STMA RULES

Preface

These Sea Trail Master Association (hereinafter referred to as STMA) RULES (hereinafter referred to as “RULES”) duly adopted by the Board of Directors of Sea Trail Master Association, Inc. (STMA) are applicable to STMA owned common facilities and all residential property within the Sea Trail development. The RULES have been adopted pursuant to the Second Amended Consolidated Master Declaration and Development Plan (SACMD) for Sea Trail and all supplements thereto, STMA By-Laws, and the Architectural Design Standards. The Architectural Review Committee (ARC) responds to submissions pertaining to architectural design. These RULES, their limitations, restrictions, covenants and conditions are binding upon all entities (property owners, tenants, invitees, and guests) who have or may acquire an interest in the property identified within the SACMD and its amendments, and who have the right to use STMA common facilities within the Sea Trail development. If there is any conflict between these RULES and the SACMD, By-Laws, and the ADS, the SACMD shall prevail. The purpose of these RULES is to provide structure and discipline in the Sea Trail community for the residential properties and STMA common facilities and to promote respect for and among occupants of Sea Trail residential property. STMA RULES abide by the Town of Sunset Beach. These Rules are adopted pursuant to the authority granted in the Second Amended Consolidated Master Declaration and Development Plan (“SACMD”), the By-Laws, and applicable North Carolina law. These Rules shall be interpreted to be consistent with, and not in conflict with, the SACMD. In the event of any conflict, the SACMD shall control. The Board may adopt and enforce reasonable rules and regulations governing the use of property and common areas, to the extent authorized by the SACMD and applicable law.

Global Design & Architectural Control (Applies Throughout)

All exterior improvements, alterations, or additions, including but not limited to structures, landscaping, screening, fencing, lighting, antennas or satellite dishes, signs, paint or color changes, detached structures, playground equipment, and concealments—must comply with SACMD Article 10 and the Architectural Design Standards (ADS). All approvals are issued by the Architectural Review Committee (ARC). Enforcement, cure, and administrative fees are governed by SACMD §10.8. For Amenity Rules, follow the links below:

Fitness Center Rules
Pool, Spa and Sauna Rules
Tennis & Pickleball Rules
Common Facilities Handbook

Revision Date

	Action Taken	Description	Approved By
09/15/2010	Initial Adoption	Original STMA Rules adopted	STMA Board of Directors
01/19/2011	Amendment	Rules amended and updated	STMA Board of Directors
01/18/2012	Amendment	Rules amended and updated	STMA Board of Directors
07/15/2014	Amendment	Rules amended and updated	STMA Board of Directors
05/15/2019	Amendment	Rules amended and updated	STMA Board of Directors
06/16/2023	Amendment	Rules amended and updated	STMA Board of Directors
06/30/2023	Amendment	Rules amended and updated	STMA Board of Directors
03/08/2024	Amendment	Rules amended and updated	STMA Board of Directors
05/03/2024	Amendment	Rules amended and updated	STMA Board of Directors
07/26/2024	Amendment	Rules amended and updated	STMA Board of Directors
01/17/2025	Amendment	Rules amended and updated	STMA Board of Directors
06/06/2025	Amendment	Rules amended and updated	STMA Board of Directors
06/30/2025	Amendment	Rules amended and updated	STMA Board of Directors
09/08/2025	Amendment	Rules amended and updated	STMA Board of Directors
05/18/2026	Amendment	Rules amended and updated	STMA Board of Directors
09/28/2026	Amendment	Rules amended and Updated	STMA Board of Directors
10/12/2026	Amendment	Rules amended and Updated	STMA Board of Directors
10/26/2026	Amendment	Rules amended and updated	STMA Board of Directors

NOTE: Users of this RULES document should understand that Sea Trail is a dynamic community and, as such, many influences (e.g., local/state/federal laws) have the potential to require changes to sections of the RULES. A hardcopy of the RULES, revised as dated in the table above, may be referenced for general guidelines: however, the STMA website (www.seatrailma.com) should be consulted for the most up-to-date version of the RULES. In addition, the STMA Assistant Community Manager, Phone: 910-579-5374, may be contacted for more specific questions.

Table of Contents

General Information 4

Rules 4

Community Safety and Security 4

Residential Property Use 5

Property Maintenance 6

Tree Policies 7

Pets 9

Rental of Property; Tenants, Invitees, Guests 9

Beach Parking Lot 10

General STMA Rules Violation Policy 10

Enforcement, Fines and Suspensions 11

Guidelines for Holiday Decorations..... 12

I. GENERAL INFORMATION

STMA Members may access the above referenced documents by logging on to the STMA website (www.seatrailma.com) with the member ID and Password, and entering “Important Documents” in the SEARCH box. A copy of this RULES document may be obtained at cost from the STMA Office by written request to STMA Office, 295-1 Rice Mill Circle, Sunset Beach, NC 28469 or by email to the STMA Assistant Community Manager. The owner of a residential unit leased for ninety days, or more is required to provide a copy of these RULES to their tenants and to ensure the tenants understand the obligation to adhere to them. The Sea Trail development is located within the Town of Sunset Beach and Brunswick County in North Carolina. All statutes, regulations, and ordinances of the State of North Carolina, County of Brunswick, and Town of Sunset Beach are applicable to all real property located within Sea Trail development. Speed limits and traffic signs posted by the Town of Sunset Beach on these roads will be monitored and enforced by the Sunset Beach Police Department. Violators will be subject to ticketing.

II. PROPERTY OWNERS/Sea Trail Master Association (STMA) MEMBERS

A. STMA MEMBERS. Membership and Owner are as defined in the SACMD (Article 1 and §3.2). SACMD. For the sole purpose of these RULES, the term “property owner” shall mean all title holders named in the recorded deed for residential property within the Sea Trail development and their spouse or any adult individual with whom the title holder resides on a permanent basis. All property owners as defined are members of STMA and entitled to the rights and privileges encompassed within these RULES.

B. STMA MEMBER CONTACT INFORMATION. STMA Members are required to provide their mailing address(es), Sea Trail address, email address(es) and telephone number(s) to the STMA Office within ten days of the date the title is acquired. STMA shall be entitled to rely upon the information provided pursuant to this requirement in all notifications required under these RULES and the SACMD. Changes in personal contact information may be made by STMA Members on the STMA website Member Directory and must be made within ten days of the date of such change. STMA Members may provide the changes to the STMA Office within ten days as well. This information will only be used for STMA notifications and will not be given or sold for any other purpose except for Declarant’s request. However, property owners may opt out of receipt of Sea Trail development notifications.

III. RULES

A. COMMUNITY SAFETY AND SECURITY:

1. USE OF MOTOR VEHICLES, STORAGE, PARKING, AND STREETS:
(Authority: SACMD §11.5(e), §11.5(w), and Board rulemaking under Article 4.3.)
a. Reference SACMD Section 11.5
Storage spaces commonly referred to as “PODS” are permitted, not to exceed 30 days without specific approval from STMA. During active construction on a residential property, commercial vehicles required to remain in connection with that construction (e.g. dumpsters) may remain on the site of the construction for only so long as may be reasonably required to complete the construction.

2. SOLICITATION: Solicitation within the community shall be subject to reasonable regulations consistent with applicable law. Solicitation within Sea Trail development is prohibited without a properly issued permit from the Town of Sunset Beach, coordinated with the STMA Office. Commercial solicitation may be restricted or prohibited except as permitted by local ordinance; however, this provision shall not be interpreted to restrict activities protected by law. The solicitation of contributions of money or property or otherwise canvassing for the contributions of money or property, offering of goods for sale by calling out in the street, and the selling, bartering, exchanging or the offering for sale of any tangible personal property along the streets or from private property, or from any wagon, truck, pushcart, concession stand, tent, or other moveable receptacles of any kind is prohibited. The distribution of pamphlets, brochures, or handbills for the purpose of soliciting or advertising business is prohibited.

3. YARD/GARAGE SALES: Display and sale of personal household goods property, commonly known as a “yard” or “garage” or “estate” or similar sale, is permitted. A Yard/Garage Sale shall only be permitted on premises owned or controlled by the person holding the sale. Signs for such sales are not permitted more than 48 hours prior to the sale and must be removed within 24 hours of the end of the sale.

a. Such sales are limited to one day only during daylight. A permit must be obtained from the Town of Sunset Beach at least 48 hours before the start of the sale. The STMA Office shall be provided with a copy of the permit prior to the event. Not more than four sales per year shall be held at the same premises. Accepting goods for sale from a commercial enterprise on a consignment basis is prohibited.

b. Only one YARD/GARAGE SALE sign is permitted on-site. No more than two directional YARD/GARAGE SALE signs are permitted at strategic locations off-site (e.g., street intersection). Each sign shall not exceed 4 sq ft in area, shall be neatly painted or printed, and attractive. Vehicles and large individual household items that are For Sale are not permitted to be displayed with a For Sale sign anywhere visible from the street or golf course.

B. RESIDENTIAL PROPERTY USE:

1. APPLICABLE ORDINANCES. All Ordinances of the Town of Sunset Beach, Brunswick County and the State of North Carolina are applicable to all properties within Sea Trail development.

2. PROPERTY USE. Reference SACMD Section 11.5

3. DETACHED STRUCTURES. Reference ADS Guidelines

4. CONDUCT. All residential property owners, tenants, guests, and invitees shall conduct themselves with respect and regard toward all members of the community. All noxious, vulgar, offensive, or illegal activities are prohibited within Sea Trail. No residential property owner, tenant, guest or invitee shall engage in any conduct which constitutes an unreasonable annoyance or nuisance to any person within Sea Trail or in violation or the Ordinances of the Town of Sunset Beach. For purposes of these Rules, a 'nuisance' shall mean conduct that unreasonably interferes with the use and enjoyment of other property, as determined by the Board in a manner consistent with the SACMD and applicable law.

5. DISTURBANCE OF NATURE. Activity that materially disturbs or destroys vegetation, wildlife, water, or air quality is prohibited.

6. FIREARMS. The discharge of firearms, including, but not limited to, revolver, rifle, shotgun, BB gun and paint ball gun, is prohibited in accordance with applicable local and state law.

7. FIREWORKS. Discharging fireworks or any incendiary device within Sea Trail is prohibited.

8. OUTSIDE BURNING. Outside burning other than substances ordinarily burned and contained in an outdoor BBQ, fireplace, fire pit, ceramic chiminea or similar structure is prohibited.

9. PARKING. Parking is permitted only on finished surfaces, including concrete driveways, decking, pavers or stone driveways. These areas are the only areas where overnight parking is permitted. Parking is not permitted in the front or rear yards.

C. PROPERTY MAINTENANCE

Property owners must maintain their property in accordance with the Architectural Design Standards (ADS) and the following requirements:

1. Landscaping

Yards must be covered with grass or approved mulch (earth-tone shredded hardwood or pine straw). Impermeable surfaces require ARC approval.

Grass must be kept mowed regularly during growing season. Mulched areas must be refreshed at least once per year.

All plantings, including trees, shrubs, and ground cover, must be maintained to enhance the property's appearance. Weeds and yard debris must be removed regularly. Trash, debris, and yard waste may not accumulate on any lot or be dumped on common areas.

Vacant lots must be maintained free of unattractive growth and debris and bush-hogged as required by the Town of Sunset Beach. If not corrected after notice, STMA may contract the work and assess the cost to the owner.

All driveways, curbs and sidewalks should be edged routinely. Landscaping should be edged along all concrete and asphalt surfaces.

2. Tree Policies
Owners must contact the STMA Office Phone: 910-579-5374 before removing any tree of any size. Unauthorized removal will result in fines.
Owners are responsible for removing damaged, diseased, dying, or dead trees on their property. When notified of hazardous trees, owners must act within 30 days. STMA may remove hazardous trees if the owner does not act and assess all related costs to the owner.
Tree removal and significant tree work require prior approval by the Architectural Review Committee (ARC) pursuant to SACMD Article 10 and §11.5(p). STMA adopts a more restrictive community standard: Tree removal shall comply with SACMD §11.5(p) and applicable Architectural Design Standards. No tree meeting the size threshold specified in the SACMD may be removed without prior ARC approval. In addition, the Association may require ARC review for removal of other trees where such removal would materially affect the appearance, drainage, or environmental character of the property. Notwithstanding the foregoing, emergency removal of hazardous, dead, or imminently dangerous trees is permitted, provided the Owner notifies the Association as soon as practicable.
Owners are responsible for promptly addressing damaged, diseased, dying, dead, or hazardous trees. If an Owner fails to act within ARC specified timelines (default 30 days unless otherwise stated), STMA may perform the work and assess all costs plus the applicable administrative fee in accordance with SACMD §10.8.

3. Exterior Lighting
Reference ADS guidelines for guidance.

4. Damaged and Rebuilt Improvements
Reference SACMD Section 11.5(f) for guidance.

5. Antennas and TV Dishes
Reference ADS guidelines for guidance.

6. Sound Devices
Any sound-generating device that creates a nuisance or adverse noise impact is prohibited, except for security alarms.

7. Signs
Reference ADS guidelines and SACMD Section 11.5(h) for guidance.

8. Political Signs, Banners, and Flags (See SACMD §11.5(h) and §11.5(r).)
Political signs shall be governed by SACMD §11.5(h) and applicable North

Carolina law, including N.C.G.S. §47F-3-121.To the extent of any conflict, state law and the SACMD shall control, and these Rules shall not be interpreted to restrict rights protected by statute.

9. Playground Equipment - Reference ADS guidelines for guidance.

10. Painting and Exterior Alterations Interior renovations do not require ARC approval. Reference ADS guidelines for exterior changes.

11. Concealment
Reference ADS guidelines for concealment of fuel tanks, HVAC equipment, other mechanical equipment, and trash receptacles.

12. Garbage, Trash, and Recycling (See SACMD §11.5(u).)
Owners must properly dispose of garbage, trash, and recyclables and must follow Town pickup schedules. Receptacles must remain out of view except during designated pickup windows. Receptacles may be put out up to 24 hours in advance and must be stored within 24 hours of pickup. Trash or debris may not be placed on streets, rights-of-way, or undeveloped lots.

13. Yard Waste (See SACMD §11.5(u).)
Yard waste must be bagged or bundled and set out only during designated times. Plastic bags are prohibited. Acceptable containers include 30-gallon brown paper bags or 30-gallon trash cans. Yard waste from outside a property may not be dumped on undeveloped lots. Receptacles may be put out up to 24 hours in advance and must be stored within 24 hours of pickup.

14. Irrigation Wells
Single-family homes may install one irrigation well in accordance with ADS standards. Wells must have covers. Drawing water from lakes, ponds, or lagoons is prohibited.

15. Water Runoff
Owners must maintain their property so that stormwater runoff does not negatively impact adjacent properties and must comply with all applicable stormwater regulations.

16. Maintaining Right-of-Way
Owners must maintain the area between their property line and the paved street, including swales.

17. Use of Canopies
Temporary canopies may be used for a maximum of five days, must be assembled or disassembled within a single 24-hour period, must not exceed 15 feet in height or 600 square feet, and must not encroach on neighboring property,

common areas, or the golf course.

D. PETS:

1. GENERAL: All pets shall be kept and maintained in a manner that does not damage any private or common property nor disturb the peace.

a. Only ordinary domestic pets such as dogs, cats, aquarium fish, decorative pond fish, and birds may be kept or maintained by Sea Trail property owners.

b. Breeding of any type of animal for sale is prohibited.

c. Leash ordinances of the Town of Sunset Beach are applicable throughout Sea Trail development. A person must accompany a dog or cat when it is outside the boundary of the owner's private property; and (1) dogs and cats shall be on a leash and controlled by the person accompanying the pet; (2), the accompanying person shall carry bags or utensils to promptly remove and dispose of pet feces.

d. Any non-electric fencing, dog runs and/or dog houses must be approved by the ARC prior to construction.

e. Except for certified service animals assisting a person using a facility, pets are not permitted within common facility buildings or their exterior property.

2. PET NUISANCE: If a property owner, tenant or guest is bothered, disturbed or threatened by a pet within Sea Trail, he/she shall first contact the owner of the pet in an effort to resolve the issue. If this proves unsuccessful, the person should contact the Sunset Beach Animal Control Office to formally register a complaint. In addition, if the pet owner is in violation of any portion of these RULES regarding pets, the person so bothered may file a Rule Violation Report, available on the STMA Website at https://seatrailma.com/rule-violation-report

E. RENTAL OF PROPERTY; TENANTS, INVITEES, GUESTS:

1. TENANTS, INVITEES, GUESTS: (i.e., all non-property owners)

For the purposes of these RULES, a tenant shall be defined as anyone in possession of a property owner's residential unit in exchange for any sort of consideration. An invitee is a person or persons that the property owner or other authorized occupant has invited for business purposes. A guest is a family member or acquaintance invited to the property for a reasonable period of time. For the remainder of this RULES document, unless a specific class of non-property owner needs to be identified, when the term Guest(s) is used, it shall apply to all classes of non-property owners who are at the Sea Trail development at the request of a property owner.

a. Guests (all non-property owners) are not members of STMA. However, they are subject to the STMA RULES that govern STMA and the use of the common areas and common facilities.

b. Property owners shall be responsible for the actions of their guests while they are at Sea Trail and shall be held responsible for their conduct and any damage to the STMA common areas, facilities and equipment or furnishings of the common STMA facilities, violations of the SACMD, and these RULES caused by any of their guests.
c. Guests cannot reserve any of the STMA common facilities.

F. BEACH PARKING LOT:
This lot is only for residents and their guests. Only one car or golf cart can gain access on one access card swipe. No multiple swipes are permitted to gain entry. The parking access is monitored. Misuse of the beach parking lot will lead to a suspension of full amenity access for a period of thirty (30) days. OWNERS ARE RESPONSIBLE FOR THE ACTIONS OF THEIR GUESTS AND THESE SAME RULES APPLY.

IV. GENERAL STMA RULES VIOLATION POLICY

Prior to the imposition of any fine or suspension, the Owner shall be provided with written notice of the violation and an opportunity for a hearing, in accordance with N.C.G.S. §47F-3-107.1. The notice shall describe the violation and provide a reasonable opportunity to cure. If the violation is not cured, the Owner shall be given notice of a hearing before the Board or designated committee. Following the hearing, the Board may impose fines or other sanctions as permitted by the SACMD and North Carolina law.

1. Fines and Hearing Process
Owners are notified of the Board's decision within 15 days.
After notification, the owner has 5 days to correct the violation.
Each day a violation continues after notice and hearing may be treated as a separate violation.
For continuing violations previously noticed and heard, additional hearings shall not be required, provided the violation remains substantially the same

2. All fines must be paid within 30 days. Unpaid fines will follow STMA's collection policy.

3. For serious or repeated violations, the Committee may:
Fines shall not exceed One Hundred Dollars ($100.00) per day per violation, unless otherwise permitted by applicable North Carolina law. Deactivated access cards require a $25 fee to reactivate cards once the issue is resolved.

4. Mediation Option
North Carolina offers voluntary mediation for disputes between owners and associations. Either party may request mediation, but neither is required to participate.

SEA TRAIL MASTER ASSOCIATION FINE SCHEDULE

DESCRIPTION OF VIOLATION	INITIAL FINE	WEEKLY/MONTHLY/ CONTINUAL FINE
All yard debris must be either bagged or bundled and placed at (not in) the street no earlier than 24 hours prior to collection., If a reusable container is used, it must be pulled back to the house and out of view* within 24 hours of pickup.	$25	$25 / WEEK
Receptacles will be placed at the street no earlier than 24 hours prior to collection. Following collection, carts must be pulled back to the house and out of view within 24 hours of pickup.	$25	$25 / WEEK
Yard/Landscaping not maintained (weeds, overgrowth, mulch/pine straw in beds)	$25	$25 / WEEK
Property not maintained (Including, but not limited to, roofing, siding, exterior trim and surfaces must be clean and in good repair.)	$50	$50 / WEEK
Damage to STMA property including, but not limited to, common areas and structures	$100	$100 / WEEK PLUS COST OF REPAIRS

*Any other violations not specified shall have a minimum initial fine of $25.00, with corresponding weekly fine until the violation is cured.

Enforcement, Fines, and Suspensions (Integrated)

Notice, hearing, fines, and suspensions shall be governed by SACMD Articles 4.4 and 16. The Association may impose disciplinary measures for violations of the Governing Documents, including but not limited to nonpayment of assessments, unauthorized use of common areas, nuisance conduct, property maintenance violations, and repeated or continuing violations.

Pursuant to SACMD § 2.1(d), the Association may suspend voting rights and/or the right to use common facilities. Unless otherwise required by law or the Governing Documents:

- A suspension for a single violation shall not exceed sixty (60) days;
- A suspension for a continuing violation may remain in effect until the violation is cured, provided the Association conducts periodic review at least every thirty (30) days;
- Any fine or suspension shall be based on the nature, severity, duration, and frequency of the violation, including whether the violation presents a health, safety, or property risk;
- The Association shall provide written notice describing the alleged violation, the proposed disciplinary action, and the member's right to a hearing before discipline is imposed, except in emergency circumstances authorized by law.

Disciplinary measures shall be applied consistently and in a manner reasonably related to the violation.
Monetary fines and costs constitute Individual Assessments under SACMD Article 9 and may be collected and liened pursuant to SACMD §§9.9–9.10.
When STMA cures maintenance violations, costs plus a fifteen percent (15%) administrative fee apply under SACMD §5.3. When cure is performed in connection with ARC enforcement, costs plus a twenty percent (20%) administrative fee apply under SACMD §10.8.

Guidelines for Holiday Decorations at Sea Trail

1. Purpose
We love how festive decorations bring color and joy to our neighborhood! These simple guidelines help everyone celebrate while keeping the community safe, attractive, and enjoyable for all.

2. Who These Apply To:
These guidelines apply to decorations which can be seen from the street, sidewalks, neighboring homes or property adjoining the golf courses. They are meant to support creativity – not limit it – by setting a few commonsense boundaries.

3. When to Decorate
To keep things looking fresh and tidy, please try to follow these timeframes:

Occasion	You May Start Decorating	Please Take Down By
Winter Holidays (Christmas, Hannukah, etc.	Thanksgiving	Around 2 weeks after the Holiday
Halloween	Up to 4 weeks before	Within one week after the Holiday
Other Holidays (easter, Passover, July 4th, etc.	About 2 weeks before	Within one week after the Holiday

If you celebrate a holiday which lasts longer or falls outside these dates, just let STMA or CAMS know - they will gladly make exceptions for religious or cultural observances.

4. Décor Size and Placement

- Keep all decorations within your own yard or home exterior.
- Please do not block sidewalks, driveways, or mailboxes.

Large items (inflatables, figures, etc.) should stay under eight (8) feet tall and fit comfortably in your space.

- Roof and porch items, and garage door covers should be safely and securely attached.

5. Lights, Sound, and Safety

- Please turn off decorative lights by 11 p.m. so everyone can rest easily.
- Flashing or strobe lights can be dazzling – steady lights are encouraged.
- Musical or talking decorations are fine in moderation but please keep them low enough so they cannot be heard off your property after 9 p.m.
- Use outdoor-rated lights and cords and keep everything in safe working order.

6. If Something Needs Attention

If a decoration seems unsafe or out of compliance, the Board will usually start with a friendly note or call – most issues can be fixed quickly.

If a problem continues, formal notice may be given under the community's enforcement policy (as required by N.C. Gen. Stat. 47F-3-107.1).

STMA Common Facilities Policy

1. **Overview**
   The 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: Fitness Studio, indoor spa/hot tub, gym, 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 Fitness Studio.
   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 residents-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, Anniversaries, Birthday Parties, Celebrations 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.

GYM Rules

The gym is provided for the use and convenience of residents. All individuals utilizing the facility do so at their own risk. No attendant is on duty, and STMA assumes no responsibility for injuries or accidents except to the extent required by law. All users must comply with the following rules and regulations:

General Use:
1. All equipment is available on a first-come, first-served basis. Reserving or holding equipment is strictly prohibited.
2. Maximum time on all equipment is 30 minutes when others are waiting.
3. Users must adhere to all instructions and guidelines posted on or near each piece of equipment.
4. After use, individuals must wipe down all contact surfaces on or around the equipment with the cleaning supplies provided.
5. Misuse of equipment may cause loss of privileges.
6. Hours of Operation: 4:00 AM To 11:00 PM Daily.

Conduct and Courtesy:
7. Eating within the Fitness Center is prohibited.
8. Users shall always conduct themselves in a courteous and respectful manner. The volume of televisions, radios, and personal listening devices must be maintained at a level that does not disturb others. Cell phone use should not disturb others or interfere with safe equipment operation.
9. Misuse of equipment may result in rule violations and applicable fines.
10. Respect everyone's personal space.

Equipment Care:
11. All hand weights, mats, balls, and similar items must be cleaned and returned to their designated locations after use.
12. No equipment may be removed from the Fitness Center under any circumstances.
13. Be sure you have full knowledge of the equipment before using.
14. The clanging or dropping of weights is not permitted.
15. Do not place weights on benches.
16. Put all equipment back in its proper place when done.
17. Wipe off all equipment and surrounding area thoroughly with wipes provided.

Health and Safety:
18. Children should not use the gym without adult supervision.
19. Shirts and athletic shoes are required. No bathing suits, flip-flops, or open shoes are allowed.
20. Alcohol consumption is not permitted while using fitness equipment or engaging in physical activity within the Fitness Center to ensure user safety and prevent injuries. Persons under the influence of alcohol or drugs may not use the facilities.
21. Improper use of equipment may cause injury.
22. No breakable objects allowed in fitness room.

23. Don’t exercise directly in front of the dumbbell racks.
24. Treadmill safety – the use of the safety clip is mandatory.
25. Treadmill safety - straddle the deck to begin and upon dismount.

Upon Departure:
26. If no other users are present when leaving the facility, all lights and televisions must be turned off.

Pools, Spas/Hot Tubs & Sauna Rules

Health & Safety

• Shower before entering any pool, spa/hot tub, or sauna. (Indoor Pink Palace showers remain available in cold weather.)
• Do not use facilities under the influence of alcohol, illegal drugs, or impairing medications to ensure user safety and prevent injuries.
• No spitting or nose blowing in pools, spas/hot tubs, or sauna.
• Do not use spas or sauna alone; limit sessions to 10–15 minutes.
• Use caution if you have medical conditions; pregnant individuals or those with high/low blood pressure should consult a doctor.
• Anyone with water-transmittable illnesses (eye, ear, nasal infections) may not use facilities.

Food, Drinks & Allowed Items

• Drinks allowed in pool areas; absolutely no glass anywhere.
• No food in spas/hot tubs or sauna; food must be eaten at tables 3 feet from the pool.
• Large floats, rafts, snorkeling/scuba gear prohibited. Small toys allowed if they don't disturb others.
• No toys allowed in spas/hot tubs.

Behavior & Courtesy

• No running, rough play, excessive splashing, or hazardous activity.
• Keep audio volume low.
• Do not reserve chairs, lounges, or tables.
• Close umbrellas when not in use and tie them down when leaving.
• Return all furniture to original positions.

Cleanliness & Attire

• Proper swimwear required.
• Incontinent individuals must wear approved swim products and change them in restrooms only.
• If someone defecates in the pool, it must close up to 24 hours; responsible owner pays cleaning costs.
• No wet swimwear, towels, or shoes in STMA indoor rooms or fitness areas.

Weather & Wildlife

• Swimming during storms is not recommended; no lightning detection system is used. When pool monitors are present, everyone must follow the guidance of the pool monitors when they close the pool and spa because of weather.
• Do not feed wildlife (alligators, turtles) from MAC pool deck.
• Fishing from the MAC pool deck is prohibited.

Facilities & Operations

• Restrooms with outside access are available at Pink Palace/MAC; indoor MAC/Creekside restrooms may not be used by swimmers.
• Facilities may close anytime for maintenance; do not use closed areas.
• Indoor spa doors must remain closed except when entering/exiting; windows must stay open.
• Pool Monitor instructions must be followed: 30-day suspension for first violation, 60-day suspension for second subject to notice and an opportunity to be heard.

Other Rules

• No smoking, vaping, or chewing tobacco at any STMA facility.
• A responsible adult must accompany anyone unable to swim at Red Cross Level 4 or similar skill level.

Tennis & Pickleball Court Rules

Court Hours & Requirements
• Courts are open from 6:30 AM to 9:00 PM.
• At least one Sea Trail property owner must be present during all use.

General Use
• Minimum of two players required per court.
• Time limits when others are waiting: 1 hour for singles, 2 hours for doubles.
• Proper court shoes and athletic clothing required (no street shoes or black soles). Shirts required.
• Good sportsmanship expected—no loud noise, profanity, or racquet throwing.
• Dispose of trash in provided containers.
• No wheeled devices (bikes, skates, rollerblades, skateboards).
• Do not use courts when closed for maintenance.
• Avoid play during storms; no lightning detection system is used.
• Report any damaged equipment or court issues to the STMA office.

Scheduling & Organized Play
• Only the Sea Trail Tennis Association (STTA) may reserve courts.
• Individuals cannot reserve courts outside STTA activities.
• STTA group play times are posted at the courts and on the STMA website.
• Contact the posted group coordinator to join STTA play.

Pickleball
• One dual-lined court is designated for pickleball.
• When posted, the court is reserved for pickleball only.

Equipment
• Maintenance tools may be used only by STTA members or under their supervision.
• Privately owned ball machines stored at MAC are not for public use.
• Place used tennis balls in the 'Used Balls' barrel inside the gate.

Special Conditions
• Courts may not be used during a Brick Laying Ceremony at the Chapel.
• Rules may change; updates will be posted online and at the courts.