

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 the way we operate 30 years after the documents were conceived. *The most updated information is available on our [website](http://Seawalkhoa.com) – 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 standards and harmony of the overall community and to 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 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 do suggest that you use a licensed and bonded contractor and that you apply for all permits that may be 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** on your driveway and not in the street.

Back Gate:

As an **owner or tenant**, you will have a clicker to access the gate. 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 to not “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 we have many children and residents who 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, motorhomes, commercial vehicle may be parked at Seawalk.

There is no skateboarding on the causeway nor is parking permitted unless a special event permit is obtained. Please see web site 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 – address it to Msierra@Maymgtcom. 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 in writing to May Management](#).

Deeded Beach Access Gate:

This special feature of Seawalk is a delight to many residents. **Gate access is by key only** and keys are provided to owners. 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 to always pay attention to directives from local and state authorities. We will do our best to put timely information on the Seawalk HOA web site but we do not want you to rely only on that. It is easy to become immune to warnings so we emphasize that being prepared and tuning in to local news and weather will help keep you safe.

Lake and Guana Preserve:

Both the Guana Preserve and our Seawalk lake are homes 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, we also ask you to be cognizant of how sound and light transmit easily. Please be respectful and keep your neighbor's enjoyment and comfort in mind.

Parking:

Your private vehicles should be parked in your garage and/or driveway. Parking on the street is available during the day and evening but is prohibited from midnight to 5:00 AM. ***Parking at the pool is only for short-term use.*** Short-term use is defined as parked at any/all spaces for a period of 48 consecutive hours in a month.

Pets:

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

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 resident, 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 time – we have many little ones and would not want them to wander in unaccompanied!

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 or Rhamlett@maymgt.com Msierra@maymgt.com. You will see a form on the web site that you can use for service requests or reporting property issues. 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. If you see something that needs repair, [please use the form on the website to send a workorder to 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 and we restrict short term rentals in Seawalk to no less than 6 months and no more than 3 rentals in any given year.

If you do rent your property for longer than 6 months, you will need to submit a fully executed lease and attendant materials to the May Management office. More comprehensive information is contained in the Lease Application Checklist and is on the web site.

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

Seasonal and Special Occasion Decorations:

We have many residents who enthusiastically decorate for various holidays – and we sometimes have community contests! Please make sure decorations are put up and taken down within 30 days before and after holidays.

Our guidelines do not permit other kinds of 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, e.g. skateboard ramps, net cages for ball playing, be put away when not in use. Free standing basketball hoops are permitted to stay up, however. Any free-standing play houses or platforms must also be approved by the ACC.

Only the specific mail boxes 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 no earlier than 5:00 PM 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.