

SEA RIDGE CONDOMINIUMS

Welcome to Sea Ridge. We know you will enjoy living in this beautiful coastal community that is walking distance from Dana Point Harbor and centrally located to some of California's finest beaches, as well as the unique neighboring communities of Laguna Beach, San Clemente and San Juan Capistrano. With the many unique circumstances involved with a purchase in a condominium community, we want to bring some important items to your attention.

If you are purchasing a home for future retirement or as an investment property, please note that the CC&R'S restrict rentals to a minimum length of six months. Be sure to remit the Tenant Registration form so management has contact information for emergency purposes, and ensure the tenants register their vehicles with our security service.

Sea Ridge features a pool, spa, tennis court and clubhouse with spectacular ocean views. These are available for owner/tenant use. The clubhouse may be reserved for private party use on a first sign up basis for a fee and a same day insurance liability requirement. Details may be obtained from Sea Breeze Management Company. Meet and Greet events for Sea Ridge residents are held on July 4th and during the Christmas holiday season. Please check the guidelines and current rules for use of the pool and spa, and be advised there is no lifeguard on duty.

With a large greenbelt and friendly neighbors, Sea Ridge is an ideal home for dog owners. Sea Ridge adheres to Dana Point's leash laws. Dogs must be on a leash at all times when on community property and streets, and you must clean up after your dog. For your convenience, there is a Doggie Trash Station in the greenbelt.

One benefit Sea Ridge enjoys is the abundant parking rarely found in condominium communities. This derives from our single loaded streets and the CC&R's requirement that two vehicles must be parked in your garage prior to obtaining permits for additional vehicles for street parking. If you have more than two vehicles or a vehicle that will not safely fit in the garage, there is a permit required to park on the street for a monthly charge, currently \$20. Please see our current Homeowner's Handbook on how to apply for a permit. Also, note that if you have overnight guests that need to park on the street, you need to safe list those vehicles with the current Security Company to avoid parking violations and eventual towing.

The Sea Ridge Landscape Committee is a good resource if you are planning to do any landscaping around your unit. The Homeowners Handbook offers some guidelines and a suggested drought tolerant plant palette for your reference.

If you have not lived in a condominium development before, you may not be aware that there are required Architectural Guidelines, which must be approved and followed when any remodeling is done. Prior to beginning your project, reference the Sea Ridge Architectural Guidelines and make your submission to our Architectural Committee, as

well as to the Dana Point Building Department regarding any required permits. Meeting current building codes is mandatory. Here are some projects that would require approval and City Permits, but is by no means a complete list:

- Window replacement
- A/C installations
- Any electrical upgrades
- Any plumbing upgrades
- Any kitchen remodels
- Any interior wall removal or relocation
- LED lighting installations
- Tank less water heaters
- Elevating interior ceilings

These are just some of the projects that require approval and City Permits. It is the homeowner's responsibility to determine if a City Permit is required for your project. There are some projects that do not require a City Permit but do require Architectural approval, such as removing the original gate, and replacing or moving the new gate if the new gate is less than 6 feet high.

IMPORTANT: When purchasing a property in Sea Ridge, please be sure you are informed of any upgrades, structural modifications, or alterations to the original property design and amenities. Ensure they were approved by Sea Ridge and permitted where necessary by the city of Dana Point. New owners become responsible for any non-approved or non-city permitted projects.