

# Seaside Beach & Racquet Club

## Rules & Regulations for ALL Owners & Guests 02/27/23

Please **read** Rules in entirety with your entire group - some are **critical and may save a life.**

Welcome to Seaside Beach & Racquet Club! Each condo is a private residential property: furnishings & equipment are not interchangeable between units.

**The Management Office does NOT handle rentals.** For any and all needs within the condo, as well as check in and out, contact your vacation rental company. Guests may **not** arrive early/stay late to use amenities or beach access. **Neither owner nor rental agent may give permission to override.**

### Helpful Numbers:

For life-threatening or safety emergencies: **DIAL "911" FIRST**

**Beach Chairs:** 251-981-4807 **Cable & Wi-Fi Help:** 251-967-4455 **Property Manager:** 251-230-9144  
**Security: 251-215-3277, POLICE line** for Disturbances: 251-981-9777.

*\*NEVER place garbage bags outside the unit, on front walk, or into individual trash cans at elevators or elsewhere on property, which are only for individual cups, papers, etc. Instead, take garbage to **Dumpsters** located behind wooden casings in East & West parking lots. If you have trouble locating, ask the guard on duty!*

1. **CHILDREN** under **12 must** be accompanied by **ADULTS 18 and OVER** at all times-without exception! Families that do not comply **may be removed from Seaside.** Rental units must have an adult, 21 or older, **staying** in the unit.

#### Maximum Occupancy per unit size:

1 Bedroom: **4** heartbeats

2 Bedrooms: **6** heartbeats

3 Bedrooms: **8** heartbeats

2. **ACCESS** is reserved for owners & Registered Guests **staying at Seaside.** We cannot accommodate visitors from "off campus." Please plan to meet these friends & family members at *alternative venues*- there simply isn't enough parking to accommodate daytime visitors.

**Maximum amount of VEHICLES: 2 vehicles per condo for 2 & 3 br units. 1 vehicle for 1 br units**  
**Memorial Day - Labor Day.**

**Access Pass, \$50** per vehicle for 1-31 days: card.. These must be displayed correctly on dash **at all times.** **Boats, trailers, extra vehicles prohibited & towed** from property.

3. **NO PETS** of anyone other than Unit Owner **on Deed** (*subject to Declaration of Condominium limitations*).

4. **BALCONIES:** Absolutely **NOTHING** is to be hung/displayed/dried from railings, walls, ceilings, decks. Including towels and swimsuits and beach gear. Climbing /Sitting on rails, dropping, sweeping, rinsing, pouring, or throwing **ANYTHING** from balcony or crosswalk will result in immediate **EJECTION** from property (*possible arrest and no rental refund*).

5. **WALKWAYS:** Per Fire Dept, store **NOTHING** outside the front door (tripping hazard); all items including beach gear, flip flops, towels, etc., go inside the condo or store it on the balcony (not hanging on railings).

6. **POOLS, Pool Decks, Indoor Pool, Beaches & elsewhere** - No Lifeguard: **Swim at your own risk. Kids under 12 to be with an adult at all times.** **NO diving, running, throwing, rough play.** Boogie boards & X-large floats/paddles create a hazard and are not **permitted** in pools. Security or Manager **will determine items to**

be removed. **No Glass in pools or pool deck area:** enjoy refreshments in PLASTIC or metal containers on deck only.

**Entering locked pool** = *immediate ejection from Seaside*. See additional Rules posted at the pool. Items left out after 10pm taken to the Lost & Found Patio by the Office. **No loud music or amplifiers at balconies, pools or picnic areas** - use earphones or **LOW volume**. ALL music & TV to be at conversational level in units at all times. Avoid honking horns and any loud boisterous behavior. **Public profanity & inappropriate actions deemed by Manager are not tolerated. Do not congregate or sit on stairs or walkways. Please be respectful to others.**

7. **NOT PERMITTED** (Leave in CAR): Skates, skateboards, hover-boards, scooters, trikes, drones, **baseball** (and/or bats), **footballs, volleyballs, soccer balls, fireworks, tents, canopies, umbrellas**. Walk the bike off property to ride *elsewhere*. To protect lawns & peaceful aesthetics of property, organized ball/sports, other than Pickle-ball, shuffleboard & tennis are not permitted; **Batting practice for baseball players** is at OB Sports Plex – **NOT permitted at Seaside**.

**PER FIRE DEPT: No open FLAME** at patio or balcony. **NO propane tanks, BOILING POTS** or charcoal/gas grills *other than those provided by Seaside – NO EXCEPTION. If we receive a citation from the Fire Marshall, we are holding you responsible and will pursue in court.* Electric grills allowed on balcony/patio: clean spills to avoid charges for damaging the deck. **Charcoal** grills are provided in Picnic Areas – this is the **ONLY** area use of charcoal is allowed- *please clean after use!* **Seaside Beach & Racquet Club does not allow smoking in any of the common areas, including pools, stairwells, sidewalks, picnic areas. There is a designated smoking area on the East side of the property, just South of the dumpster, near the shuffleboard courts. This is currently the ONLY area on the Seaside Property where smoking is allowed on the grounds.**

9. **BEACH BOARDWALK GATE CODE:** 1293

9. **TENNIS COURT** is for **TENNIS & PICKLE BALL ONLY**; Benches are provided. Food/snacks are not allowed. Any liquid other than water is not allowed. Bicycles/skateboards/dogs are not permitted.

10. **FITNESS Center and Dry Sauna** are restricted to 18 & older; **NO ONE under 18 inside at any time. Steam room is closed for repairs – do not enter for any reason.**

11. **Open Carry:** Except for law enforcement officials in the line of duty, open carry of weapons is **prohibited**.

12. **VANDALISM, tampering with ELEVATORS or any equipment (including propping the door open), disregarding safety in any manner, will result in immediate ejection from Seaside, possible arrest, and charges for damages.**

13. **NO SMOKING!** This includes VAPING/E-Cigarettes, cigars, pipes: **NOT permitted on common grounds.**

14. **NO LITTERING** – CIGARETTE BUTTS ARE LITTER – **DO NOT use our grounds or parking lot as your ashtray!**

15. **DO NOT FEED SEAGULLS or any wildlife** –this creates a nuisance and can be *very dangerous*. **DO NOT walk or climb on dunes or touch/harass sea turtles or beach mice. THEY ARE ALL FEDERALLY PROTECTED!**