



WELCOME to SEAPOINTE VILLAGE – 2026

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...

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 band whenever you are using the facilities, including the beach, the pools, hot tubs or any amenities. A recreation ID band is required for entry for each person since all areas are private and for the exclusive use of our guests and homeowners. If smaller children are not able to wear the wristband, an adult guardian must have one for each child.

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.

PLEASE don't hang anything over the balcony railing. Do not use the balcony railing to dry towels, clothes or bathing suits.

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!

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

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.

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 including at the pools.

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.

Seapointe Village does not offer charging for electric vehicles, e-bikes or electric golf carts. E-bikes are NOT permitted in or under any of the residences.

We remind you that Seapointe Village is a private beach and pool resort. Each of the residences is privately owned, but both the interior and exterior common areas (including the pools, beach, common grounds and even the balcony of your residence) are under control of the Association.

Political and/or controversial flags or displays are not permitted anywhere at Seapointe Village.

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 respect the wellbeing of our homeowners, guests and employees and we do not tolerate conduct of any kind that could be reasonably perceived as inappropriate or unwelcome behavior including but not limited to: verbal abuse, foul language, digital or physical conduct of any kind including sexual harassment, invasive photography, or videography.

Please report any such offensive activity or behavior to the Seapointe Security Gatehouse located at the main entrance to Seapointe Village, or to the Seapointe Village Management Office, located in the Plaza Deck Lobby of the North Beach Residences. Questions and comments may be directed to Association Management via email to spvma@comcast.net or call 609-729-9090.

A complete set of the Seapointe Village Rules & Regulations & 2026 Parking Policy is available in the Association Management Office.

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