



Abbreviated Rules & Regulations for Owners and Tenants
SEA GULL VILLAS (SGV)
RULES AND REGULATIONS

SGV Plumbing and Waste System

No oil, grease, or food products that congeal when cooling shall be put in drains or flushed. Do not flush personal hygiene products including flushable wipes of any kind. These products can cause blockages in the septic system and lead to unnecessary costs.

Parking

Parking is permitted in designated areas only. Owners and tenants may park up to two (2) vehicles in the parking area in front of the buildings. Commercial vehicles may not be parked on the property overnight.

Boat Storage

Boats belonging to unit owners may not be parked on the grounds in excess of thirty (30) days. Boats may be parked temporarily in the approved areas for washing and flushing engines.

Satellite Dishes

Installation of satellite, cable or internet utilities including, but not limited to Television/Internet services, must be coordinated with SGV property management. Please use seagullvillas.gogladly.com to contact us.

Installation of Utilities

Installation of any utilities requiring the alteration of any exterior surfaces is subject to approval and must be coordinated with the SGV HOA BOD. Please use seagullvillas.gogladly.com to contact us.

Personal Property in Common Areas

No personal property may be left unattended in common areas. This includes, but is not limited to stairwells, landings, walkways, pool and beach gazebo.

Motor Homes and Campers

Motor Homes and Campers trailers may not be parked on the property at any time.

Flammables/Combustibles

No flammable materials or combustible fluids of any kind may be stored in the owner lockers/storage sheds attached to buildings or on the decks/balconies. This includes such items as grills, heaters, and other appliances that have an open flame. Such items may only be used on common property when placed over ten (10) feet away from the building. Two charcoal grills are provided for owner and tenant use. One is near the A, B, and C buildings and the other is near the H and I buildings. The following guidelines are important to follow: Use at your own risk, must be 18 years old to use, children must be supervised around hot coals, clean the grill when finished using, remove all trash and cooking supplies from the area, avoid disposing of hot ashes in the dumpsters to prevent fires. Hot ashes should not be disposed of on the beach or in the river.

Care for Outside of the Buildings/Vinyl Siding

No screws, nails, or fasteners of any kind may be attached to the vinyl. In other words please do not hang anything on the outside of the buildings. No cooking devices of any kind including electric may be used on the balconies(decks) or within 10 feet of the buildings. Research by insurance companies has shown that electric grills can cause burns and heat damage (i.e., melting) to vinyl siding. Our siding contractor also

stated that no cooking devices, candles, tiki torches, or other heat sources should be used near vinyl siding.

Quiet Hours

Quiet hours are between 11:00 PM and 7:00 AM every day. No one shall make noises in the villas or adjacent grounds that may disturb the occupants of other units.

Pets/Animals

TENANTS MAY NOT HAVE A PET OF ANY TYPE ON THE PROPERTY.

Unit owners are responsible for their pets. It is the responsibility of the owners to clean up after their pets in the SGV common areas and grounds. Pets in common areas must be on a leash. There will be an assessment of fines against the owner for each infraction of these rules.

Use of common Areas

1. Only owners, designated guests, tenants and authorized people are allowed to use the SGV common areas.
2. If owners or tenants are arranging a private party or gathering that involves use of the common areas, they are required to notify the SGA HOA at least twenty (20) days in advance. Please use seagullvillas.gogladly.com to contact us.
3. SHORT TERM RENTERS (RENTING 90 DAYS OR LESS) ARE NOT ALLOWED TO HAVE A PRIVATE PARTY WITHOUT PRIOR APPROVAL FROM THE SGV BOD.
4. Tenants must accompany guests during guest usage of SGV Property and amenities. (Pool, Gazebo, Beach, etc.)

5. All trash must be removed from common areas when leaving. This includes, but not limited to wrappers, bottles, cigarette butts, bottle caps, containers, pulls, fishing lines and lures. Glass containers (bottles, etc.) are not permitted in the pool area for safety reasons.
6. All children under the age of 16 must be chaperoned by an adult owner or tenant at all times within the pool area.
7. Anyone giving keys or combinations to the pool lock to unauthorized people will be responsible for all costs associated with replacing said locks.
8. Tenants at SGV are limited to no more than four (4) guests at one time at the swimming pool. Tenants accompany their guests within the swimming pool area at all times.