**SUMMARY OF SEAWALK RULES AND PRACTICES**

Seawalk is a community of many – and we all have our own preferences! To make our community as harmonious as possible, we have compiled a summary of the most current rules, regulations and practices for all residents and guests. All of our rules and regulations are a function of our governing documents. Some of our practices and updates are a function of how we operate 30 years after the documents were conceived. *The most updated information is available on our website* – Seawalkhoa.com – and a few important items are captured below. If you have any suggestions for updating either the web site or this list, please reach out to the Board or May Management.

**Architectural Review Committee:**

The ACC is an elected group of Seawalk residents who volunteer to help maintain the overall community's standards and harmony and uphold the standards outlined on our governing documents. A full outline of the process and practices is available on the website. The most important aspect is to remember that ***ALL CHANGES TO THE EXTERIOR OF YOUR RESIDENCE INCLUDING LANDSCAPING REQUIRE AN APPLICATION AND APPROVAL FROM THE ACC***. This applies to landscaping, lighting, driveways, roofs and decorative touches you may want to add to your home. The easiest thing to do is ask an ACC member who can advise you.

Although not required by the Seawalk HOA, we suggest that you use a licensed and bonded contractor and apply for all permits associated with a renovation. Without this, you risk having your job shut down and/or giving up any recourse you may have if the workmanship is not up to agreed standards. Please ensure that any dumpsters you use are placed ONLY in your driveway and not on the street. Please ensure that you ask your contractors to be mindful of where they park so as not to block access to or from any driveways. In addition, contractors are not permitted to post signs except for their relevant permits.

**Back Gate:**

You will have a clicker to access the gate as an owner or tenant. If you are a tenant, you should ask the owner for the remote access clicker. The gate is only for residents of Seawalk. Please take care not to “piggyback” onto entry from another car, as your timing may not allow safe entry. Remote access clickers are available for purchase for **$25.00** **each**.

**Causeway and Circle Speed Limit and On-Street Parking:**

**The speed limit in Seawalk is 15 MPH on all roads and the causeway**. We ask you to please abide by this, as many children and residents play and walk the cul-de-sac and causeway regularly.

On-street parking for residents, their guests, and service providers are available during the day. **There is no on-street parking from midnight until 5:00 AM**. Our roads are narrow and we ask you to remind service providers to obey our 15 MPH speed limit, to park away from driveways and to be courteous about where they park so that others can easily get by. Only passenger vehicles may be parked on-site. No trailer, boat, camper, limousine, stretch automobile, motorhome, or commercial vehicle may be parked at Seawalk.

Skateboarding is not permitted on the causeway, and parking is not permitted unless a special event permit is obtained. Please see the website for further information.

**Concerns/Suggestions/Complaints:**

Residents are encouraged to be watchful in the community and help keep our common areas functioning well and looking good! If you have a complaint, concern or suggestions, please use the form on the website to reach out to May Management who handles this for us. If you prefer to write an email, feel free to do so – call May Management to determine our current CAM. If you have a complaint about a neighbor, you are free to address that directly but we encourage you to ask May Management to handle those concerns as it is their job to do so. Remember, all complaints must be made to May Management in writing.

**Beach Access Gate and Key Access:**

**Gate access is by key only** and keys are provided to owners. Seawalk's deeded beach access is one of our most valuable community features. Please ensure that you and your guests lock the gate upon entry and exit. Replacement beach keys are available at **$25.00** per key ONLY for residents. Please contact May Management to find out where you can pick up a key.

Please do not share or lend your key. Although the gate is self-closing, the wind can sometimes cause a delay. Please close the gate to ensure protected access.

**Hurricane Preparedness:**

Hurricanes, tornadoes, fires and other natural disasters are becoming an all too regular feature of our climate. We ask you always to pay attention to directives from local and state authorities. We will do our best to put timely information on the Seawalk HOA website, but we do not want you to rely only on that. It is easy to become immune to warnings, so being prepared and tuning in to local news and weather will help keep you safe.

**Lake and Guana Preserve:**

The Guana Preserve and our Seawalk lake are home to many fish, fowl and alligators. Please do not feed them under any circumstances. Our lake management service works hard to maintain a safe and ecologically sound environment. If you have any concerns about the wildlife, please call May Management.

If you live on the lake, please be aware of how sound and light transmit easily. Please be respectful and keep your neighbor’s enjoyment and comfort in mind.

**Pool Parking:**

Your private vehicles should be parked in your garage and driveway. ***Parking at the pool is only for short-term use***. Short-term use is defined as parking at any/all spaces for 48 consecutive hours in a month.

**Pets:**

We love our pets! And, please remember that pets must always be on leashes when walking in or around the common areas. In addition, if a neighbor requests that you “curb” you pet, please do not allow your pet to walk or relieve themselves on the yard.

These same rules apply when on the causeway. We want this to be a pleasant experience for all so leashing your pet and picking up your waste is essential.

**Pool:**

Our community pool is available all year round – weather permitting! – and from dawn to dusk. A list of pool rules is posted at the pool. You and your guests swim at your own risk. The pool is for the use of owners and their accompanied guests. Please ensure that you use the pool with regard to comfort and safety for all and remember to rinse off before using the pool if you have been to the beach. Please ensure that the gate remains locked at all times – we have many little ones and would not want them to wander unaccompanied!

***Private parties are not permitted at the pool***. If you would like to request an exception, you may write to the board at least one month in advance of your event to see if an exception will be granted. ***We will not grant any exceptions during holidays.***

**Property Management:**

May Management is our property management firm and they will respond to your calls and/or written requests. You can reach them at 904-273-9832. They will regularly visit Seawalk to make sure that all common areas are working well and that landscaping and other common areas are properly taken care of. You can use the information form on the website to request service or report property issues. If you see something that needs repair, please use the form on the website to notify May Management.

**Rules and Regulations Periodic Review:**

This summary outlines many of the rules, regulations and practices in our community. We suggest you review them periodically. If you have guests, please ensure that they are familiar with them. If you have tenants, please provide them with a copy of this summary and direct them to the website if they want more information – especially details that may be contained in the governing documents.

**Sales and Rentals in Seawalk:**

As you know, Seawalk is a small residential community that is highly desirable, especially for its location. We want to preserve the character of our neighborhood, so we restrict short-term rentals in Seawalk to no less than 6 months.

If you rent your property, you will need to submit a fully executed lease and attendant materials to the May Management office prior to your tenant's occupancy. More comprehensive information is contained in the Lease Application Checklist and on the website.

Sale signs must comply to the 8” X 10” approved by the association. Most realtors are familiar with this.

**Seasonal and Special Occasion Decorations:**

Many residents enthusiastically decorate for various holidays – and we sometimes have community contests! Please ensure decorations are put up and taken down within 30 days before and after the holidays.

Our guidelines do not permit other decorations – e.g. ground based signs and flags – on residential lots.

**Skateboarding, Sports Equipment, Seasonal and Special Occasion Decorations:**

Skateboarding is **not allowed** on the causeway as this is a safety issue for riders and drivers alike.

Our by-laws require that sports equipment, such as skateboard ramps and net cages for ball play, be put away when not in use. Free-standing basketball hoops are permitted to stay up, however. Any free-standing playhouses or platforms must also be approved by the ACC.

Only the specific mailboxes identified in the ACC guidelines can be used in Seawalk.

**Solicitation:**

No solicitation is allowed in Seawalk. If you see someone or someone approaches you or your house, please ask them to leave and report this to May Management.

**Trash:**

The pick-up for trash is Thursday and recyclables is Wednesday. Please place your trash at the curb on the evening before pick up and retrieve your trash cans as soon as you are able after pick up. Please do not place the cans in the street or block your mailbox. Remember, do not place any yard waste in the curb – bag it and place it with your recycle pick up.

We have posted the latest St. John’s County Waste guidelines on the website and ask you to refer to that and/or call the county for any questions you have.

**Violations and Hearing Appeals:**

Seawalk has a fining policy for repeated offenders to the rules and regulations. Those fines and procedures are contained in the amendment posted on our website. A Hearing Committee has been established for homeowner appeals. That, too, is posted on our website.