. **CONDOMINUM LIVING.** Condominium living requires that each resident (whether owner, renter or guest) regulate the occupancy and use of their unit so as not to unreasonably or unnecessarily disturb any other occupant in the use of their unit. All owners, renters and guests are requested to use their condominium unit accordingly.
4. **RESIDENTS, GUESTS AND RENTERS.** The facilities of Seascape are for the use and enjoyment of owners, renters and their guests. Visitors will be permitted to use the facilities only in guests of owners or renters. Owners are ultimately responsible for the acts of their renters and guests.
5. **LIMIT ON NUMBER OF OCCUPANTS.** Two (2) bedroom units shall be occupied used or leased by no more than eight (8) persons. One (1) bedroom units shall be occupied, used or leased by no more than six-(6) persons.
6. **CHILDREN'S ACTIVITIES.** Children are welcome in Seascape and there is no desire to restrict their normal activities/ Nevertheless, children are required to observe the

same restrictions, rules and regulations that apply to adults. Owners are responsible for the observance of the restrictions, rules and regulations by minors.

7. **SECURITY.** Security may be reached at (409) 744-6698. If they do not answer immediately, give them a few minutes because they could be walking the property. The security officers are on site to protect the common area property owned by the Association. The security officers are not on site for personal protection of owners, renters or guests, and should not be treated as such. Should a disturbance arise, please first call the GALVESTON POLICE at (409) 766-2100, then the security station.

8. **USE OF UNITS.**

(a) **Noise, Disturbances and Parties.** No noxious or offensive activity shall be carried on, in or upon the common elements, nor shall anything be done therein which may be or become an unreasonable annoyance or a nuisance to any other unit owner. No loud noises or noxious odors shall be permitted on the property, and the Board of Directors shall have the right to determine in accordance with Bylaws if any such noise, odor or activity constitutes a nuisance. After 10:00 o'clock pm. (7 days a week) loud noise in the common area, or which can be heard in the common area, is not permitted.

Because of the difficulty in determining the actual damages resulting from the violation and repeated violation of this provision, the Board of Directors has determined the following fines to be enforced as liquidated damages. Security will issue one warning for the violation of this provision. If a second violation of this provision occurs within twenty-four (24) hours of the warning, a fine of \$25.00 will be assessed against the owner of the unit in which the person causing the violation resides. If a third violation of this provision occurs within twenty-four (24) hours of the warning, an additional fine of \$50.00 will be assessed against the owner of the unit in which the person causing the disturbance resides. Each additional violation of this provision occurring within twenty-four (24) hours of the warning will result in the additional assessment of a fine of \$100.00 against the owner of the unit in which the person causing the disturbance resides. The Board of Directors is empowered by, the Declaration and Bylaws to establish and enforce penalties for the infractions of the rules and regulations.

(b) **Air Conditioning.** When the air conditioning unit is operating it is not advisable to open windows or doors. This is because the moisture in the warm air which is admitted will condense with resultant dampness and mildew in the unit.

(c) **Equipment Failure.** Equipment shall be used only for the purposes intended. Failure of any equipment shall be reported immediately to the association regardless of the responsibility for maintenance. In order that proper precautions may be taken to avoid damage of other equipment. Each unit owner shall be liable for all damage to the common area or common area equipment caused by an owner, renter or guest of the unit owner.

(d) **Fire Hazards.** No article shall be stored nor any use made of any part of the condominium property that will constitute a fire hazard.

(e) Hanging of Objects. The hanging of bathing suits, clothing, rugs towels or other items upon balconies or railings or from windows is prohibited.

(f) Signs. A resident may identify his unit by a name plate on a type and size approved by the Board of Directors and mounted in the place and manner approved by the Board of Directors.

(g) Exterior of Building. No one may mount any object upon the exterior or roof of the building without approval of the Board of Directors. No one may install or use any awnings, decoration, illumination, or plants on any common area.

(h) Pets. No pets are allowed on property.

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(i) Trash. All trash must be placed in trash containers located by stairways. NO trash should be left on balcony or walkways.

9. SWIMMING POOL. The use of the swimming is limited to owners, renters and their guests. All bathers are required to observe the following pool regulations:

- (a) pool bands must be worn and visible at all times.
- (b) The pool may be used only between 9:00 am. and 11:00 pm.
- (c) All bathers must shower before entering the pool.
- (d) Bathers must remove suntan lotions, creams, and bobby pins before entering the pool.
- (e) No glassware may be brought into the pool area.
- (f) No running or shouting in the pool or pool area.
- (g) Children under 14 years of age are not permitted within the pool area or in the pool unless accompanied by an adult who is responsible for the children.

(h) THE POOL IS NOT GUARDED AND ALL PERSONS USING THE POOL DO SO AT THEIR OWN RISK.

- (i) Use of rafts or floats in the pool is prohibited.
- (j) Children under 14 years of age are not permitted in the hot tub unless accompanied by an adult who is responsible for the child.

(k) The association office will issue all replacement pool bands to owners at a cost of \$3.00 per band. The responsibility lies with the owner or leasing agent to make sure guests or renters have the appropriate color band for pool usage.

10. **BARBEQUING.** Barbecuing is prohibited on the Seascapes property.

11. **MAINTENANCE.** All maintenance work must be authorized by the unit owner or agent. Any work performed by the on-site staff will be coordinated through the association office. To schedule maintenance work, please call the on-site manager at (409) 744-6093. No maintenance work can be done unless the owner is home or a release agreement is signed. Release agreements are available in the association office.

12. **LOCKOUTS.** The association is not responsible for persons who are locked out of their units. Security will not unlock a room for an owner, renter or guest.

13. **CARS.** Only one parking space is allowed per unit. This applies to all owners, guests, and renters. There are only 136 parking spaces available for 135 units. OWNERS parking spaces are designated in blue. Visitors or guests must park in the designated yellow areas. Cars may be towed at owners expense if the proper parking sticker is not displayed. All cars must have parking permits and be properly parked or they may be towed at the owners expense. Owner's Parking stickers are handed out by the association on-site manager between 8:30 a.m. and 5:00 pm. Monday through Friday. Guests and renters must see the security guard at the front entrance. No boats, motorcycles, trailers, campers, or motor homes are allowed on the Seascapes property.

14. **HURRICANE PROCEDURES.**

When the Galveston Weather Bureau issues a hurricane watch, the following steps are recommended

- (1) Learn safe routes off the Island.
- (2) Fuel your car.
- (3) If you plan to stay, learn the official shelter locations.
- (4) Stock up on non-perishable foods.
- (5) Check supplies of special medicines that you may need.
- (6) Check batteries for radio and flashlights. It is a good idea to have a supply of candles on hand in case there is a loss of power.

When the Galveston Weather Bureau issues a hurricane warning (this means it may hit Galveston), the following steps are recommended:

- (1) Fill containers such as bathtub with water.
- (2) Turn up refrigerator to maximum cold and don't open it unless you have to.

- (3) Use telephone only in case of emergency.
- (4) Remove patio furniture.
- (5) Stay tuned to radio, TV, or NOAA weather radio for official bulletins.
- (6) If you are staying on the Island, leave for a designated shelter early. If you are leaving, leave during daylight hours, if possible.

When returning to the Island, the following steps are recommended:

- (1) Drive carefully; watch for fallen electrical wires, undermined roads, flooded low spots.
- (2) Report in writing broken water lines or management or any other problem you find inside your unit.
- (3) Check for food spoilage.
- (4) Watch where you step, snakes go to high ground during rising water.

ADDITIONAL RULE
SEASCAPE OWNERS ASSOCIATION, INC.

At the February 15, 2003 meeting of the Board of Directors the following rule was approved and adopted.

15. **DELINQUENT ASSESSMENTS.** As provided under the Declaration for Seascape Condominiums, Owners in arrears of their maintenance assessments for a period of forty-five (45) continuous days shall be notified of said delinquency. Furthermore, if said delinquency is not cured by the sixtieth (60) day, then all rights and/or privileges to the use of the general common areas, existing parking accommodations, current cable access, swimming pool bands and swimming pool access code(s) shall be revoked and suspended for such period in which an assessment against the Owner's unit remains unpaid. Furthermore, any persons inquiring to rent Owner's units that are delinquent in their assessments shall be informed of the above and foregoing restrictions.