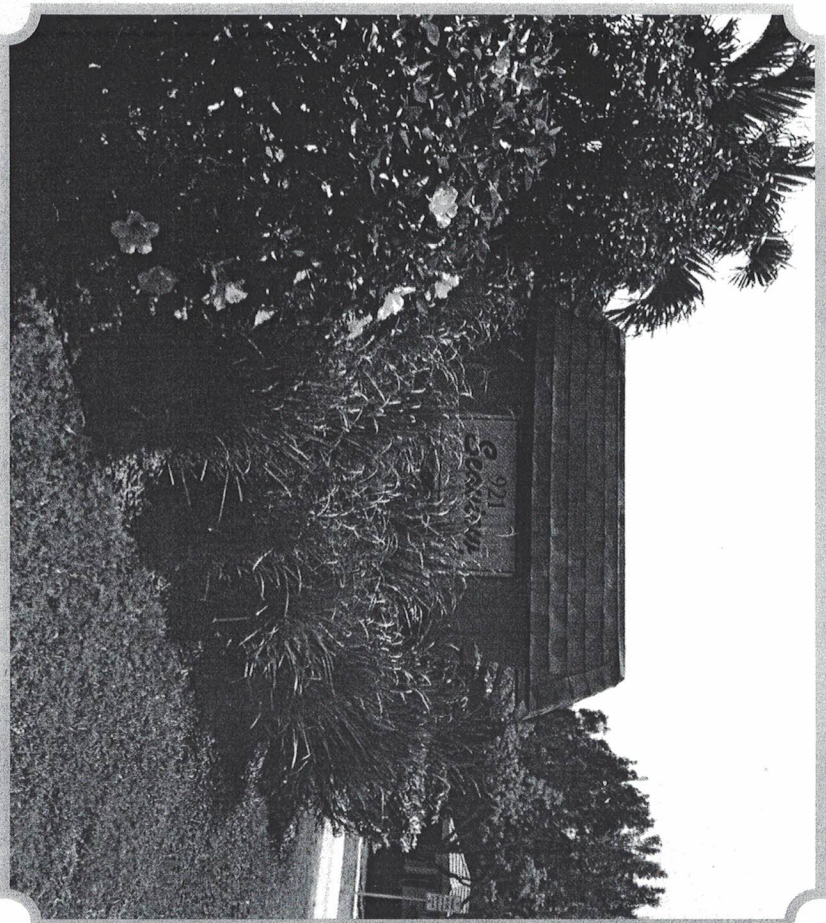


SEAVIEW CONDOMINIUMS
921 SOUTH COLLIER BOULEVARD
MARCO ISLAND, FLORIDA, 34145

Spinnaker Cay Management
239-642-8872

Welcome
to
Seaview



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MARCO ISLAND, FLORIDA, 34145

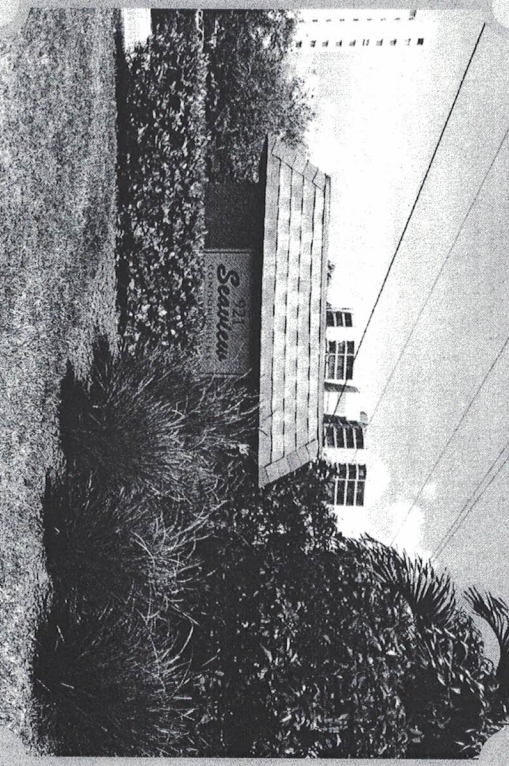
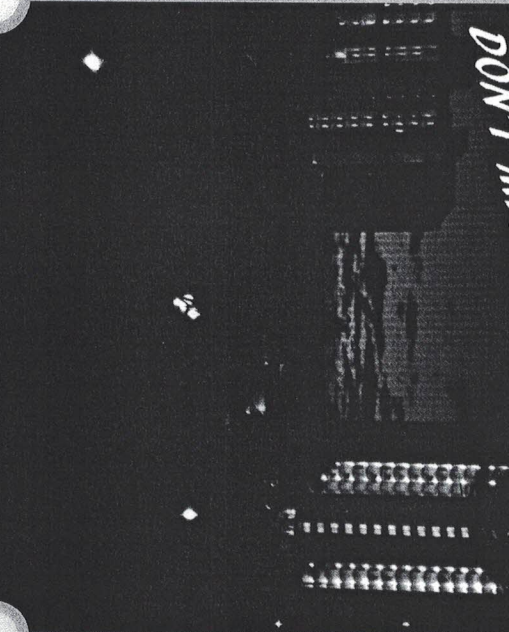
The Owners of SEAVIEW welcome you to 'our little bit of paradise' in Southwest Florida. Whether you are a visiting owner, family member, guest or renter, PLEASE take the time to enjoy what many of us have come to call 'HOME!' And although SEAVIEW is NOT a resort, it does offer some of the amenities provided by a typical resort. We are blessed with a swimming pool, tennis court, and easy access to the beautiful waters of the Gulf of Mexico at our own South Beach. Although we are not allowed any grilling equipment in our units or lanais, we have a permanently installed gas grill located proximate to the swimming pool. (Please take the time to inspect the grill and note its ignition instructions. Take the time to utilize it properly and please clean up after each use. There are four independent burners, and each needs to be ignited separately.)

You will note that we have listed...on the following pages...the most important rules and regulations under which we live. This list is not all inclusive, but is provided to insure a safe and tranquil environment for all occupants. PLEASE note that the current rules are the product of lists provided by the State of Florida and the past/ present owners at SEAVIEW.

During your stay here at SEAVIEW, questions may arise that are not specifically addressed in the list of rules presented herein. Please feel free to call Spinnaker Cay Management at any time at 239-642-8872. In case of an imminent medical emergency, always call 911. If you are a renter or guest of an owner, and you have a question specific to your unit, and/or the operation of an appliance, a/c or hot water heater, PLEASE CALL THE UNIT OWNER.

As mentioned previously, SEAVIEW is NOT a resort. We do not have any employees, part or full-time, working for us/you. The management team provides for specific on-going daily routines. As a result, each one of us is personally responsible for 'squaring away' not only our individual units, but also any areas we may utilize during our stay here. In other words, each unit is responsible for approximately 2.63% of the common area at SEAVIEW at all times. (If you are a guest of the owner, or a renter, the owner has passed his/her responsibility for the common areas, on to you. Quite simply put, if the owner is not here, you must assume responsibility for the common areas which you, or your family/guests, utilize. No one is going to clean up after you.) Please do your part to keep SEAVIEW clean, safe, and ready for the enjoyment of those who follow behind us!

DON'T MISS THE SUNSETS!



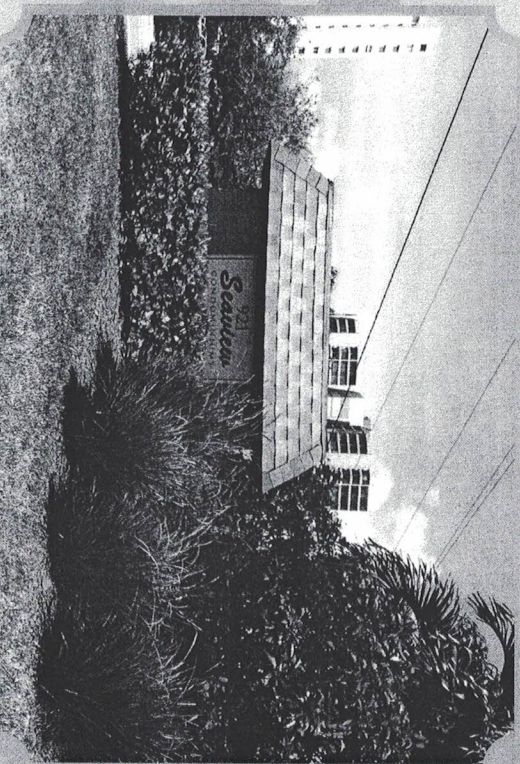
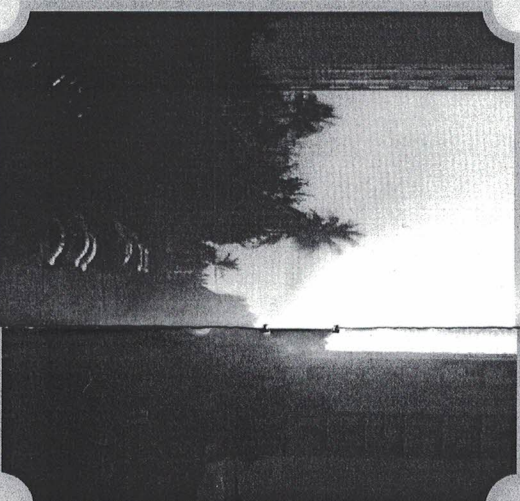
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Seaview Condominium Rules and Regulations

In General:

1. The following rules and regulations pertain to any and all residents of the Seaview Condominium complex...whether they be owner, family of an owner, guest of an owner or a renter.
2. Each unit may be utilized for residential purposes only. Therefore, no business of any kind may be conducted on these premises.
3. No unit may be leased more than once in any seven (7) day period. It is preferred that all leases be for at least one month. Any lease for a period of more than three months must be approved by the Board of Directors.
4. Common Elements and Areas shall not be obstructed, littered, defaced or misused in any manner. Any proposed change to the exterior of the condominium...:i.e. doors windows, Hurricane/storm shutters, but not limited to these, must be submitted in writing, in detail, to the Board of Directors, and must be approved by said Board, in writing, before any changes can be initiated.
5. Occupants should exercise care to minimize noise. The use of musical instruments, radios, amplifiers etc. shall be done in a manner that does not disturb others. Gatherings on lanais, especially after dark, shall be "noise responsible" and careful not to infringe upon the rights of neighbors.
6. A dumpster and recycle bins are located in a separate block structure at the NE end of the parking lot. All garbage must be placed in plastic bags and deposited in the dumpster. All recyclables items...:i.e. cans, glass bottles, plastic containers, magazines, newspapers etc...must be deposited in the labeled recyclable containers in the dumpster area.
7. Roller blading, roller skating, bicycle riding, scooter riding, is allowed ONLY as a means of exiting the premises. The use of the means as transportation may ONLY be initiated as one leaves the parking lot. NONE of these may be utilized on any interior common walkway, stairwell, elevator, or inside the gated pool area.
8. Please exercise extreme caution in, around, and upon leaving the pool area in a wet bathing suit. The elevator floor and all walkways may be very slippery when wet.
9. It is highly recommended, for obvious safety and health reasons, that you not permit smoking within or around your condominium, including on your lanai. In addition, at the present time, your Board has requested that there be no smoking within the gated pool area. Please help us restrict any smoking to the parking lot. And please instruct anyone utilizing your condominium, to extinguish their cigarettes/cigars appropriately, and deposit them in an appropriate manner/receptacle, NOT on the ground or the parking lot.
10. All vehicles must be registered with Spinnaker Cay Management when they first arrive at Seaview. Parking permits will be issued by Spinnaker Cay. Each unit owner has been given two yellow parking passes with the unit number on them. The yellow pass is NOT a parking permit, but along with the parking permit provided each car, will help identify Seaview vehicles. Each and every overnight guest who stays with you must also register his/her vehicle. (Please note that the vehicle registration forms are located near the elevator). In high season, parking spots are at a premium. Unfortunately, because our location is so near South Beach, beachgoers try to park illegally almost every day. PLEASE help us keep our parking lot strictly for those who are staying within our condominium units.
11. NO PETS of any kind are allowed on the premises at any time. In addition, please be careful not to feed any animals which may stray into our common areas.
12. There shall be no displaying of signs, posters, or papers of any nature...unless specifically authorized, in writing, by the Association.
13. Outdoor cooking is permitted only on the gas grill provided within the confines of the pool area. (Please follow the instructions provided when you utilize the grill. If you are unsure how to utilize this propane gas grill, lease ask for help). No individual grills of any kind are

permitted upon these premises.

Swimming Pool:

14. Within the gated common pool area, the eating of food of any kind is not permitted, at any time, or for any reason. (The only exception may be at scheduled special parties approved by the Association). The drinking of liquids is permitted around the pool area...in NON-GLASS CONTAINERS...the exception to this usage is while standing in the pool or sitting on the edge. Please exercise caution in your use of containers around the pool and please eat your meals and snacks inside your condominium.
15. If you misplace your keys, please call Spinnaker Cay Management at (239) 642-8872. Their fee is \$50.00 after normal business hours and on weekends.
16. Rugs/towels/garments must not be shaken or hung from windows or walkway balconies/railings.
17. No more than six (6) people...to include children and infants...may occupy a single condominium overnight.
1. The swimming pool is for the use of owners and their guests...to include renters leasing the condominium from an owner. The State of Florida has a mandated level of occupancy, based on the pool size... and it is duly posted poolside. Please exercise caution when you invite non-occupant guests to utilize the pool.
2. Pool hours are 9:00 AM to dusk in all seasons. Please refer to Florida State regulations if you have any questions.
3. Non toilet-trained and incontinent babies, children, or adults must utilize "swimmers" type diapers when in the pool. Please understand the health risks which can be incurred when positive hygiene is not properly administered.
4. Absolutely no glassware is permitted inside the gated pool area.
5. No food of any kind... to include snacks... may be served or consumed within the gated pool area. Any food cooked on the gas grill must be removed from the gated area and consumed inside a condominium.
6. Please exercise extreme caution in and around the swimming pool. RUNNING, JUMPING & DIVING into the pool are not permitted, at any time, for obvious health and safety reasons. THERE IS NO LIFEGUARD ON DUTY AT ANY TIME.
7. Please attempt to utilize water-based suntan lotions in the pool area and make every effort to utilize the shower before entering the pool.
8. All persons enter the pool at their own risk! Please help keep everyone safe and healthy.
9. Bathing suits only... no cutoffs or clothes may be utilized as substitutes.
10. Toys, balls, floats, though not expressly prohibited in the pool, should always be utilized with discretion. The safety and well-being of each individual is tantamount in and around the swimming pool. If you are asked to remove an object from the pool for an obvious safety/health-related reason, please have the common courtesy to do so.
11. Children under the age of 12 must ALWAYS be accompanied by a responsible adult inside the gated pool area.
12. Persons with open wounds, sores, or communicable diseases are not allowed in the swimming pool.

All rules are designed for the safety and protection of all residents and the SEAVIEW property. Please be a positive part of the on-going team effort to make SEAVIEW safe and healthy for all occupants. The Seaview Board of Directors and Spinnaker Cay Management Team thank you for your on-going cooperation. We hope you enjoy your stay at Seaview. Please help us make your stay a pleasant one. Please feel free to offer any positive constructive ideas... in writing... addressed to Spinnaker Cay Management... at any time during or after your stay.