RULES & REGULATIONS

To protect the value of your home and the neighborhood, please adhere to the following Rules & Regulations. Seawatch residents retain full responsibility for the activities and conduct of their guests and tenants.

1. Unusually loud noise from music, pets, or other sources is not permitted. A special effort should be made to avoid excessive noise between 10:00 p.m. and 8:00 a.m.

2. On Saturdays and Sundays, landscape maintenance involving loud machinery (mowers, blowers, edgers, etc.) used by either a professional landscape maintenance firm or a homeowner, may only take place between the hours of 9:00 a.m. to 5:00 p.m. Maintenance of this nature before or after these hours on Saturday and Sunday is not allowed. Please advise your landscape maintenance firm of these restrictions.

3. The following items must be reviewed and approved by the HOA Board prior to placement in your yard or on the siding of your home: decorative sculptures (both big and small), concrete garden animals or statues, decorative flags, signs, whirligigs, fountains, statuary, urns, solar light systems, potted plants and all other manmade items. In general, Seawatch encourages homeowners to keep any manmade items in the yard or on the home to a minimum to maintain the natural beauty of the neighborhood and landscape. Regarding signs on homes, a house name sign is allowed but must be approved prior to installation. Additional signs are discouraged.

4. The use of decorative string lights and rope lighting (both colored and white lights) is prohibited on home exteriors, including rooflines, decks and beach walkovers. Decorative lighting is allowed for brief periods prior to holidays such as Halloween and Christmas, but should be removed in a timely manner following the holiday.

5. Be responsible when walking pets. Keep on leash at all times and immediately pick up and dispose of any pet waste. Be considerate of the landscaping and do not allow pets to disrupt any common area plantings, mulch areas or residents’ yards.

6. The pool is open from dawn to dusk for residents, guests, and renters. Please be courteous as to noise levels and the use of flotation devices based on the number of people enjoying the pool at any given time. Children age 13 and under must be accompanied by an adult at all times. No smoking is allowed inside the pool fence. Please abide by all posted pool rules.

7. If you raise an umbrella at the pool, please close prior to departure, regardless of the time of day. We have lost several umbrellas that have been lifted by wind and destroyed.

8. Please do not hang beach towels over your front or rear porch railings where they are visible from the street or to other neighbors.

9. ACC rules dictate that each home must have covered parking for two cars. Open carports are for vehicle storage only. Carports and drives should be clear of furniture, lawnmowers, beach chairs, bicycles, etc. These items should be stored in areas not visible from the road.

10. Please stow all beach toys, chairs, buggies, bikes, toys, scooters, kayaks, etc. out of view or in your enclosed garage overnight and not in your yard or driveway.

11. RVs, trailers and trailered boats may not be parked in the driveways or roadways in Seawatch. Vendors’ commercial vehicles may be parked in driveways and roadways while work is underway, but may not remain overnight on Seawatch property. Property owners who use a vehicle for their business that is imprinted with logos and marketing language should keep the vehicle enclosed within a garage or out of view within a carport.

12. Children should be supervised at all times when enjoying the playground, pool, or other common areas.
13. The beach walkover is for the exclusive use of residents, guests, and renters. To allow for ease of pedestrian traffic, please do not leave bikes, skateboards, surfboards, strollers, etc unattended on the walkover.

14. Trash and recycling bins should be stored out of view or behind a landscape screen. Trash and recycling pick up for homes on Fort Fisher Boulevard is Monday and for all other homes is Tuesday. Please make sure your bins are put out no sooner than the evening before pickup and removed from the curb shortly after collection.

15. Desired parking is in the resident driveway and not on the street or grass. Please do not park on any of the vacant lots in the neighborhood.

16. Lot owners may park on their lots to access the pool and walkover, but are not allowed to park on their lots overnight.