



Sea Pines

Tidings

Vera Fields, Editor

MAY, 1982

BREWSTER, MASSACHUSETTS

VOLUME VII

And now to do the first page--always the last to be done. As you will gather as you read on, the winter was particularly bad--it only really began in January, but when the winds blew, we battened down the hatches for sure! It was amazing to walk around the following days and see trees about 15 inches in diameter snapped of in the middle like matchsticks! For the first time, even units way back from the water had salt spray spattered on windows and sliders.

Now, Sea Pines is like a flower--each weekend more and more owners come down--windows are opened wide, patios devoid of furniture all winter now shine. Lights bloom in the evening and there are more and more footprints on the beach. There were even some brave souls on the beach in bathing suits, despite a cool breeze!

And now, here comes summer! My head is reeling with all the things I want to do--sail, swim, travel, bicycle and just "set and sun" ... then comes to mind all the prospective visitors who may be "just stopping by", not to mention prospective customers I, as a working girl, am happy to see--and by gosh! Summer is gone! So I, as you weekenders and vacationers, savor each sunny day.

Another reminder--if you are having friends and/or relatives staying at your unit, please be sure they have a key, or tell your neighbor they are coming in and authorize them to hand out the key. Contrary to popular belief, there is no master key floating around Sea Pines! One never knows if the visitor is truly a friendly relative, friend, or even child, and it is an awesome responsibility for anyone to just hand out a key without authorization.

We were more fortunate this year than last with regard to break-ins, but even so, another program is being planned for early fall presented by the Brewster Crime Prevention Officers in conjunction with the efforts of the Cape Cod Board of Realtors regarding CRIME WATCH and how you can protect your home.

Here's wishing a Happy Mother's Day to all Moms (me too), and especially to mine, who is one of the best! See you Sunday, Mom!

MESSAGE FROM THE PRESIDENT

Our Sea Pines is ever changing! One moment the weather is calm and bright: the beach several weeks ago was heaped with sand hugging the Bluff; the sun was going down over the water just off Point of Rocks spraying its red, orange rays across the calm waters. I was kicking a can with our Cindi. It was a nice moment on the beach.

Today I was on the beach again, and again it was a calm day with a little sun - but, at least 2 feet of our Bluff west of our stairway had eroded totally from the mini-blizzard of last Tuesday! Trunks of beach plum were now exposed indicating that the previous bluff line wasn't too old, perhaps. I spied a half-buried glass container at the bottom of the most eroded bluff near the west end. The bottle should tell the age of this portion of the eroded bluff. It is a half-pint whiskey bottle with a receded cap. The cap, well preserved, reads "FRANKFORT DISTILLERIES" with a map showing "Louisville" and "Baltimore". Does anyone know if its vintage? The seams on the bottle would indicate this century.

Also near the west end but nearer the stairs were foundation wooden planks protruding from the bottom of the eroded bluff. I wonder what was there! And when! The aftermath of the 1978 blizzard with the matted beach grass, stems and seeds blown off the bluff has substantially increased about 30 feet of our bluff just west of our stairway. I now wonder what will add to other parts of our bluff...at least it is ever changing and nature seems to take care of its own. I like it!

Another Planting Day is Saturday, April 24th...come and plant. Some seedlings are available and coffee will be served at 9:00 a.m. at the Clubhouse.

How about opening our yard sale to the public? How about continuing the use of our Clubhouse by a homeowner sponsor as one way to be involved in our community?

Hope to see you this Spring and especially at our annual meeting, May 30, 1982. Committees are being formed to nominate candidates for openings on our Boards. Please participate.

April 12, 1982.

George Malone, Chairman
Facilities Management Board

COMING EVENTS

Saturday	April 24th	9:00 a.m.	Coffee at the Clubhouse...Planting Day
Saturday	May 29th	9:00 a.m.	Facilities Management Board regular meeting
Sunday	May 30th	9:00 a.m.	Brewster Community Center, <u>ANNUAL MEETING</u>
Saturday	June 26th	10:00 a.m.	Garage Sale, Clubhouse

Clubhouse telephone: 896 7731

SECURITY

So far so good!! No reports of breaking and entering or vandalism have been reported! Many security tours have been made around Sea Pines this winter and it has been noted that more owners have better security protection than last year.

One item though deserves more attention, and that is garage windows. On many garages there are no shades, blinds or curtains, and valuable stored within such as bicycles, tools, barbecues, etc. are clearly visible from the outside and present a temptation. For your own protection, curtain or cover those windows during lengthy absences.

Reminder: owners and regular visiting friends and relatives should have a "Sea Pines" decal on their rear bumpers. Call Bob Sheils (896 7819) any time (F-3).

It has been brought to my attention that some youths were seen discharging air rifles in the dune area and some "shot up" soda cans were found. For the information of all, the following are excerpts from the State law as supplied to us by the Brewster Police Department:

BB Gun--Air rifle: It is prohibited to discharge a BB shot, pellet or other object into, from or across any street, alley, public way or railroad or railroad right of way.

BB Gun--Air Rifles - Possession - Discharge: It is prohibited for a minor under age 18 to possess or discharge a weapon in a public right of access area unless accompanied by an adult.

Building/dwelling--shooting near: It is prohibited to discharge a firearm, rifle or shotgun within 500 feet of a building or dwelling in use, except with the consent of the owner or legal occupant.

An F.I.D. (Firearms Identification Card) is required for all firearms.

Minor--F.I.D. Card Applicant: Under 15 years of age are ineligible. Applicants between age 15 but under age 18 may obtain an F.I.D. card with written permission from parent or guardian granting the permission.

A word to the wise should be sufficient! We do not want to see any property damage or any personal injuries as a result of a deflected shot. The cooperation of all is earnestly requested.

Bob Sheils, Security

ANNUAL MEETING

Sunday, May 30, 1982 at 9:00 a.m. at the Brewster Community Center.
Coffee and donuts will be served.

Saturday, May 29th, 9:00 a.m. at the Clubhouse, Facilities Management Board regular meeting.

YARD SALE

Would you believe it's that time again! This year we will hold our annual Yard Sale on Saturday, June 26th...clean out your garage, storeroom, basement or attic! Sponsored by your Special Events Committee--Susan Goldblatt has volunteered to oversee the sale. Proceeds this year are to be donated by the Special Events Committee to Sea Pines homeowners for the beautification of Sea Pines via plantings, etc. If you cannot be here on this weekend, perhaps a neighbor or friend (or both) will hold your articles for sale until then. All articles should be properly TAGGED WITH YOUR NAME, UNIT NUMBER AND PRICE. On a separate list, please state the lowest price you will accept. Ten per cent (10%) of the sale price will be "donated" to the Special Events Committee.

BOOKCASE - LIBRARY

Our Sea Pines "library" is a great success...I know it has kept me in reading material all winter (and believe me, a lot of reading was done this winter!) There is a terrific variety of books and even games and puzzles...one fun thing is a commentary written in a notebook on each person's success with a particular puzzle!

SEA PINES HOLIDAY CARDS

Thanks to all who purchased their holiday cards featuring Deane Keuch's fantastic photograph of our own beach stairs during the height of a howling snowstorm. (Where were you, Deane the beginning of April??) Anyway--there are still a few left at \$5.95 for 25 cards. If you want to buy ahead for next holiday season (and help me clean out my closet), please telephone Vera Fields at 896 7643: (Keep trying).

FLYING CARPETS

Oh where, oh where has our foyer rug gone??? Oh, where, oh where, can it be? In a more serious tone--no foolin'--our lovely rug in the foyer of the Clubhouse has been removed!! Has anyone seen anything or anyone slipping off with it? We are still in hopes that someone removed it to be cleaned--please let that be true! However--this just goes to show that we can't be too secure--even with our new door locks. Someone managed to get in. Let it be emphasized--you're not doing anyone a favor when you leave the clubhouse door ajar...if you see a stranger--say hello and ask if they are visiting...or something.

SEA PINES NEW YEAR'S EVE PARTY

It was a good time--it was a quiet time! Ann Scerbak-Eckert and Vera Fields were hostesses and the champagne bubbled, the tree twinkled and laughter sparkled the air. There were delicious goodies and cakes...and the long stand was eliminated by the placement strategically of many chairs! We missed a lot of you who couldn't join us, and a good time was had by all.

Thanks again to our own Joe Stukas - there he was again out in the cold wind trimming our tree outside the Clubhouse--what a pleasant sight the tree was see on those cold evenings...including the lovely wreath on the Clubhouse door. Thanks Joe from all of us.

BOATS

A sure sign of the summer to come--boats are coming out of hiding--they're being scrubbed and painted and ready to go. The Board at its last meeting declared that all boats must not come to shore helter skelter--it's too dangerous for swimmers, so therefore, please come to the shore on the far western side of our beach.

Also, there will be no permanent mooring installed by the Association, so please please don't tie your boat to a nearby bush or shrub in the dunes. They're struggling to stay there (especially after last winter) and they don't need a boat to tug them from the earth.

Attached to the end of this issue of "Tidings" are the rules and regulations pertaining to the pool, beach, clubhouse, tennis courts, boats, etc. Please detach them, read them, and most important, abide by them. Thanks.

CONDOLENCES

We announce with deep sorrow the passing of Les Grohe last December, Lois Sterling last fall, and Judith Crosby Henry (daughter of Peg and Fred Crosby). Our hearts go out to their families in sympathy.

SEA PINES YACHT CLUB

Captain Jack Cartier will again command the third Sea Pines sailboat regatta to be held this Fourth of July weekend...so avast ye swabs--heist the mizzen--stand by for action and away...we....goooooo!

ROUND THE PINES

And it was away for the holidays as Dorothy Reither visited daughter Wendy in Chicopee, Mass.; Yours truly your Editor drove to Virginia to visit with son Greg accompanied by Doug and Wayne (all three traveled in the little yellow Honda loaded to the gills after Doug's VW caught fire); Our own Paul Fagan visited his sister in Colorado and Ernie Dillon's son was here from Virginia along with Amy. The State of Florida had its share of visitors this winter as Edna Burow and Nellie Peterson spent part of the winter there while Hubie and Barbara Kelley toured the State. Marge and John Lobingier toured the Keys and got in some deep sea fishing. Ernie and Rex Dillon decided to compare golf clubs over in "bonnie" Ireland and Bill and Marion Buchanan headed toward Hawaii! Puerto Rico was the lucky place for a quiet vacation for Joe and Rosemarie Stukas, and Lloyd and Alice McDonald returned to old man winter after 2 months of perfect summer weather on the other side of the world in New Zealand. This small country with a population of 3,000,000 people has 90,000,000 sheep. Alice and Mac toured the country and saw snow-capped Alps, rich farmlands, many beaches, modern cities and sparkling fiords and lakes. They even had time to visit Mac's relatives!! Murray Freeman (looking very svelt) and Marilyn vacationed at St. Bart's. Claire and Hans Marum proud grandparents of granddaughter Maria born March 6th.

SATURDAY NIGHT SOCIAL

Another first! Beginning on June 26th, our Saturday night social hour will be extended (usually we stop the end of May). The next will be July 31st, and then our "good by--so long" social Labor Day weekend. If we can't get a hostess, come anyway--bring a snick-snack, liquor if you are so inclined--most important--bring yourself. A thank you is due to Fran Parke and Nellie Peterson, Co-chairman, for the great job they did all year.

JORDAN'S JOTTINGS

At last spring has arrived at the Cape! Two weeks later than usual. The last storm on April 6th did a great deal of damage to trees, fences, lamp posts and the like.

May we introduce Bob Marr, replacement for Allen Campbell. Allen accepted employment at Ocean Edge, apparently at a substantial advancement for him. Bob seemed the most likely for the job out of 150 applicants. He is married with some children on their own and some still at home. He is a young retiree after 20 years with the United States Coast Guard. The Service thought well of him, and his mechanical and carpentry skills are well matched to the job. We think you will appreciate Bob Marr.

Painting contracts have been let to paint 32 units in Friendship and The Hollow, including garage doors. Our own people will paint front doors this fall for security reasons.

A contract has been let to lead cap all 132 chimneys at Sea Pines, thereby slowing the process of deterioration so evident in Phases I and II, where 27 chimneys have been contracted for reconstruction.

The plowing contractor has agreed to repair unusual damage done by his plows this winter, and we expect he is a man of his word.

The pool will be drained this year, be given an acid bath and a new coat of paint. Lisa Girouard, our life guard last summer, will return, after college graduation, to the same 35-hour weekly schedule.

The high winds have raised shingles on many units and loosened flashings, causing leaks to occur. Most homeowners have no way of knowing how many shingles have been replaced or how much flashing has been done because they are not here. Fence posts, which were largely untreated lumber, are now giving way faster than we can repair them, having been raised by the high winds...not to mention the many trees felled by the winds. New posts being installed are all treated lumber and should last longer.

It's a temptation to engage these contractors in conversation about what and why they are doing their work. They have asked us to please remind all homeowners that they cannot afford the luxury of much conversation, unless they charge the time spent back to the Homeowners' Association. Therefore, please do not think them rude if they give short replies.

Prior to popular belief, significant repairs and upgrading are not confined to one area of Sea Pines, nor to just the oldest units. Apart from work on common areas and facilities, listed below are some of the units where significant work (such as deck reconstruction, stoppage of leaks, etc.) has been done this last year:

PHASE IV	{	OVERLOOK: 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10
		DUNES: 1, 2, 3, 4, 7, 8, 9, 10, 11, 12, 13 and 14
		KNOLL: 1, 3, 4, 7, 8 and 13
PHASE III	{	FRIENDSHIP: 3, 5, 13, 16 and 20
		HOLLOW: 10, 11, 12
Garages: 8		

REPAIRS AND UPGRADING (Cont'd)

Units 9A, 9B, 9C, 9F and 9J
Units 5C, 3F, 4H, 4J, 5J and 7J

As you may have noted, no mulch has been budgeted this year, and the Grounds Committee will direct the location of stone, replacing mulch, in ten areas that need it most this year.

Lawn areas have been thatched, treated, fertilized--they will grow, and will be watered and cut regularly--all for the beauty of Sea Pines.

Hope you all enjoy our too-short Spring.

Scott Jordan,
CMA Managing Agent

BOATS - STORAGE

A reminder--spring is here and the boats are pulled from out of storage ... and as it seems the boats need a touch-up here and there, a scrubbing there and here ... but, the existing rule of the Association regarding storage states: "Surface parking spaces other than carports shall not be used for any purpose other than to park automobiles, excluding, specifically, trucks...boats. Any vehicle parked in a carport shall not exceed in length the length of the carport". Temporary parking for your boat for a week or so is allowed in the parking area by the Clubhouse...at least until the tide is right to allow an owner to get the boat in the water.

SEA PINES GOLF TOURNAMENT

Sunday, June 13th is the date (rain date Sunday June 20th)!!
Beginning at 1:00 p.m. at the Brewster Golf Club, Sea Pines residents again are invited to participate in the golf tournament. All golfers are welcome--from duffers to pros--just bring your balls and best shots. (Clubs would help too!) The cost is only your green fees if you are not a member, and chip in for the food... for the cookout (following the tournament) at the Clubhouse. If you are off-Cape, call Dot Riether...otherwise sign up on the sheet at the Clubhouse. Also prizes!!!

BREWSTER TAXPAYERS' ASSOCIATION

Meetings are held the first Tuesday of every month at the Cape Cod Five Cents Savings Bank, Brewster branch...all meetings are open meetings. If you're not a members, join now. The cost is \$3.00, sent it to P.O. Box 702, Brewster.

DIDJA KNOW--The Old Sea Pines Inn was awarded a Certificate of Recognition by the Cape Cod Board of Realtors "Make America Better Committee" for the interest they have taken in improving, maintaining and revitalizing their property--an award to show appreciation for all they have done to make their town look better. in celebration of Private Property Week. This award is presented yearly to owners of lower Cape businesses or homes, each Town having an award recipient. DIDJA KNOW--the bike path is a reality and can be picked up at several points--an 18 mile ride from Dennis to Eastham. Have lunch at Long Pond or go the other way and watch the boats go in and out at Rock Harbor! It would be nice if we had a bench on the porch of the beach house--hard to put shoes on standing on one foot! How about it!!

BOARDS OF MANAGEMENT

PHASE I

- * Frank Pease, President
- * John Lobingier, Vice Pres.
Barbara Kelley
Audrey Scalley
Julius Goldblatt
- * Dorothy Pendergast
Phyllis Huller

PHASE III

- Joseph Stukas
- * E. Lovell Smith, President
- * Robert Sheils
- * Nellie Peterson
Helen Childs
Dean Keuch
Paul Woollacott

(*) designates Facilities Board

Officers of all Boards include: Ernest Dillon, Treasurer
Louise Chouljian, Ass't Treasurer
Vera L. Fields, Clerk

PHASE II

- * George Malone, President
- * Fred Price
- * Fred Nichols
Karl Musser
Frederick Price
Stan Lesnick
Doris Welch

PHASE IV

- * Fred Crosby, President
- * Bill Buchanan, Vice Pres.
- * Vera L. Fields
Stan Wolfe
Norton Hirsch
Ben Robelen
Herman Kraft

TENNIS COURT RULES

DRESS CODE: All persons (men and women) are expected to wear proper tennis attire at all times while on the Courts. This includes tops (shirts, blouses or dresses) and TENNIS shoes (no black bottom sneakers or running shoes).

SIGN-UP BOARD: located at Court #1 and covers all 4 courts. No court may be reserved earlier than noon the day before playing time. Sign-up sheets will be posted by 12:00 noon for the next day. Post all players and unit numbers for the convenience of others. If your plans change, please remove your name so the court may be used by others.

Each unit owner (adult man or woman) is entitled to reserve a court for 1 hour for singles or 1½ hours for doubles, one day in advance for his own or family use. If time is still available when you have finished playing, you may reserve an additional period. Remember, if your plans change, remove your name from the sign-up board.

If unauthorized players are using your reserved court, they may be asked to leave. If they refuse, report them to the Tennis Committee for further action. Use of courts is limited to owners and guests. It is everyone's responsibility to keep unauthorized people off the courts.

Keep courts locked at all times when not in use. Lower the net when you are finished playing. Do not allow children to skateboard on the courts or use them as a playground.

In accordance with By-laws, people renting will have the same privilege as owners and are expected to abide by the same Rules and Regulations. Proper use and care of the courts will help keep maintenance costs at a minimum and are the responsibility of all owners and renters. Let's get the maximum usage and enjoyment from our facilities.

Lloyd MacDonald, Chairman Tennis Committee

SEA PINES POLICY, RULES AND REGULATIONS

RENTING: Sea Pines By-laws for each Phase are explicit on this subject, and it is important that they be adhered to by all. The essence of our rental policy is as follows:

NO UNIT MAY BE RENTED FOR LESS THAN A ONE-MONTH PERIOD.

NO UNIT MAY BE RENTED MORE THAN ONE TIME DURING A CALENDAR QUARTER.

(Calendar quarters are: Jan-Feb-Mar. Apr-May-June July-Aug-Sept.
Oct-Nov-Dec.)

Your By-laws are firm on this policy and your Boards of Managers are determined to enforce it. We can think of no more certain way to destroy the character of Sea Pines than to allow it to become a "fast-turnover" rental operation. If renting through a broker, please be sure that office is informed regarding this policy. Scott Jordan, our Managing Agent, will also be happy to assist you with additional information.

George Malone, President

GROUND AND MAINTENANCE

STRUCTURAL CHANGES: Inside or outside a unit, there must be prior approval from the Grounds and Maintenance Committee. Included in such changes would be the relocation of extension of a patio fence. Costs of approved structural changes will be borne by the requesting owner.

REQUESTS FOR ASSOCIATION SERVICES: Requests for Association Services or facilities that would be produced at Association expense, may be directed to the appropriate Board of Managers, to Scott Jordan, our Managing Agent, or to the Grounds and Maintenance Committee. This also applies to compliments and complaints about the way Association services are being performed.

REQUESTS FOR ADDITIONAL GRASS: New grass may be added if the requesting owner will agree to the following terms:

- ...Underground sprinkling to be installed at owner's expense.
...Cost of grass and installation to be borne by owner.
...Association will maintain (cut, fertilize) for an annual charge
of 10 cents per square foot, payable in one sum in April
of each year.

INSURANCE: The Association Master insurance policy has a \$100 deductible clause. When there is a claim against this master policy to pay due to owner carelessness, the owner will be asked to pay this first \$100. WHEN LIABILITY IS ON THE OWNER (example: pipes freeze and damage occurs in a unit where it is clear the owner did not follow the winterizing instructions of the Managing Agent or a fire occurs and it is traced to a do-it-yourself electrical wiring by an owner instead of a licensed electrician) - these are damage situations where the Master insurance policy cannot be called upon and where the owner must assume personal liability. In both instances, the owner would bear all expenses for damage in his unit (or his insurance company if applicable) as well as any resulting damage to any other unit.

SPEED LIMIT: It is 10 MPH, especially during the summer when there are children and pedestrians on our roads. A number of drivers have been noted to travel at speeds of 30-35 MPH, and there is no justification for this rate of speed.

USE OF PATIO AREA: The majority of patios have an area well defined by fencing. Within this area, each owner is free to landscape as he pleases. Permissible within limits of the fence are such items as furniture, outdoor lights, cookers, birdbaths and statuary. However, other than table umbrellas, but exterminators and the American flag, no objects are to protrude above the level of a patio fence. Towels, clothing or other items are not to be draped on or over fences.

In the patio area where there is little or no fence, please bear in mind that items such as the above may create an eyesore for other owners. If this seems to be happening, the Committee may request fencing to be erected at the offending owner's expense.

BEYOND PATIO LIMITS--COMMON AREAS: There is no individual ownership beyond patio boundaries. The ground out there belongs to the Association as a whole, and we want to maintain it in the best interests of the whole. Thus, the following rules are important for the preservation of our common area beauty:

...Please--place no man-made objects beyond the limits of your patio. As stated above, items such as cookers, bird baths, furniture, statuary and outdoor lights should all be kept within the patio area.

...An owner may put in a reasonable amount of natural plantings in common areas, at his expense, but only with prior approval of the Grounds and Maintenance Committee. Proposals will be checked with neighboring owners, and if there is objection to a proposal, it will generally be denied. When an owner plants in a common area, it is that owner's responsibility to weed and main such plantings.

DOGS: The Town of Brewster has a leash law, which of course applies to all of us at Sea Pines. This law applies at the beach (no dogs allowed on the beach between Memorial Day and Labor Day, leashed or unleashed), as well as elsewhere. When walking your dog, please be sure that plants and lawns are not spoiled. We all love pets, but to step in a pet's droppings is disgusting!

BEACH ACCESS: Preserve our dunes! Use only the path and wooden stairs when walking to and from the beach. The Brewster Conservation Commission has specifically forbidden any foot traffic on the beach dunes, including a strip extending about 30 feet back from the crest. All of us share in the responsibility of preserving our beautiful beach and dunes in their natural state. In addition to obeying this easy but important rule ourselves, we must take responsibility to speak to violaters--whether innocent or willfull.

BICYCLES: Bicycles are to be ridden only on the roads at Sea Pines, not on sidewalks and not over common areas...whether mulch, grass or wooded. There are miles of bike trails right here in Brewster and Nickerson Park--especially the new one almost completed between Eastham to Dennis. All parents are requested to bring this rule to the attention of their children and to make every effort to see that it is complied with.

CHILDREN'S RECREATION vs. ADULT-OWNER COMFORT: Our aim is to strike a happy medium at Sea Pines between these two objectives: comfort of adult owners and the opportunity for children of owners to enjoy constructive play and recreation.

SO--On the one hand...there are these fine recreational opportunities for children:

- ...an outdoor "tot-lot" and play area in The Hollow between the two sets of tennis courts. No restrictions on use.
- ...Tennis courts--available in keeping with the rules of the Tennis Committee.
- ...Pool--available in keeping with the rules of the Pool Committee.
- ...Bay beach--available in keeping with the rules of the Beach Committee, including the access provisions, and the laws of the Town of Brewster.

AND ON THE OTHER HAND--in fairness to all, we do ask parents to cooperate and place certain reasonable limitations on children's activities:

- ...Bicycle riding and skateboarding may be done on roads and parking areas, but parents must recognize the risks involved.
- ...No bicycle riding and no skateboarding in garages, on sidewalks or in courtyards. These quarters are just too close for the safety of all concerned.
- ...Please, no ball throwing against buildings or off rooftops and no ball playing (other than a friendly "catch" game) in the common areas anywhere. Unfortunately, there is just not any open area big enough to accommodate ball playing without disturbing people in nearby units. The best place for a ball game is on the beach at low tide or in the open area south of and adjacent to the Clubhouse parking lot.

NOTE: Owners who rent their units are requested to provide their tenants with a copy of these Rules.

Sorry if much of this may seem to be negative, but we feel these policies, rules and regulations are quite positive. For all, they can provide a very positive framework for good condominium living with due respect for both nature and our neighbors.

GROUND S AND MAINTENANCE COMMITTEE

Bill Buchanan, Mary Earley, Fred Nichols
and E. Lovell Smith

POOL RULES

1. Children under 12 years of age must be accompanied by an adult at all times while within the pool area. An adult is defined as one 18 years old or over. Children and infants in diapers or training pants are not permitted in the pool. Parents are expected to monitor the activities of their children and of their guests and shall be responsible therefor.
2. Pool hours are from 7:00 a.m. to 9:00 p.m. Persons using the pool between the hours of 7:00 and 9:00 a.m. and 6:00 and 9:00 p.m. are requested to use discretion so as not to create noise disturbing the peace and privacy of residents. For a 15-minute period in each hour from 12:00 noon to 5:00 p.m., use of the pool itself is restricted to adults. A clock has been installed and the 15-minute period will be shaded thereon for reference. Again, an adult is defined as one 18 years old or over.
3. Use of the outside shower is required before entering the pool.
4. No pets will be allowed at the pool at any time.

5. Each unit owner will have a gate key (it is the same key for the Clubhouse). Gates must be kept locked at all times even when the pool is in use.
6. Brewster Department of Health Regulations require that no more than 20 persons may be in the pool at any one time. It is your responsibility to be sure you are not No. 21! When crowded conditions prevail at the pool, unit owners are requested to use no more than 2 chairs and to bring their own for their guests.
7. Persons with colds or other communicable disabilities are requested to refrain from using the pool.
8. For health reasons, food of any kind must not be brought to the pool area. Beverages at poolside are permitted only in unbreakable containers and used containers should be put in the trash barrel. Ashtrays and trash receptacles in a limited number are provided at the pool. Use them.
9. No musical instruments, radios or TV sets shall be permitted at the pool or near the pool. However, radios with an ear plug attachment, used for the sole hearing of the owner, shall be permitted.
10. Use of the Clubhouse lounge in bathing attire or use of the musical equipment therein during pool hours is not permitted.
11. Running and running dives in the pool area are not permitted.
12. During thunder and lightning storms, all persons must leave the pool, and may return only when, in the Lifeguard's discretion, it is safe to do so.
13. No toys will be allowed in the pool. Water wings and swimming aids excepted.
14. Enforcement of these rules is understood by unit owners to be delegated to the authorized pool lifeguard, if one is employed, or in the lifeguard's absence, an officer of the Managing Agent or any duly elected or appointed official of Sea Pines Homeowners' Association, and unit owners and guests acknowledge their authority to enforce the rules. These rules will be posted at the pool and distributed to all unit owners. It is the obligation of unit owners to inform guests and renters.

Revised
July, 1981

Pool Committee, Tish Grogan, Chairman

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