



Sea Coast Gardens  
C O N D O M I N I U M S

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# RULES & REGULATIONS

## REVISED 2019

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*These rules and regulations are in effect until such time as they are modified or amended by action of the Boards of Directors of Sea Coast Gardens 2 & 3 Condominium Associations. These rules and regulations herein are in a simplified format and are not intended to represent the entire applicable association policy, regulation, covenant, recorded deed restriction or declaration, and/or by-law. In any such case where there is conflict between this document and the duly adopted policy or rule, or the recorded declarations, restrictions, and bylaws, the duly adopted policy or rule and/or the recorded declaration, restriction and/or bylaw shall govern. In addition, local, state, and federal laws may also apply and may supersede any of the foregoing in certain circumstances.*

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Sea Coast Gardens 2 & 3  
4151 & 4153 S Atlantic Avenue,  
New Smyrna Beach, FL 32169  
386-427-3551 X1



# Sea Coast Gardens 2 & 3

## Rules and Regulations

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### **Welcome to Sea Coast Gardens**

To ensure maximum enjoyment of Sea Coast Gardens by all Owners, guests, invitees, and tenants and to maintain a pleasant, secure atmosphere, the Boards of Directors have prepared this abbreviated hand out of applicable Rules and Regulations to follow.

The most important aspect to remember is that the Sea Coast Gardens 2 and 3 are condominiums with common elements, facilities, and areas. Therefore, all areas outside of the condominium unit are considered common areas for the use and enjoyment of all persons authorized to be on the premises. Please avoid direct confrontations and report any violation or problem to the Management Office located in the Clubhouse.

Failure to observe these rules and regulations will be grounds for action which may include, but shall not be limited to: legal action to recover monetary sums due for property, personal and association damages, injunctive relief or other alternatives, as the associations see fit. **ANYONE DAMAGING SEA COAST GARDENS' PROPERTY WILL BE HELD FINANCIALLY RESPONSIBLE FOR THE DAMAGE. OWNERS ARE RESPONSIBLE FOR THEIR TENANTS, GUESTS AND INVITEES.**

NO SMOKING. NO VAPING. Sea Coast Gardens is a NON SMOKING, NON VAPING community. Smoking or Vaping is not permitted anywhere on property except inside an individual condominium unit with the windows closed. This includes the balconies, patios, and parking lots which are common property of the Associations

In any case where any portion of this document conflicts with any duly adopted Board policy, such policy shall govern.



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### **ADDRESS**

4151- 4153 South Atlantic Avenue

### **OFFICE HOURS**

Monday – Friday 9AM to 5PM

Saturday – 9AM to 1PM, Sunday Closed

**After Hours (386) 427-3551 x1**

**Answering Service will contact on-call personnel to assist you.**

### **EMERGENCY NUMBERS**

For any life-threatening emergencies, including Police, Fire and Ambulance\_\_\_\_\_ **DIAL 9-1-1**  
Florida Poison Information Center\_\_\_\_\_ 1(800) 222-1222  
Beach Department Volusia County (NSB Lifeguard Stations)\_\_\_\_\_ (386) 423-3373

### **EMERGENCY PROCEDURES**

After making an emergency call, have one person stationed at the entrance of the complex and another at the door of the unit to admit emergency personnel. Call on **ANY** resident or employee to assist in this coverage.

For any non-life threatening emergency use the following resources:

Police Department\_\_\_\_\_ (386) 424-2220

Police Department (Non-Emergency)\_\_\_\_\_ (386) 424-2000

Fire Department Phone\_\_\_\_\_ (386) 402-8125

### **LOCK OUTS**

There is **no** lock out service available through the office. If you are locked out, you must contact either a locksmith or your rental management company, as the case may be.



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### **RULES AND REGULATIONS – \*QUICK LIST**

#### **DO**

- ... Comply with the rules and regulations of Sea Coast Gardens.
- ... Observe our Quiet Hours between 10 pm and 8 am.
- ... Wear ID band when out on Sea Coast Gardens' property.
- ... Direct all vendors to check into the office upon arrival and prior to performing any maintenance to your Unit.
- ... Display parking passes in every car.
- ... Control noise level associated with radios, televisions, stereos, and/or by any other means that may disturb other residents, including around the pool area.
- ... Water plants on balconies with care to ensure no overflow occurs to balconies or outside walls below.
- ... Provide a current key or digital lock code, for your Unit to the Manager for emergency access.
- ... Provide office current address, telephone numbers, and email address for emergency contact and information dissemination.
- .... Return all carts to the first floor hallway area near the front of the elevator. Never leave any cart in the elevator or on other floors after use.
- .... Clean up after any pets.

#### **DO NOT**

- ... Walk pets in the courtyard, pool, beach deck area, or beach front lawn areas. All pets must be leashed and walked only on the street side of the wall.
- ... Use any charcoal or gas grills anywhere on the premises, other than the community grill in its designated area only.
- ... Use parking area for long-term storage of boats, trailers or RVs. No parking of boat connected to any vehicle in the parking area.
- ... Back vehicle into parking space. Front in first parking only.
- ... Obstruct walkways or stairs with personal items including bicycles, beach chairs, etc.
- ... Play with balls or Frisbees in or around the pool, building or parking areas. The beach is a great place to enjoy these!
- ... Dive or rough play in or around pool and do not hang, swing or stand on ropes in pool or on any fence or railing.
- ... Use roller skates, roller blades or skate boards in any of the common areas including the parking area.
- ... Smoke anywhere on premises except inside an individual condo unit with the windows closed. Smoking is NOT permitted on any balcony or patio.
- ... Clean or shake rugs, mops etc. from windows, balconies or in halls or stairwells.



# Sea Coast Gardens 2 & 3

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- ... Hang towels or other items over railings or walls.
- ... Paint, alter or install fixtures or otherwise perform work on the exterior of the building or grounds.
- ... Direct or reprimand any employee of the Association or any tradesman working under direction of the property management of the Association.
- ... Use any drone on or over premises.
- ... Attach any signs, decorations, or other fixtures to any exterior wall, including those walls bordering a balcony or patio.
- ... Use the grassy area in front of any patio area unless you are staying in that unit.
- ... Leave out or store any personal items on any grassy area, including, but not limited to: toys, towels, surf boards, coolers.

*\*The Quick List is not a complete list of all the rules and regulations in this booklet. It is your responsibility as an Owner, tenant, guest, or invitee to comply with all of the Rules and Regulations and Policies of the Association.*

### **LOST AND FOUND**

You may turn in found items to either the on-site rental vendor or the management office.

If you have lost something - the SCG Lost and Found is in a bin located in the clubhouse by the bulletin board. It is for routine items left out by the pool, shuffleboard courts and the beach deck. The bin is generally cleaned out monthly.

Valuables such as credit cards, wallets, cell phones and keys that have been turned in, are not put in the bin. Instead they may be recovered at the management office. For items such as these, you must present a valid form of picture identification.

The associations and management shall not be liable for any lost or stolen items, including items turned into the Lost and Found and/or management office.

### **QUIET HOURS**

Quiet Hours throughout the complexes are in force every evening from 10 pm to 8 am.

### **SMOKING**

Sea Coast Gardens is a NON SMOKING COMMUNITY. Pursuant to the policies in currently in force, **smoking and/or vaping are not permitted** anywhere on property except within the individual condominium unit with the windows closed. No smoking or vaping extends to balconies and patios which are considered common areas. This also includes, but is not limited to: the clubhouse, beach deck, walkways, elevators, laundry rooms, and parking lots.



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### **BICYCLES**

Please refer to the current Bicycle Policy. All bicycles must be registered with management and marked with the bicycle owner's name and unit number. A bicycle storage room is available for Owners only on a first-come, first-served basis for long term storage.

Bicycles may not be stored in the hallways or walkways. Stairwell storage is for temporary storage of bicycles and must be removed when Owner is not occupying their unit.

In order to ensure adequate space for all bicycles in the storage room, the owners of bicycles in this room will be contacted annually. Any unmarked, unused, improperly stored, or non-working bicycles are subject to removal by management pursuant to the current bicycle policy.

### **CAR RINSING**

Facilities are provided for car rinsing. Please do not wash, dry or polish your vehicle in the rinsing area as this blocks the next person from using the rinsing station. Please turn off water at valve, roll up hose, and place the hose on hanger provided. Water restrictions may be in effect from time to time. Consult the sign by the water hose for allowable rinsing times.

### **CARTS**

For your convenience, carts are located on the first floor by the elevators. Carts are to be returned to the first floor hallway area by the elevator and **NOT** left in the elevators or walkways after use.

### **EXTERIOR MAINTENANCE**

#### **Grounds:**

Associations are responsible for the grounds; seeding, fertilizing, mowing, trimming, mulching, pruning, planting and cleanup of the common elements of the property. Owners are NOT to perform any of these duties without prior permission of the Association.

#### **Building Maintenance:**

This service includes all exterior building repairs as well as sidewalks, parking lot, driveways, curbs and gutters, maintenance and repair of recreational facilities, lighting and roof.

Balcony floor coverings of any kind, such as carpeting and tiles, are not permitted. Owners who disregard this regulation will be responsible for the damage caused by the carpet/tile and its removal.

With some exceptions, such as routine cleaning of balconies, all exterior maintenance is the responsibility of the Association. Do not paint, alter or install fixtures or otherwise perform work on the exterior of the building or grounds, unless the Board has approved the proposed changes. If you notice an item which requires service, or appears to be in violation of the condominiums design standards, please notify the Manager or a member of the Board. All violations will be subject to fines.



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## Rules and Regulations

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### **GARBAGE AND RECYCLABLES**

Two trash chutes are provided on each floor for trash disposal between the hours of 8:00 AM and 10:00 PM. All garbage should be fully secured in plastic bags prior to placing in the dumpster or down the chutes. Oversized or heavy items may clog or damage the chute. Those items including pizza boxes must be taken to the dumpster and not sent down the chutes. Nothing is to be placed alongside or on top of the dumpster. This will reduce any possible health hazard, as well as keep the maintenance, collection and extermination costs under control.

Contact the management office for any large item in need of disposal to be directed to the appropriate disposal area. There is no charge for the disposal of large items left in the correct area. Large items include, but are not limited to: sofas, furniture and refrigerators. If any item is in reasonably good working condition, please consider contacting a non-profit such as Habitat for Humanity and donate the item. Most have free pick-up.

No trash is to be placed outside on any sidewalk or walkway.

Recycling items such as plastic bottles, glass bottles, newspaper, etc. should be brought to the designated and marked Recycling Area located adjacent to each parking lot.

### **GRILLS**

Use of grills is prohibited anywhere on the premises, except use of the community grill in the designated location.

The community grill is located behind the clubhouse and may be used on a first-come, first-served basis. No one under 18 years of age may operate the grill without an adult immediately supervising. No one under 14 may operate the grill under any circumstances. Please use the sign-up sheet located in the clubhouse. Please leave the grill clean and ensure that all propane gas is turned completely off. Never leave the grill unattended while in use.

**NOTICE: THE SEA COAST GARDENS COMMUNITY GRILL IS A PRIVATE GRILL AND ONLY OWNERS, TENANTS AND GUESTS MAY USE THE COMMUNITY GRILL. ALL PERSONS USING THE GRILL DO SOLELY AT THEIR OWN RISK. THE ASSOCIATION, OWNERS, BOARDS OF DIRECTORS AND THE MANAGEMENT ARE NOT RESPONSIBLE FOR ANY ACCIDENTS OR INJURIES ASSOCIATED WITH GRILL USE.**

**In accordance to 2009 NFPA 1, Chapter 10, Section 10.11.6 from the 2010 Florida Fire Prevention Code – No grill is permitted to be used or stored on any balcony.**

**NFPA Per NfPA 1, Uniform Fire Code, Florida 2007 Edition:** For other than one- and two-family dwellings, no hibachi, gas-fired grill, charcoal grill, or other similar devices used for cooking, heating, or any other purpose, shall be used or kindled on any balcony or under any overhanging portion or within 10 feet (3 m) of any structure. Listed electric ranges, grills, or similar electrical apparatus shall be permitted. (Per NFPA 1, Uniform Fire Code, Florida 2007 Edition)



### **HURRICANE SHUTTERS**

Hurricane shutters shall be horizontal roll-down, high impact tested interlocking slats. Shutter storage box for roll-down shutters must be made of aluminum. All mounting hardware must be non-corrosive. Motorized shutters are permitted. All wiring must be on the inside of the Unit.

Hurricane shutters are to be properly maintained at all times at the sole expense of the Unit owner. The Association will notify Unit owners with hurricane shutters in disrepair. If the disrepair presents a danger to the integrity of the building, the Association may remove the hurricane shutter at the sole expense of the Owner 30 days after duly written notice has been sent if the hurricane shutter is not repaired timely, or the unit Owner has not provided a copy of a fully executed contract or work order from a duly licensed and insured shutter company.

Hurricane shutters must be left either in their fully extended or fully extracted position. Replacement shutters are to conform to the above hurricane shutter specifications found in the Association's Renovation Policy.

All work must comply in all respects with the building codes of the State of Florida, Volusia County and City of New Smyrna Beach in effect on the day of installation. Installation company must be licensed, bonded and insured and must provide written evidence of same to the Association prior to installation.

### **INTERIOR MAINTENANCE AND RENOVATIONS**

All interior maintenance is the responsibility of the Unit Owner. If other than a repair, the Owner must obtain and acknowledge receipt of the Association Renovation Policy and Guidelines prior to any work being performed. Prior to hiring a contractor to do work within a unit, an Owner must be able to provide the Association with all necessary licenses, permits and proper insurance of Contractor and/or Vendors of Owner.

#### **All Vendors:**

- Must report to the office EACH day
- Must have \$1,000,000 Liability Insurance and Worker's Compensation and provide a copy of license on file with the office before commencement of work.
- Must not use carts. The carts are for owners/renters/guests.
- Must work between the hours of 8:00 AM and 6:00 PM, Monday through Saturday.
- Must park vehicles in guest spaces and must have vendor passes displayed. These can be obtained in the office. Do not block trash bins or park in no parking zones.
- Must keep work contained in the Unit.
- Must remove all waste or trash from the property and premises and may not use any Sea Coast Gardens' waste containers or dumpsters.
- Must clean up hallways each day before leaving.
- Must return keys each day. The office closes at 5PM. There is an after-hours key drop on the east side of the clubhouse.





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### **LAUNDRY ROOMS**

Laundry room machines are coin operated and to be used only between the hours of 8:00 AM and 8:00 PM. Please prevent getting sand in the machines and do not overload. Close windows and doors and turn off lights when finished. Please remove clothes promptly when machines are finished.

### **PACKAGE DELIVERY**

It is the Owner's, Tenant's, Guest's and/or Invitee's sole responsibility to arrange receipt of deliveries (UPS, Federal Express, etc.). Mail or packages can only be accepted if Owners or tenants are using a unit at the time of the delivery. Neither management nor the Association shall be responsible or liable for lost, missing, damaged or misdirected packages.

### **PARKING LOT**

Note: Management is authorized under the Parking Policy to tow vehicles. Please refer to the parking policies. Please park your vehicle in **YOUR** marked parking spot and display your parking pass. Guest or second cars must use available guest spots and display either an owner or guest pass in window area. Residents anticipating a large number of guests are responsible for proper parking of guest cars and must check with the office for any additional parking passes. Improperly parked vehicles and vehicles without proper parking passes readily displayed will be towed at the owner's sole expense.

Parking of boats, trailers, or RV's is permitted only in guest parking spots closest to the west wall for a period of up to, but not to exceed, 48 consecutive hours. NO boat and trailer measuring over 22 ft. in length is permitted to park in any space. Long term parking of boats, trailers or RVs is **NOT** permitted. Parking a trailered boat connected to a towing vehicle is **NEVER** permitted.

Owners, tenants, guests, or invitees wishing to park a boat or RV must notify the Manager and provide a description of the vehicle, its location and the duration of stay.

Vehicle speed on the premises is limited to 10 mph; vehicles must follow arrows for entry and exit.

### **PETS**

Please consult the Pet Policy for further restrictions. Any Owner who rents their unit must give permission and notify the office if they allow tenants to bring a pet. All pets must be on a leash and walked only on street side of the wall. Pets are **NOT** allowed in the courtyard, pool, deck, beachfront lawn or parking lot landscaped areas at any time.



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### **POSTING OF SIGNS & FLYERS**

Signs shall not to be posted by any Owner, tenant, guest or invitee without the prior expressed permission of the Association. Notifications of board and committee meetings, as the case may be, will be posted on a bulletin board in the hallway outside of the management office.

### **PUBLIC NUISANCE**

No Owner, tenant, guest or invitee shall make or permit any disturbing noises, or permit anything that will interfere with the rights, comforts, convenience, and quiet enjoyment of others.

No Owner, tenant, guest or invitee shall permit their television, radio, stereo, or other loud speaker, or any other noises to disturb or annoy others and shall observe the established quiet hours between 10:00 PM and 8:00 AM.

Residents shall comply with all applicable Federal, State and/or local laws, ordinances and regulations.

Sea Coast Gardens is a NON SMOKING / NON VAPING COMMUNITY. **SMOKING AND VAPING ARE NOT** permitted anywhere on premises except inside a condominium unit with the windows and doors closed. This includes but is not limited to: unit balconies, patios (which are part of the common property), the clubhouse, beach deck, walkways, elevators, laundry rooms, and parking lots.

### **REQUESTS OF ASSOCIATION EMPLOYEES**

Owners, tenants, guests and invitees are prohibited from requesting any employees of the Association or management to perform any personal services during their working hours, except for emergency assistance. **IN CASE OF ANY EMERGENCY – PLEASE DIAL 9 1 1 FIRST.**

### **SECURITY**

All Owners, residents, tenants, guests and invitees share in the responsibility of our security and safety. Sea Coast Gardens is under video and audio surveillance, but this can only serve us so far. Please keep an eye out and promptly report any suspicious activity. Please wear a proper ID band when outside of your unit on Sea Coast Gardens' premises.

If you do not have an ID band visible, you will be asked to return to your unit to retrieve a band. If you are returning from the beach without an ID band, you may be denied access to the premises.

If you observe any suspicious or criminal activity, contact the New Smyrna Beach Police Department and inform the office if occurrence is during business hours.

**New Smyrna Beach Police** \_\_\_\_\_ **Dial 9-1-1 or (386) 424-2220**



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### **STORAGE**

One storage locker is provided for each Unit in the buildings. For the security of items stored, Unit owners should consider the use of a padlock to protect their belongings. Do not store any personal items in any common area including the lawn, pool, deck, walkways. No beach equipment, beach toys, surf boards, kayaks, chairs, towels or clothing or any other similar items shall be stored or left out on any grass area.



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### **SWIMMING POOL**

For your safety and enjoyment, please follow the rules below:

***DIVING INTO THE POOL IS NOT PERMITTED FOR SAFETY REASONS.  
NO RUNNING OR ROUGH PLAY IS PERMITTED IN POOL AREAS. PLEASE DO NOT STAND ON OR SWING  
FROM THE ROPE USED TO DESIGNATE THE DEEP END.***

**THE SEA COAST GARDENS' POOLS ARE PRIVATE POOLS AND ONLY AUTHORIZED PERSONS, INCLUDING OWNERS, TENANTS, GUESTS AND INVITEES ARE PERMITTED TO USE THE POOLS. ALL PERSONS USING THE POOLS DO SOLELY AT THEIR OWN RISK. THERE IS NO LIFEGUARD ON DUTY AT ANY TIME. THE ASSOCIATION, OWNERS, BOARDS OF DIRECTORS AND THE MANAGEMENT ARE NOT RESPONSIBLE FOR ACCIDENTS OR INJURIES ASSOCIATED WITH USING THE POOLS.**

Chapter 514.F.S. regulates swimming pools in the State of Florida. The Law also recognizes chapter 64E-9 of the Florida Administrative Code.

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- **PERSONS UNDER THE AGE OF 14 MUST BE IMMEDIATELY ACCOMPANIED BY A RESPONSIBLE ADULT**
  - **INTOXICATED PERSONS ARE NOT ALLOWED ON ANY SEA COAST GARDENS' COMMON PROPERTY**
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All persons are requested to rinse off before entering pools, especially when returning from the beach.

The Association will not be responsible for loss, theft or damage to personal property of any Owner, tenants, residents guests, or invitees. Pay attention and do not leave personal items unattended.

#### **Pool Hours:**

8 AM to 10:00 PM or otherwise as posted at the pool

#### **ID Bands:**

Every person entering the pool or pool area must display a current property ID band.

#### **Glass Containers:**

No glass containers or bottles of any kind will be permitted in the pool area. This is for the safety of all guests. No food or beverage is allowed within 4 feet of the pool.

#### **Floats:**

Only noodles and children's floatation devices may be used in the pools but may not be left unattended. Unattended noodles and devices are subject to removal by management.



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### **Balls and Frisbees:**

No balls or flying discs allowed in the pool or on pool decks.

### **Proper Attire:**

No thong swimwear or topless sunbathing is allowed in any common areas. Infants and toddlers are required to wear swim diapers in any pool and at all times.

### **Pool and Deck Furniture:**

All pool furniture is to remain around the pool and deck and not to be taken to unit patios, the beach deck, or to beach at any time.

## **TILE FLOORING**

To install tile in a Unit an Owner must have cork or another noise suppression barrier installed under the tile prior to tile installation and shall be subject to inspection to ensure compliance. Please refer to the Association Renovation Policy for further specifications and guidance.

## **WINDOWS AND STORM/SCREEN DOORS**

Please check with the management before proceeding with exterior door or window replacement. Failure to comply with the standardization guidelines of doors/windows can cause the Owner costly rework. Please refer to the Association Renovation Policy for further specifications and guidance.

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