STMA Common Facilities Handbook Policy

1. Overview

Sea Trail Master Association (STMA) common facilities are maintained for the exclusive benefit of residential property owners. Guest access is permitted in accordance with this policy. All individuals use the facilities at their own risk. Property owners are responsible for ensuring their guests comply with all rules and regulations. Please note that many facilities are monitored by video surveillance. Reservation forms, access card applications, and temporary access forms are available at www.seatrailma.com.

2. STMA Common Facilities

The following facilities are available to residents and authorized guests:

- Pink Palace Complex: Main Room, Sunset Room, swimming pool, and support areas

- Maples Activity Center (MAC): Pool, outdoor spa/hot tub, library, meeting room, tennis & pickleball courts, BBQ grills

- Creekside Complex: Multipurpose Room, indoor spa/hot tub, fitness center, sauna, bocce court, horseshoe pit, BBQ grills

- Chapel on the Green

- Beach Parking Lot

- All associated kitchens, closets, restrooms, and support rooms

3. Facilities Requiring Reservations

Reservations must be submitted through the STMA website. Facilities requiring reservations include: MAC meeting room, Tennis Courts, Pickleball Courts, Pink Palace Main Room, Sunset Room, and Creekside Multipurpose Room.

Restrictions: Facilities may not be reserved for business, commercial, political, or solicitation events. Outside organizations require STMA Board approval.

Fundraisers are permitted only when approved by the STMA Board and conducted by recognized Sea Trail groups.

Paid instructors may operate only for resident-only programs and must be approved and insured.

4. Reservation Timing

Reservations may be made up to 12 months in advance.

The person making a reservation is financially responsible for damages.

Pink Palace Main Room and MAC Meeting Room Priority: Reserved as needed for STMA Board purposes, Garden Club, Celebration of Life, and golf associations (STMGA, STLGA, Lady-Niners). Other STMA Group reservations may be canceled for priority needs. Private events such as Weddings, Anniversarys, Birthday Parties, Celebration of Life, Bridal and Baby showers will not be canceled.

5. Access & Use Policies

Non-residents may not participate in activities involving paid instructors.

All clubs and groups are for Sea Trail residents and homeowners only.

STMA supplies basic paper goods for club food events. Private events must provide their own supplies.

Users must return rooms to original condition or incur cleaning/damage charges and possible loss of privileges.

6. Access Cards

Each property may receive up to two access cards at no cost for owners in good standing. Cards deactivate if eligibility changes or accounts become 30+ days delinquent.

Lost/stolen cards: $50 for first replacement, $100 for additional replacements in the same year. Inoperable cards replaced at no charge.

Temporary cards: $25, valid up to 30 days, maximum three per year, photo ID required.

7. General Facility Rules

No smoking, vaping, tobacco use, or pets (except service animals).

No glass in pool or outdoor areas.

Indoor showers may not be used to rinse off beach sand.

Gates and doors must remain closed; propping doors open is prohibited.

Users must clean up after themselves, including grills.

No commercial advertising or solicitation is allowed, including the promotion of non-STMA businesses, products, or services.

Alcohol is permitted for legal-age users following NC law.

Ice machines are for on-site use only.

No skateboarding, candles, or open flames.

Emergency: Dial 911. AEDs located at Creekside Fitness Room, Pink Palace Kitchen, Pink Palace hallway, and MAC near library/pool restrooms.