

Seapoint AT NAPLES CAY

RULES & REGULATIONS

Occupancy: All residential units shall be used for residential purposes only. Occupancy of individual residential units shall not exceed eight (8) persons, including unit owner without advance permission in writing from the Board of Directors or their designates. Occupancy in absence of the unit owner is limited; all requirements listed in the Declaration of Condominium are to be followed. All persons occupying residential units other than the owners shall register with the manager, at or before the time of occupancy of the unit. This includes tenants and houseguests.

Leasing of Units: A unit owner may lease their residential unit for a minimum term of 180 days, and not more than one time a calendar year, providing all procedures listed in the Declaration of Condominium are followed.

Parking: All guests' parking on the property will be in assigned areas with properly displayed car passes. Owners with more than two passenger vehicles and vendors/contractors/housekeepers/personal-assistants and or all-day labor are required to park in the over-flow parking area. Motorcycles, Boats, Commercial trucks, campers and recreational vehicles shall not be parked overnight at Seapoint or on Naples Cay grounds. Bicycles shall be parked only in such areas as may be designated for that purpose.

Pets: The ability to keep pets is a privilege, not a right, and the Board of Directors is empowered to order and enforce the removal of any pet that becomes an unreasonable annoyance to another resident.

- Guests and/or tenants are not allowed to bring pets on Seapoint property.
- No more than Two (2) domesticated household pets (cats or dogs) under 30 pounds or One (1) dog under 50 pounds may be kept by unit owners.
- Pets must be carried under the owner's arm or short leashed and under control at all times when outside a unit.
- Pets are not permitted in the main lobby, club room, exercise room and the decks adjacent to the pool & spa.
- Owners with garages on the main level may access the elevator lobby through the upper west side entrance.

1. **Service Animals:** The Americans with Disability Act (ADA) Title II and Title III as well as Florida Statute 413.08 as of January 2021 identifies Service Animals as the following:

- Service animal means an animal that is trained to do work or perform tasks for an individual with a disability, including a physical, sensory, psychiatric, intellectual, or other mental disability. Examples of such tasks include guiding people who are blind, alerting people who are deaf, pulling a wheelchair or performing other duties.
- The work or task a dog has been trained to provide must be directly related to the person's disability. Service Animals are limited to dogs.

- An individual with a disability who has a service animal or who obtains a service animal is entitled to full and equal access to all housing accommodations provided for in this section, and such individual may not be required to pay extra compensation for such animal. However, such an individual is liable for any damage done to the premises or to another individual on the premises by the animal.
- The crime-deterrent effect of an animal's presence and the provision of emotional support, well-being, comfort, or companionship do not constitute work or tasks for purposes of this definition. A housing accommodation will require proof of "Service Animal" training along with ADA required medical documentation and vaccination requirements.

A letter from a doctor that states a person has a disability and needs an emotional support animal does not qualify the animal as a "Service Animal".

2. Emotional Support Animal: The Fair Housing Act (FHA) identifies an Emotional Support Animal as animals commonly kept in households that can do work, perform tasks, provide assistance, or provide emotional support for a person with a physical or mental impairment that substantially limits at least one major life activity or bodily function.

Emotional Support Animals that exceed the Pet restrictions as defined by 12.6 are subject to a Reasonable Accommodations Request to be submitted to the association as well as legal council for approval.

The reasonable accommodation request will require the following to be submitted to the association at least 30 days prior to occupancy:

- A statement from the current health care provider indicating name, address, license, length of time they have been treating the requestor, qualifications to diagnose and treat relevant symptoms that the ESA alleviates, and duration of time ESA will be needed by requestor.
- Veterinary records indicating breed, weight, and confirmation that the ESA is current on all vaccinations and when the next vaccinations are due.
- The ESA reasonable accommodation shall be submitted to the Board of Director at least 30 days prior to occupancy by resident or resident's guest.

Should the ESA reasonable accommodation request be approved, the owner of the ESA will be required to submit recertification from the health care provider and veterinary records annually.

Recreational Facilities: Use of the common recreational facilities will be in such manner as to respect the rights of other unit owners, and the Association or the Master Association, as the case may be, may regulate duration of play and schedule. An adult must supervise minors under the age of 18 at all times.

Pool Rules: Proper attire, shoes, sandals, & cover ups must be worn when going to and coming from the Pool & Spa deck.

- Do not enter lobby level(s) wet, please dry off before entering.
- No lifeguard on duty.
- Infants and toddlers must wear swim diapers.
- Spa temperature is 101-104 degrees*.

**Per Florida Dept. of Health- Infants and children under the age of 12 should not be in spa due to extreme temperature*.*

- Chairs may not be reserved. Unattended items will be removed by staff.
- Please use a towel to cover chase lounge cushions.
- Please shower before entering the pool or spa- Shower(s) are located on the main pool deck & ground level.
- All children and young adults under the age of 18 must be accompanied by an adult.
- No glass is allowed on the pool or spa deck- Plastic tumblers are available in the club room.
- No running, ball playing or diving is allowed.
- No pets allowed.

Common Areas: Shoes or sandals and a shirt must be worn inside common areas. All common areas inside and outside the building will be used for their designed purposes and no articles belonging to unit owners shall be kept therein or thereon and such areas shall at all times be kept free of obstruction. No radio, television antenna, wiring, sign, advertisement, notice, object, awning, screen, plastic or glass enclosure shall be exhibited, inscribed, painted or affixed by any unit owner on any part of the condominium property visible from the exterior of the buildings or common areas without the prior written consent of the Association to maintain uniformity of exterior appearance.

Automated Waste Disposal Chutes: Dispose of trash in securely tied plastic bags. Recyclables must be loose or in paper bags. Boxes larger than a shoe box should either cut up or placed in the ground floor trash room.

Renovations/Remodeling: All work is required to be contracted through and with a Florida licensed general contractor. Construction within units is allowed between May 15th and October 31st. Normal interior decorating (wallpapering, painting) and regular maintenance may be done throughout the year. All contractors are required to meet with the manager to review the contract, scope of work, license/insurance requirements, and policy and procedures relative to construction at Seapoint.