

RULES AND REGULATIONS

These Rules and Regulations are for the benefit of all homeowners and renters of Seabridge Village. They are an adjunct to the governing documents and in the event that they are in conflict, the governing documents will govern. It is hoped that they will be followed without any problems. With cooperation and adherence to these common sense rules, everyone can enjoy the pleasures and privileges of condominium living. It is the duty of the homeowner who rents his property to inform his tenant of these Rules and Regulations and their duty to adhere to them.

1. Sidewalks, stairways, breezeways, and patios shall not be used in a manner that will limit the ingress or egress from any unit or detract from the neat appearance or decor of the project as a whole.
2. No unit or garage shall be used for commercial purposes. Garages shall be used for parking of resident vehicles primarily and for storage secondarily.
3. No unit, garage, or street shall be used for vehicle repairs or rebuilding.
4. No flammable oils or fluids such as gasoline, kerosene, naphtha, propane, or other explosives or articles extra hazardous to life, limb or property shall be brought into, used, or stored in the unit or garage.
5. No radio, TV or CB aerial or connection shall be installed by the occupants outside of their respective unit, without the approval of the Board of Directors.
6. No occupant shall make or permit any disturbing noises by himself, his family, guests or servants nor do or permit anything to be done by such a person that will interfere with the rights, comforts or convenience of other residents
7. No rugs or furnishings of any kind shall be beaten or hung on patios, windows, or entryways, nor shall towels, bathing suits, or laundry be hung in such places. No outside clotheslines are allowed.
8. All damages to buildings, stairways, walkways or other Common Property shall be paid for by the person responsible for the damage. If caused by a guest, the owner is responsible.
9. No unit can be subdivided.
10. For Sale, For Rent and For Lease signs can be placed in only one window of the residence.
11. No resident shall engage in any activity within the property that is in violation of any law, ordinance, statute, rule or regulation of any local, county, state, or federal body.
12. The use of unmanned aircraft systems (i.e. **drones** and other remote control aircraft) within the Association is prohibited.

VEHICLE REGULATIONS – ADOPTED 5/23/18

1. All vehicles belonging to residents, must have current DMV registration and be registered with the Seabridge Village Master Association Entry Gate and Seabridge Village Patrol Vendor, Patrol One. The Master Association will issue vehicle-parking decals for entry to the Community.
- Each unit is allowed two Parking Permit at no cost. Additional permits are available at a cost of \$150.00 each and will be valid for 12 months from June 1st to June 30th. Additional permits must be renewed annual for \$150.00 per decal.
2. Owners must obtain a Resident Permit to park resident vehicles in Seabridge Village’s common area (outside parking). Owners must complete the Patrol One Application for Resident Permit to obtain a permit. The registered vehicle license will serve as the permit.

MARKUP #1 ->

MARKUP #1 · CONFLICTS WITH FED LAW

BOARD & COUNSEL REVIEW

Sec. 5 (p. 3): Blanket ban, sub-1-meter size cap, or prior approval requirement on satellite dishes or antennas is preempted by federal FCC OTARD regulations.

Statutory / Legal Reference: 47 C.F.R. § 1.4000 (FCC OTARD Rule)

Statutory Comparison: The FCC Over-the-Air Reception Devices rule (47 C.F.R. § 1.4000, as expanded by the 2021 OTARD Report and Order, FCC 21-10) preempts community association restrictions that prohibit, charge application fees for, require prior architectural approval for, or impose sub-1-meter (39.37-inch) diameter caps on the installation, maintenance, or use of television broadcast antennas, direct-broadcast satellite dishes 1 meter or less in diameter, and fixed wireless broadband antennas (including hub and relay antennas) situated on property within the exclusive use or control of the owner/tenant.

CURRENT WORDING IN DOCUMENT:

No radio, TV or CB aerial or connection shall be installed by the occupants outside of their respective unit, without the approval of the Board of Directors.

SAMPLE DISCUSSION WORDING (FOR HOA ATTORNEY REVIEW):

Provided that this restriction shall not prohibit or require prior approval for any owner or occupant installing an antenna, fixed wireless broadband hub/relay device, or satellite dish of one meter (39.37 inches) or less in diameter within areas under the owner's or occupant's exclusive use or control, in accordance with FCC OTARD regulations (47 C.F.R. § 1.4000).

ISSUE #1