

# Seabrook Place Condominium Association, Inc.

C/o Bristol Management's Office  
1930 Commerce Lane, Suite 1  
Jupiter, Florida 33458  
Phone: 561-575-3551 Fax: 561-575-5423

July 2004

Dear Seabrook Place Homeowner,

During the July 2004 Board of Directors meeting, the board approved several changes to the Rules & Regulations of Seabrook Place.

Enclosed please find a complete copy of the updated rules and regulations that have been established for Seabrook Place Condominium Association Inc. It is recommended that you read through these rules and regulations to prevent possible future violations. Please keep a copy of these rules with your important documents.

An essential part of increasing property values is compliance to the rules of the community. It is each homeowner's responsibility to review these rules and notify others living within your unit or insure your tenants are familiar with these rules and regulations.

Additionally please be aware that enforcement of the new **Rules and Regulations will become effective September 1, 2004. Current rules regarding parking will also be enforced effective September 1, 2004**, at which time any vehicles that violate the rules will be towed at the owners expense without notice.

**New rules regarding pet ownership will become effective September 1, 2004.** For those residents with pets the association requests that you complete the enclosed pet registration form and send it to the Association with the number and type of pets you have within your unit along with a picture. The new Rules and Regulations regarding pets require that all are registered with and approved by the Association. Any current pets that do not comply with the Rules and Regulations will be accepted if they are registered with the Association **before the September 1, 2004 deadline**. Once this deadline has passed any pets that are not registered will be in violation of the Rules and Regulations. This will help the Association keep up with pets should any of them get lost or be loose upon the property.

Sincerely,  
The Board of Directors  
Seabrook Place Condominium Association, Inc.

# Sea Brook Place Condominium Association, Inc.

## Rules and Regulations

As provided by Article XIV of the Declaration of Condominium, the Board of Directors has promulgated herewith the following Rules and Regulations which shall be effective on September 1, 2004. All terms used herein shall have the same meanings as respectively ascribed to them in the original Declaration of Condominium.

### 1) OWNER'S RESPONSIBILITY

An owner is defined as that person or persons whose name appears in the property tax rolls maintained by the Palm Beach County Property Tax Collector. Each unit owner is responsible for any violation of the community Rules and Regulations by himself, members of his household, guests, invitees, employees, agents or lessees.

### 2) PETS

No animals, livestock, poultry or reptiles of any kind (except dogs, cats, and caged birds) shall be raised, bred, or kept by any resident of the community. Residents harboring approved pets are subject to Palm Beach County and Town of Jupiter pet ordinances which require among other things that dogs, cats or other household pets be kept on a leash by a responsible handler at all times when the animal is outside the unit boundary. All solid waste deposited by an animal under such control must be picked up from the common elements including the beach walk and be disposed of in a proper manner by the pet handler. No resident may harbor more than two (2) pets with a combined total weight of not more than 40 pounds. No dangerous breeds are allowed. Specifically prohibited are: Doberman Pinscher, Rottweiler, Chow, Akita, pit bull, German Shepherd, huskies, Alaskan malamutes, Great Danes, St. Bernards, or mixes thereof. The Board reserves the sole right to grant exception to this rule.

County and Town ordinances also declare that animals creating a public nuisance may be removed by Animal Care and Control. Public nuisance includes the following and may be cause for removal from the property by the authorities:

- Any dog, cat or household pet which habitually barks, whines, howls or causes other objectionable noises,
- Or which is at large (off a leash), or chases or runs after persons or vehicles,
- Or which destroys or damages common area or property of another person,
- Or which causes serious annoyance to a neighboring resident such as interfering with the reasonable use and enjoyment of his property or the common area.

Such animal is hereby deemed a public nuisance, and the harbinger of such animal is in violation of these Rules and Regulations.

### 3) PLAYING IN THE COMMON AREAS

For safety and insurance reasons, no playing shall be permitted on or about any roadway, parking area, storm drainage area or the waterway adjacent to the beach walk.

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**Rules and Regulations**

**10) HAZARDOUS SUBSTANCES**

No flammable substances such as petroleum products, or acids, lyes, explosive materials, fireworks, certain gases or any other material potentially dangerous to life, limb, or property shall be kept in any unit or storage shed.

**11) ELECTRICAL APPLIANCES AND EQUIPMENT**

All appliances and electrical equipment of any kind, however, powered, installed or used in a unit shall comply with all rules, requirements, regulations, codes and recommendations of all public and private boards and underwriters.

**11) PROHIBITED VEHICLES**

No commercial vehicle, recreation vehicle, motorcycle, ATV (all-terrain vehicle), trailer, boat or truck of any kind shall be parked upon the common elements between the hours of 5:00 PM and 7:00 AM each day. Commercial vehicles and trucks may visit upon the property anytime while loading or unloading or while actually engaged in some sort of maintenance activity or commercial enterprise. Commercial vehicle shall mean any vehicle displaying commercial writing or advertising, containing or specially equipped to contain work equipment, and/or containing items usually available for sale or used in conducting a commercial enterprise. Any vehicle parked upon the common elements must display a current license tag and be operable under its own power. No electric or gas-powered mini-car or scooter shall be operated on the roadway or anywhere on the common elements at any time within the community.

- Any person visiting for a short period of time and operating a prohibited vehicle who wishes to park upon the common elements must obtain a permission pass in advance from the Association Manager. Call 575-3551 during regular business hours to arrange for a pass. Any permission may not exceed seven (7) consecutive days in length. Prohibited vehicles given a permission pass must park the vehicle overnight at the beach parking area only.

**All vehicles found in violation of any of the above conditions shall be subject to removal by towing. Recovery of towed vehicles is at the owner's expense. Palm Beach County Tow Ordinance will be observed.**

**13) PARKING AND TRAFFIC REGULATIONS**

A) No vehicle may be parked in a space marked "guest" for longer than 24 hours continuously.

B) Vehicle parking on Seabreeze Circle is limited to the curbside of the roadway only. All vehicles parked in this area must face in the same direction as traffic. Overnight parking on Seabreeze Circle is prohibited. Vehicles parked on roadway overnight are subject to towing.

C) Parking prohibited at yellow painted portion of curb on all four corners.

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**18) CORRESPONDENCE WITH THE ASSOCIATION**

All suggestions, requests and other correspondence may be mailed to: Sea Brook Place, COA, 100 Seabreeze Circle, Jupiter, FL 33477.

**19) SALE AND LEASE PROCEDURE**

**Completed application forms, fee(s), and interview are required prior to sale or rental occupancy of a unit.** Obtain requisite application form package from the Association Manager.

- A) Complete application forms, attach a check for seventy-five (\$75.00) payable to Sea Brook Place, COA and submit a copy of the sales contract or lease.
- B) Rental application must ALSO include a check for fifty dollars (\$50.00) payable to Sea Brook Place, COA as a refundable common element damage deposit. Any expenses incurred to repair damages to the common elements and which are attributable to a lessee, household members, guests, invitees, contractors or his agents are first reimbursed from the damage deposit with any additional amounts recovered from the tenant or ultimately from the unit owner, if necessary.
- C) Personal interview is required prior to occupancy and/or closing. Association approval is issued only after all applications and fees are received and interview has been completed. To schedule personal interview, call Association Manager for instructions.
- D) The Association requires that all requisite steps be completed at least 14 days prior to transaction date (real estate closing or lease commencement) to assure that approvals are completed.

**20) RENTAL RESTRICTIONS**

In addition to the requirements stated above, the following conditions also apply to leasing:

- A) Maximum of two leases per twelve (12) month period.
- B) Minimum lease period is thirty (30) days.
- C) All persons occupying a unit must be identified and interviewed.
- D) Substitution of one new tenant (housemate) for another shall require an interview and is subject to the seventy-five dollar (\$75.00) fee.
- E) Sub-leasing is not permitted.
- F) Per Florida Statute, any unpaid assessment or other amount properly owed to the Association by a unit owner may be cause to deny approval of a lease until such arrears are paid in full.

Adopted by the Board of Directors on 7/5/04. Effective date 9/01/04.

**SEABROOK PLACE  
PET REGISTRATION**

(One per pet)

DATE \_\_\_\_\_

OWNER'S NAME \_\_\_\_\_

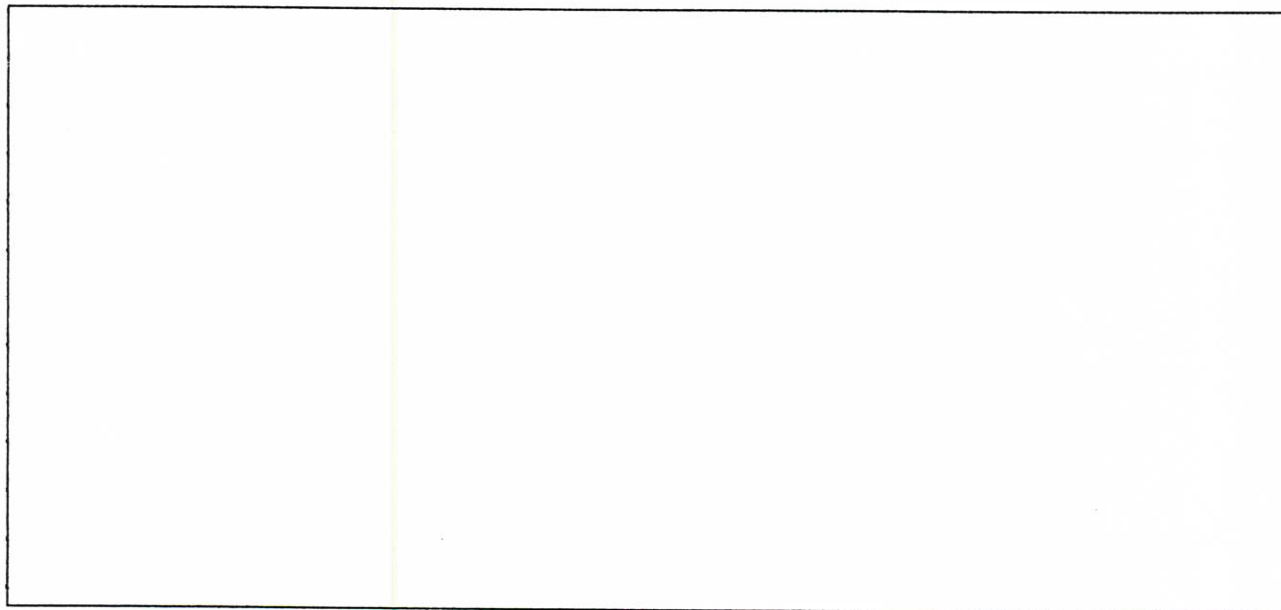
UNIT ADDRESS \_\_\_\_\_

LOCAL TELEPHONE \_\_\_\_\_ LONG DISTANCE( ) \_\_\_\_\_

PET TYPE: ☐ Dog ☐ Cat PET NAME \_\_\_\_\_

BREED \_\_\_\_\_ PET WEIGHT \_\_\_\_\_ AGE \_\_\_\_\_ SEX \_\_\_\_\_

Attach photograph below



# Sea Brook Place COA

## Resolution of the Board of Directors

Whereas the Board of Directors of Sea Brook Place has recognized that it is in the best interest of and adds to the general good appearance of the community, it is hereby granted that any resident may seek to establish and maintain ornamental plant materials along the perimeter of his/her unit on the common elements subject to the following conditions:

- 1) A sketch of the proposed planting must be submitted to the Board or committee appointed by the Board for the purpose of review and approval prior to any work being commenced.
- 2) Maximum extent of any planting shall not exceed 4' from the patio fence or unit boundary; must also be within boundary of walkway, if any.
- 3) Nothing will be permitted which will result in higher maintenance expense to the Association. This includes any anticipated additional landscaping, pruning or irrigation expense.
- 4) Each unit owner is solely responsible for all maintenance of all existing and any new materials in place after installation. Failure to maintain, after reasonable written warning, will result in the Association contracting for the necessary work to be done. Unit owner will then be liable for any contractor expense plus a surcharge of 25% will be added to the actual invoice. The amount then due shall become an assessment against the unit and shall be subject to all collection procedures then in place on behalf of the Association.

Adopted: 19 April 1999 Date Sean G. Ross /s/  
Secretary for the Association



CFN 20040531484  
 OR BK 17525 PG 0440  
 RECORDED 09/16/2004 13:07:14  
 Palm Beach County, Florida  
 Dorothy H Wilken, Clerk of Court

This instrument prepared by:  
 Edward Dicker, Esquire  
**DICKER, KRIVOK & STOLOFF, P.A.**  
 1818 Australian Avenue South, Suite 400  
 West Palm Beach, FL 33409  
 (561)615-0123

**CERTIFICATE OF RECORDING THE  
 RULES AND REGULATIONS OF  
 SEA BROOK PLACE CONDOMINIUM ASSOCIATION, INC.**

**I HEREBY CERTIFY** that the Rules and Regulations attached as Exhibit "1" to this Certificate were duly adopted as the Rules and Regulations of Sea Brook Place Condominium Association, Inc. The original Declaration of Condominium of Sea Brook Place is recorded in Official Records Book 2853 at Page 1709 of the Public Records of Palm Beach County, Florida.

**DATED** this 27 day of July, 2004.

WITNESSES:

Sign: Bonner English  
 Print: Bonner English

Sign: \_\_\_\_\_

Print: \_\_\_\_\_

**SEA BROOK PLACE CONDOMINIUM  
 ASSOCIATION, INC.**

Sign: Nancy G. Reid

Print: Nancy G. Reid, President


Sign: Sharon H. Soderman

Print: Sharon H. Soderman, Secretary

STATE OF FLORIDA     )  
                                       ) ss  
 COUNTY OF PALM BEACH )

BEFORE ME personally appeared Nancy Reid, President and Sharon Soderman, Secretary of Sea Brook Place Condominium Association, Inc. and known to me to be the individuals who executed the foregoing instrument and acknowledged to and before me that they executed such instrument as President and Secretary of the Association with due and regular corporate authority, and that said instrument is the free act and deed of the Association.

WITNESS my hand and official seal this 27 day of July, 2004.

 Bonner R English  
 My Commission DD154803  
 Expires October 25, 2006

Bonner English  
 NOTARY PUBLIC  
 Print: Bonner English  
 State of Florida at Large.  
 My Commission expires: