



WELCOME to SEAPOINTE VILLAGE

Welcome to Seapointe Village. Each condominium at Seapointe Village is individually owned and maintained. We know that you will take the same pride and care that we do to keep our Village beautiful and a place that you will return to year after year.

Although any condominium resort such as Seapointe will necessarily have many rules for homeowners and our guests to follow, here are just a few things that you should know...

Face coverings are no longer required in the multi-family buildings and social distancing is no longer mandated if you have been fully vaccinated against COVID-19. If you feel more comfortable wearing your mask you may continue to do so. If you have not been fully vaccinated, we are strongly encouraging you to follow CDC guidance and wear a face mask in any indoor public setting.

Please don't crowd into elevators or enter someone's personal space without their consent. We ask your cooperation and respect for your fellow residents.

Seapointe Village is a smoke-free environment. SMOKING IS PROHIBITED in all common areas of the village, except in outdoor designated areas on Memphis Avenue and Seaview Avenue. Smoking is not permitted on balconies.

Wear your recreation ID tags whenever you are using the facilities, including the beach, the pools, hot tubs or any amenities. This is necessary since all areas are private and for the exclusive use of our guests and homeowners. Smaller children do not have to wear the tags, but an adult guardian should have one for each child.

PLEASE don't use the balcony railing to dry towels.

There is one entry/exit gate for each pool area, same as in 2020. A rec tag is required for entry. There will be a monitor at the gate. The monitor will be checking for rec tags, and is recording tag number, condo unit number and resident last name.

The exercise rooms are open. Hand sanitizer and disinfecting wipes will be available, and the rooms will be closed periodically during the day to allow for staff to wipe down all equipment, while trying to minimize any inconvenience to users. Please be considerate of your fellow residents.

At the beach -- please maintain 6 feet of open sand between groups.

There are specific eastward boundary limits for tents and canopies on the beach. Tents and canopies usually take up a lot more space than just umbrellas and chairs. Keeping tents and canopies away from the water's edge will help minimize overcrowding close to the water and will serve to aid in creating and maintaining social distance spacing. The boundary line is marked with signage and is near the end of the beach walkways.

PLEASE - DON'T feed the seagulls. But if you absolutely must feed the seagulls, walk down to the beach, all the way down toward the water and far, far away from anyone else. No one likes bird droppings!

Keep the sand at the beach. Your beach items (chairs, umbrellas, boogie boards, beach wagons, etc) may not be brought into the condominiums. Bicycles are NOT permitted in the buildings.

Please keep your music just for yourself when in any common areas.

SEAPOINTE VILLAGE observes a **NOISE CURFEW from 11pm until 7am**. The PLAZA DECK and the FIREPIT areas are closed at 11pm. Basketball and tennis courts are closed at dusk. Please respect this policy for the benefit of fellow owners and guests in nearby condominiums.

Drive slowly and carefully. Our roadways are also shared by pedestrians and bicyclists.

The driveway circle between the North Beach and Pinnacle Residences is for pick-up and drop-off, primarily for emergency vehicle access, and only oversized vehicles that can't fit in the garage may unload there. Please don't park in the driveway circle.

Make sure your parking pass is visible. Leave it on the dash or hang from the rear-view mirror of your vehicle. Take the pass down while driving. Park only in assigned areas, park between the lines, and don't park in areas not assigned to your residence.

During the summer, it gets crowded. That applies not only to Seapointe Village, but to Diamond Beach, the Wildwoods, Cape May, and all along the shore. You are going to bump or rub elbows with someone. Relax, take a deep breath, and go with the flow.

Thanks for reading this far. Seapointe Village is a private homeowners association and the homeowners have established these rules and regulations for the safety and comfort of all residents. Please share this letter with everyone staying with you.

We appreciate that you chose our community and we hope you enjoy your vacation at Seapointe Village.

Thank you!!!

The Residents, Staff and Management

Seapointe Village