



Sea Coast Management No. 2 & No. 3, Inc.
4151 & 4153 S. Atlantic Avenue
New Smyrna Beach, FL 32169
(386) 427-3551
www.SeacoastGardens.com

Welcome to Sea Coast Gardens 2 & 3. Please read and familiarize yourself with these guidelines to provide an enjoyable stay for all. Please remember that we are an owner-occupied community.

General Rules:

- All owners, renters, and guests are required to follow the rules and be respectful of the property, other owners, guests, and staff.
- Wrist bands must be worn by all owners, renters, and guests when on property.
- There is **NO SMOKING or VAPING** anywhere on property, including all balconies and patios, except in the designated smoking areas located in the Sea Coast Gardens 2 & 3 parking lots.
- Management office hours: Monday through Saturday, 9:00AM – 5:00PM. Sunday, 9:00AM – 1:00PM in March, June, and July only.
- Shuffleboard equipment is available in the Clubhouse.
- Laundry Rooms may be used from 8:00AM – 8:00PM.
- Trash shall be placed in the trash chutes only during the posted times. Recyclables shall be placed in the receptacles in the dumpster areas.

Parking:

- Each unit is assigned one numbered parking space. Your parking pass indicates which space is assigned to the unit. **DO NOT PARK** in any other numbered space as these are assigned to other units.
- Guests of owners and renters shall use Guest parking spaces only. Guest parking spaces are available on a first-come, first-served basis.
- The Parking area is not for long-term storage of boats, trailers, or RVs.

ALL VEHICLES PARKED AT SEA COAST GARDENS 2 AND 3, INCLUDING THOSE OF GUESTS, MUST HAVE A VALID PARKING PASS VISIBLY DISPLAYED OR THEY MAY BE TOWED.

Pool Rules:

- Pool hours are from SUNRISE to SUNSET daily, as posted.
- There is no lifeguard on duty at the pools; swim at your own risk.
- **Absolutely NO glass is allowed on the pool deck.**
- Per Florida Department of Health, no food, gum, or drinks are permitted in the pool or **within 4 feet** of the pool.
- All children under **14 years old**, while at or in the pool, must be supervised by an adult.
- **NO** diving, jumping, or flipping into the pools.
- **NO** floats or large pool toys in the pools.
- Tables, chairs, and chaises at the pools and sundeck may not be reserved or taken down on the sand or to unit patios or balconies.
- Babies and incontinent adults shall wear disposable “swim diapers” while in the pool.
- During inclement weather, the pools may be closed for your safety. When you hear thunder or see lightning, please leave the pool area and return to your unit for safety.

Grounds Rules:

- Please make every effort to reduce foot traffic on the lawn areas. Use walkways to access pool area, sundeck, and beach.
- Please play physical recreational games on the beach, leaving the courtyard grass areas for more passive activities.
- Bicycles must be kept in the bike rooms or in the stairwell bicycle racks.
- Use carts for luggage only and return them and shopping carts to the first floor holding areas when done.
- Per Volusia County fire code, the use of grills is NOT permitted on balconies or patios. Grilling is permitted at the community grill area ONLY. Please keep this area clean.
- **Should your unit allow them, pets MUST BE LEASHED at all times and are NOT allowed in the courtyard, on pool/ocean decks, walkways, grass areas, or any other common property areas.**
- Please walk pets off property; be courteous and clean up after them.
- Be aware of your safety while on property and keep unit doors and windows locked.
- **Quiet hours are from 10:00PM to 8:00AM. This includes on all decks and balconies.**

Fire Lanes, Railings, and Walkways:

- To facilitate fire safety and safe egress, corridors, walkways, stairwells, and entrances must be kept free of personal belongings.
- **NO** towels or other items shall be hung on **ANY** railings, including unit balconies.