

## SEA COAST GARDENS II & III ASSOCIATIONS WRISTBAND POLICY

Sea Coast Gardens II and III Associations (“Associations”) are responsible to make reasonable attempts to maintain the value of the common elements for the enjoyment of all Associations owners. Wristbands are provided to owners, and their renters and guests to identify those individuals authorized to use the common elements. The Associations recognize these efforts must be balanced between effectiveness and practicality; and should be evaluated as needed.

Over-occupancy in units increases the likelihood of greater wear and tear on the common elements and may create additional costs to ALL owners for repairs and replacements. In addition to the physical impacts, over-occupancy can infringe on Owners’ reasonable expectation of enjoyment of their property.

### **ANY PERSON IN THE COMMON AREAS\* WITHOUT AN AUTHORIZED WRISTBAND WILL BE CONSIDERED A TRESPASSER AND SHALL BE REMOVED FROM THE PROPERTY.**

\*COMMON AREAS DEFINED AS: inside courtyard sidewalk to seawall, office building, clubhouse, pools, pool deck, shuffleboard courts, sundeck (including steps to/from beach).

NOTE: The color and type of wristband for access to the common areas may change from time-to-time. Updates will be made to the policy as needed. When an Owner rents his/her unit, the Owner transfers use of the common elements to the renter(s) until the rental expiration date.

### Types of Authorized Wristbands

#### **a. Permanent Wristbands for Unit Owners, Renters or Guests**

1. Permanent Owner(s) wristbands are multi-color bands:
  - i. Rubber, half inch in width, and standard industry diameter for adults
  - ii. Debossed with “SEA COAST GARDENS.”
2. The maximum number of wristbands issued for use by Unit Owner(s), Renters or Guests is determined as follows:
  - i. Maximum for 2-bedroom units is six (6)
  - ii. Maximum for 1-bedroom units is four (4)
3. Permanent wristbands are issued to, and the responsibility of, the Unit Owner(s) and transfer with the sale of the unit; replacement of a wristband is the responsibility of the unit owner at a cost of \$20.00 each.
4. The maximum number of Owners and their guests granted use of common areas at any one time using Permanent Wristbands shall not exceed the maximum issued for the unit.
5. If the unit is managed by a Rental company, either the Owner or Designated Representative, MUST provide the Property Manager with unit number when requesting the replacement.

**b. Temporary Guest Wristbands**

1. Unit Owners may request additional temporary wristbands from the Management Office for DAY Guests.
  - i. The color of temporary wristbands will change daily.
  - ii. Temporary wristbands are Tyvek with "SEA COAST GARDENS" lettering on front and back.
2. If an Owner plans to reserve the clubhouse for an event including DAY Guests, the Property Management Office should be contacted at least 24 hours in advance to ensure the requested number of temporary wristbands will be available for Guests.

(Approved 1/16/2021)