



Seascape Surf Estates

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General Information, Rules and Regulations for Seascape Surf Estates Homeowners, Tenants and Guests



December 2018

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Introduction to Seascape Surf Estates

The Condominium Association of Seascape Surf Estates is providing this pamphlet to Owners, Tenants and Guests as an introduction to the rules and regulations of the community. Seascape Surf is located on the bluffs overlooking the Pacific Ocean, and is ideally located close to beaches, restaurants and shopping with easy freeway access.

In order to maintain an orderly and pleasurable living environment within Seascape Surf, reasonable Rules and Regulations must be established and enforced. The Rules and Regulations are designed to make living in close proximity pleasant and comfortable. Each of us not only has certain rights, but also certain obligations to other residents.

The Rules and Regulations set forth in this booklet were enacted by the Board of Directors under the authority granted it by the Governing Documents. Homeowners of Seascape Surf Estates have a very active part to play in sustaining the ongoing beauty, security and maintenance of this beautiful community. These Rules and Regulations will be reviewed from time to time by the Board of Directors and republished if any changes are made. The Rules herein do not supersede the Declaration of Covenants, Conditions and Restrictions (CC&Rs) or the California Civil Code and, in the event of a conflict, the Law and the Restrictions will always prevail. The following are some actions that Homeowners and Tenants can take.

Fire Prevention (In case of FIRE call 911 First!)

No open fires anywhere on the property.

When using candles of any type exercise extreme caution!

Make sure all wall outlets and switches operate properly.

Become familiar with the location of all property fire extinguishers.

Have at least two (2) fire extinguishers in your unit.

Have your gas fire place checked before using. No burning of wood or pressed logs!

Fire pits, and charcoal BBQ's are prohibited.

Inspect smoke detectors monthly.

Condominium Safety and Security

Obey all signs and barriers by the bluffs.

Report any violations regarding the bluffs.

Always lock your unit when out and never give out your key or gate access code to anyone.

Obey all recreational (tennis, pool and spa) rules.

Parents, please monitor children(s) activities while on the property.

Do not climb on ropes fences, trees or gates. Report anything suspicious to the Management Office or the Sheriff's Department.

If you need to call Security, call (858) 481-9771 leave name, phone number and the unit number.

Condominium Maintenance

Do not litter.
Report any lights not working.
Report any water leaks or signs of water leaks immediately.
Report items that are not working properly to the Management Office.
Report any vandalism.

Preventing Water Damage

Report all water leaks.
Be sure all drains are operational.
Water heaters should be replaced every 7-8 years (permit is required). When replacing water heaters, install a catch pan and be sure it drains to the outside.
Periodically check all water lines and angle stops, replace as needed.
Understand the proper use of the garbage disposal - drain repairs are very costly!
Never wash decks with water; dry sweep and damp mop.
Replace any defective plumbing immediately.
Winterize and inspect windows, sliders and front door annually.

Unit Noise Abatement

When replacing carpet, consider checking the sub floor for renailling. Replacement of carpet requires prior approval of the Architectural Committee. Upgrade your carpet pad when replacing carpet (padding is required in Units directly above another Unit).

Be aware that home workout systems create a substantial amount of noise.

Home audio and theater systems volumes must be kept at a minimum at all times.

Familiarize yourself with the CC&R provisions concerning noise issues (Article XV Section 4 and 14) and the Architectural Standards for any changes in unit flooring. An Architectural Review Application and approval by the Board is required.

Insurance

The Condominium Association insures the common areas. Owner is responsible for all cost associated with maintenance, repair and replacement of enclosed common area, installation of deck over roofs or use or modification of void areas adjacent to units.

Owner is required to purchase and maintain a liability policy in an amount not less than \$1,000,000. The CC&Rs require that Seascape Surf Estates is named as additional insured on homeowner's liability policy. It is recommended that individual owners insure the replacement costs of cabinets, appliances, furniture and all other personal items. It is recommended that owners renting their units have renter's insurance.

Familiarize yourself with the CC&R provisions concerning Unit owner responsibility for damage inside Unit (CC&Rs Article VII).

Responsibilities of Unit Owners

A copy of these Rules and Regulations will be mailed to each owner. It is suggested that the owners who rent their units or allow friends or family members to use the units leave a copy in the unit for the occupant's use. *The owner of each unit, and/or the owner's rental agent, has the responsibility of informing renters and guests of the provisions in the Rules and Regulations.* Owners are responsible for violations by their tenants and guests. *Sequential rules and regulation violations by new renters and guests will be treated as repeated offenses for the unit.*

Registration of Tenants and Guests

Our CC&Rs and the City of Solana Beach require a 7-day minimum stay for short term rentals.

It is important for recordkeeping and security purposes that the Association is aware of who is residing in the complex. When an owner rents his or her unit or permits friends or relatives to use it in the owner's absence, the owners or agents must inform management of who will be present in the unit.

Every tenant whether short term or long term, and every guest of the Owner who occupies the unit in the Owner's absence must register with the Seascape Sur Office. Registration may be done by the tenant/ guest, the Owner or the Owner's rental agent and it must be in writing. Required information includes the unit number, tenants' or guests' names, vehicle make/model/license number, length of their stay and a statement attesting that the guests/tenants have been given a copy of Seascape Sur Rules and Regulations. The tenants must sign a formal rental agreement or lease (the Declaration of Restrictions require that all leases be in writing). This information may be emailed to the property manager at (seascapesur@sbcglobal.net) or delivered to the office personally or may be faxed to the office @ (858) 481-7231. The office is located on the second floor of the recreation center overlooking the tennis courts.

Registration of the tenants and guests must be accomplished by the close of the office on the next business day following their arrival. This means that tenants or guests arriving on a Friday night, Saturday or Sunday must register by 5:00 p.m. on Monday assuming Monday is not a holiday.

Provisions of Section 6.1 of the Declaration of Restrictions have been superseded by Federal and State fair housing regulations that now set maximum occupancy limits as follows.

- 1 bedroom unit: 3 occupants
- 2 bedroom unit: 5 occupants
- 3 bedroom unit: 7 occupants

Note: The number of bedrooms is based on the recorded Condominium Plan. A den or enclosed patio, balcony, or entryway does not count as a bedroom.

Advertising a unit rental for less than the minimum stay limit or that allows for the number of persons in the unit to exceed the occupant limit above will be subject to a \$250 fine. The fine for any new 30-day period after the first offense will be doubled to \$500 and minimum stay violations may be reported to the City of Solana Beach.

These regulations will be strictly enforced, and fines will be imposed on the owner for failure to comply with registration, lease or occupancy requirements.

Red Identification Tags

Seascape Surf issues each unit two (2) red plastic ID tags. Every resident, whether an owner, guest or tenant, must be in possession of these tags when using the recreational facilities. Owners who rent their units must provide two (2) red ID tags to their tenant(s).

The red ID tags must be left in clear sight when using the tennis courts, spas, sauna, recreation room, pool table room, and swimming pool area(s).

Living Areas, Common Areas and Private Balconies/Patios

No unit shall be used in such a manner as to obstruct or interfere with the peaceful/quiet enjoyment by the occupants of the other units.

Excessive noisemaking, games, running, horseplay, etc. is prohibited in the common areas. Use of portable radios, CD players or similar items without earphones is prohibited in the common areas.

Patios, balconies and entryways shall be kept neat and orderly, as viewed from neighboring units, streets and common areas. Unsightly articles must be removed. *Only proper outdoor furniture, potted plants and barbeques (gas only) may be kept on the balconies and patios.* Plants in pots are not to be located upon balcony/deck railings or patio walls.

Satellite dishes must be one (1) meter or less in size and may not be in the common areas, nor attached to any part of the structures.

Charcoal barbeque grills may not be used anywhere on the property at any time. Propane or electric barbeques are acceptable. Lighter fluid or the use of presoaked brickets is prohibited.

Walkways, driveways and garages, tennis courts, and the fire lanes may NOT be used for skateboarding, rollerblading, skating, bicycling, riding scooters or big wheel toys or games in general.

Tiki torches, candles or Mexican grills (Chimenas) are prohibited. No open flames of any kind are permissible.

No articles of any kind shall be draped over entranceways, balconies, and patio walls or railings or hung from the overhead. This includes bathing suits, towels and wetsuits. Surfboards must be stored out of sight.

Bicycles, scooters or other big wheel toys may not be stored on patios or balconies or in entranceways. Proper storage is in the bike room or in front of your vehicle in your parking garage space.

No one is allowed to walk on the roof of any building for any reason without authorization by the property manager. Maintenance or cleaning personnel hired by residents must check with the manager prior to going on the roofs.

Only one (1) sign, not to exceed two (2) square feet in size, advertising a condominium for sale, rent or lease, can be displayed in any unit and none may be posted in the common area. Only the agency's or owner's name and phone number are allowed on the sign.

Residents moving in or out of the community should notify the Seascape Surf Office. Moving hours are between 8:00 a.m. and 6:00 p.m. Moving activity before or after these hours requires approval of the Association. No moving vans or delivery trucks are allowed to park in the driveways at any time. On weekends trucks must park on Sierra Avenue while loading and unloading. During the week you must call the office to arrange the removal of the post at the end of the driveway so a truck can enter the loading/unloading area and the truck length cannot exceed 24 feet. Trucks must be completely unloaded and then parked on the street before any items are moved to the unit. Similarly, when moving out bring all items to the same area before moving the truck in to load. Allowed trucks may

not park in the loading or unloading area for more than twenty (20) minutes.All vehicles must always be attended.

Before any construction or maintenance work begins including demolition inside a unit, an application for any unit changes, remodeling or construction must first be reviewed by the Architectural Review Committee and approved by the Board of Directors in writing. The application, written Board of Director approval and all required agreements, licenses and insurances must be filed with the Management Office before work begins. Construction hours are between 8:00 am and 5:00 pm Monday through Friday. EXCEPTION: quiet activities such as interior painting with rollers and brushes and wallpaper hanging, may be performed between 8:00 am and 5:00 pm on weekends. See Architectural Review Policy & Approval Procedures for more information.

Recreational Facilities

The recreational facilities are for the exclusive use of the Seascape Surf Homeowners, their tenants and their guests.

Red Identification Tags are required to use any Recreational Facility. The rules that govern these areas are as follows:

Swimming Pools, Spas and Saunas

Pool, Spa and Sauna hours are 8:00 a.m. to 10:00 p.m. Rules for use of the swimming pools and spas are posted in each location

Glassware of any type is not allowed in any of these facilities at any time

Everyone is required to shower and remove all sand from their bodies and swimming attire before entering pools and spas. A shower is located just outside the beach exit and showers are also located across from each spa.

Proper swimming attire must be worn in the swimming pools and spas. No cutoffs or wetsuits or nude or topless bathing is allowed.

All persons using the pool and spa areas must remove all trash and personal belongings from the area after use. Trash receptacles are located in each area. Pool furniture is to be left in an orderly manner as to allow a safe walkway around the pool. ***NO POOL FURNITURE MAY BE REMOVED FROM POOL OR SPA AREAS.***

There is no lifeguard service. *Children under the age of 14 years must be accompanied by a responsible adult 18 years or older when using the facilities.* State laws also require that spa doors be kept locked so that unaccompanied children cannot enter.

No floats, surfboards, boogie boards, balls, or loud games (e.g. "Marco Polo") are permitted in the pool areas. Jumping or diving into the pool or spa, running in the pool or spa area, and boisterous behavior are not allowed.

For health reasons, infants and toddlers who are not toilet trained must wear plastic or rubber panties in pools or spas. Children in diapers are not allowed in the pools or spas.

No pets are permitted in the spa, swimming pools or in the areas adjoining the spa and pools.

Pool and spa gates are NOT to be propped open at any time.

Recreational Facilities (Continued)

Tennis Courts

Tennis Court hours are 8:00 am to 9:00 pm

Tennis courts are for the exclusive use of residents of Seascape Surf and their guests who are playing with them. One court per unit at a time, unless there are open courts.

To play, players must sign up for a court and provide all data on the sign up board located next to the sauna. Players who have not signed up must relinquish the court.

Please keep unnecessary shouting and noise to a minimum.

While waiting, hang the racquet in the numbered slot, one per group of players. Move the remaining racquets up one space as players take the courts. A person playing cannot have a racquet hanging.

Play time shall be one (1) hour for singles, 90 minutes for doubles and 30 minutes if playing alone.

Owners or tenants must accompany their guests and children under fourteen (14) years of age.

Non marking tennis shoes and proper clothing must be worn. Shirts are required at all times when on the courts.

No pets on the courts at any time, no exceptions.

Entry and exit gates are never to be propped open at any time.

Club House

No one under the age of 14 is allowed in the club house unless accompanied by a responsible adult resident or tenant. Please note that pets are not allowed in the club house at any time.

Swim suits and wetsuits are not allowed in the Club House at any time.

Reservation for the use of the club house for private parties can be made through the Community Managers office. A non refundable charge of \$100.00 for exclusive use is required. There is also a deposit required of \$ 300.00 that will be returned in full, if no cleanup or repairs are required.

Parties in the club house shall end no later than 10:00 pm (11:00 pm on Friday and Saturday). These gatherings will be conducted in such a way as not to disturb other residents. No music is allowed, and in the event security needs to be called because of a disturbance, the amount of the charges incurred will be deducted from the \$300.00 deposit.

Exclusive use of the club house and deck area is limited to social gatherings. Use for business or political purposes is strictly prohibited. Use of the swimming pool, spa, sauna or tennis courts is not included with the clubhouse reservation.

The pool tables and ping pong table are for the use of owners, residents and their guests. The key must be signed out at the community manager's office and returned when finished. Please refrain from rowdy behavior or loud music, and please do not stand or sit on the pool tables.

Barbeque (Poolside) Grills

Use of the grill is limited to the hours from 11:00 am to 10:00 pm.

Users shall clean the grill with steel wool, a brush or any other appropriate cleaning material after use and remember to remove all trash before leaving the area.

Vehicles and Parking

Motorized vehicles may not be driven on the fire lanes and may only be parked in assigned parking spaces. These spaces are designated on the Condominium Plan and there are no spaces provided for visitors.

Parking spaces are assigned to Seascape Surf Homeowners for their exclusive use. Use only the spaces assigned to your unit, vehicles illegally parked may be towed from the property.

The speed limit throughout the property is ***5 MILES PER HOUR***.

Residents with vehicles that emit abnormal exhaust fumes, or MAKE excessive noise or drip excessive oil or grease may be fined, plus billed for the cost of cleanup.

Vehicle repair is not permitted on the property at any time.

No parking or stopping in the fire lanes or the driveways for any reason at any time!!!

Fire roads are for emergency vehicles only, and the use by any other vehicle is strictly prohibited. Moving vans and vehicles too large for the garage entrances must be parked on the street except when the property manager has issued prior approval to use the designated loading and unloading area.

All construction contractors, service and installation vehicles, whose size will safely permit entry into the garage, may park in the owner's garage space with owner's permission.

Illegally parked cars anywhere on the property will be towed at owner's expense.

Papers, trash and ashtrays shall not be dumped on the garage floors. Storage of any items other than wheeled vehicles in assigned spaces is prohibited.

Garage gates may not be propped open at any time.

Pets

Register all pets with the Management Office using the pet registration form.

Tenants renting a unit for less than six (6) months are not allowed pets. Guests may NOT bring pets on to property. Dogs must be walked off of the property to relieve themselves and must be leashed at all times when on the common areas. Under no circumstances may a dog be off the leash. Owners are responsible for any defecation and must immediately dispose of such in the proper way. Owners are strongly encouraged to carry scoops and bags for this purpose.

Each unit is allowed two (2) domestic dogs, cats, or other usual and ordinary household pet, provided these pets do not create an unreasonable nuisance to other owners. This is at total of two (2) regardless of type of pet.

Dogs found roaming free shall be reported to the local Humane Society by either an owner or the Management Office.

Cats must be kept indoors at night. Cats that are considered to be a nuisance to owners or tenants will be removed from the property. Owners are encouraged not to let their cats roam freely.

Streams and Bluffs

The streams and ponds are for visual beauty only. Any activity that causes people or objects to enter these areas is strictly forbidden. This applies also to the surrounding planted areas.

Please do not attempt to feed the fish - they are provided a very special diet.

Erosion on the bluffs overlooking the ocean is a very serious problem. The ropes along the bluff are for your safety, and any person or pet that goes beyond the rope barrier will be subject to a fine of \$500.00.

Call the Sheriff, the Lifeguard or the Property Manager if you see anyone beyond the rope barriers.

Trash Containers

Seascape Surf supports recycling. Special bins for cans, glass, plastic, cardboard, and mixed paper are located adjacent to the trash bins.

All house trash must be bagged and placed in the large trash bins at the garage entrances.

Slots near the mail boxes are for junk mail only, NOT house trash.

No trash is to be left in any area visible to others.

Gates, Security and Curfew

In order to protect property and the Association facilities and its equipment, common area gates must be kept closed and locked at all times.

While security within the community is the owner's responsibility the Association provides a part time uniformed courtesy patrol during the late evening and early morning hours in part to ensure compliance with the Associations rules and regulations. If you need their assistance: call (760) 940-2776 and ask to have them paged. Please leave your name, unit number and phone number for a return call and please notify the service of the problem.

Pedestrian gates are not to be propped open or tampered with. Upon leaving the complex, the main driveway exit gate is activated automatically and does not require a remote opener device. Climbing on the gate is strictly prohibited and will result in a fine being levied. Any damage to the gates will subject the person causing the damage to a fine and costs of repairs.

Quiet Time and Curfew

Seascape Surf imposes a QUIET TIME from 10:00 pm to 8:00 am.

In addition, a nightly curfew on unaccompanied children under the age of eighteen (18) using the common areas. Unless accompanied by an adult they must leave the common areas by 10:00 pm.

Important Numbers and Service Providers

This following list of important phone numbers and service providers is being provided as a courtesy to all owners. This list is not in any way an endorsement or recommendation but has been used by Seascape in the past. If anyone has a service provider that you would like to have added to the list, please contact the Seascape Surf Estates Management Office.

Management Office (858) 481-9771 Office*
Seascape Surf Estates (858) 481-7231 Fax
555 S. Sierra Avenue
Solana Beach, Ca 92075 *Also a 24-hr emergency number
E- Mail Sescapesur@sbcglobal.net

In Case of Emergency, Call 911!

Sheriff (Encinitas Station) Non-Emergencies Only		(858) 565-5200
Security/Courtesy Patrol		(760) 940-2776
Lifeguard Station (Solana Beach)		(858) 720-4444
Lock and Key	A-1 Locksmith	(760) 431-5397
Drain Issues	Affordable Drains	(858) 689-4000
	Pacific Drain Services	(760) 436-8600
Plumbing Issues	M Line Plumbing	(858) 499-9763
Electric Issues	Rob Cook	(760) 822-7127
	New Wave Electric	(760) 757-0187
Termites/Pests	Hydrex Pest Control	(800) 735-7378
Ants	Lloyd's Pest Control	(800) 570-2847
Glass Replacement	Del Mar Glass	(858) 755-7505
Mold Remediation	Paul Davis Restoration	(858) 987-4636
Gates	APS (Al Jenkins)	(858) 571-4444
Carpet Cleaning	Torrey Pines carpet cleaning	(858) 481-3712
Window Cleaning	Sparkle Window Cleaning	(760) 420-5634
Towing	Rancho Del Oro Towing	(619) 401-5889
Utilities	Coast Waste Management	(800) Dumpster
	Cox Cable	(800) 234-3224
	Cox Cable Repair Services	(760) 943-1200
	Santa Fe Irrigation District	(858) 756-2424
	SDG&E	(800) 411-7343
Nearby Lodging	Holiday Inn Express	(858) 350-0111
	Marriot Courtyard	(858) 792-8200

The following violations shall result in a “show cause” letter (unless otherwise noted) being issued to the homeowner, tenant, guests and any other offending party under the control of the owner which states both the violation and cost of the fine. Those wishing to explain or show cause why they should not be fined, may do so at the next scheduled monthly meeting of the Seascope Board of Directors. All fines are the responsibility of the homeowner. ***RED IDENTIFICATION TAGS MUST BE USED WHEN USING THE RECREATIONAL FACILITIES***

<u>Violations</u>	<u>Fine</u>
Keeping more than 2 usual and ordinary pets.	\$150.00
No pets allowed in short term rentals.	\$150.00 per day
Tenants renting a unit for less than six (6) months are not allowed pets.	
Failure to leash dog, allowing pets to defecate or urinate on property. failure to clean up after pet. Dogs are to be walked off the Seascope property.	\$250.00
Personal injury or property damages caused by pet/fine plus repair costs.	\$150.00
Bringing pets to recreation and/or spa or pool areas.	\$150.00
Harassment of Seascope Surf Employees, Committee Members or Dbl Board Member. This fine will be doubled for the second or any subsequent offense.	\$150.00
<p>While harassment may seem subjective, it is NOT. All Seascope Surf employees have employment rights and serve at the direction of the Property Manager who serves at the direction of the Board. The Committees and the Board of Directors are voluntary positions. If homeowners are dissatisfied with decisions that are made, Board members can be replaced through the annual election and if called by members, a special election. If you are unsure how to provide input, get a complaint or grievance addressed, the first point of contact is the Property Manager and if unsatisfied with the resolution then with the Board in its formal capacity not as individual homeowners. Regular Board meetings are scheduled monthly and noticed 4-days in advance. Special meetings can be called by homeowners.</p>	
Failure to keep common areas free of forbidden items, or allowing trash to accumulate on balconies or patios. <i>Subject to new violation every 30 days with double the fine for the second and subsequent violations.</i>	\$150.00 Dbl
Displaying signs other than those allowed by the rules.	\$150.00
Draping towels, rugs, clothes, etc. over balconies, railings or walls.	\$150.00
Running or walking on any roofs.	\$250.00
Trespassing on the bluffs or entering ponds and stream areas.	\$500.00

<u>Violations (continued)</u>	<u>Fine</u>
Overcrowding a unit, 1 bedroom 3-person limit, 2bedroom5-person limit, 3bedroom 7-person limit. Limit is based on bedrooms per recorded Condominium Plan	\$150.00 per day
Minimum stay violation of less than (7) days.	\$250.00
Advertising a unit rental for less than the minimum stay limit or that allows for the number of persons in the unit to exceed the person limit above. <i>Subject to new violation every 30 days with double the fine for the second and subsequent violations.</i>	\$250.00
Damage to any common area, fine plus cost of repairs.	\$250.00
Loud or disturbing activity in the unit or common areas.	\$150.00
Riding bikes/scooters, skating or skateboarding on the property.	\$150.00
Violation of any pool or spa rules. Does not require "Show Cause."	\$150.00
Violation of any tennis court rules.	\$150.00
Parking illegally in unassigned spaces, or no parking areas/fine plus cost of towing. Does not require "Show Cause"	\$150.00
Failure to keep parking spaces free of clutter or prohibited items.	\$150.00
Construction noise before or after permissible work hours. Permissible hours: Monday – Friday 8:00 am to 5:00 pm	\$250.00
Failure to get Board approval prior to ANY Unit modifications. Homeowner does not have approval unless in writing and signed by the Board. All legal costs will be charged to the homeowner.	\$500.00
Violation of any other rule or regulation of Seascape Surf Estates.	\$150.00

The above violations and fine schedules will be enforced as written and approved by the Board of Directors of Seascape Surf Estates Management Corporation.