

SANDESTIN OWNERS ASSOCIATION, INC.

GENERAL RULES AND REGULATIONS

SOA Board approval 12/17/2013

Revision 5 Approved 4/23/2015

WHEREAS Sandestin Resort is a mixed use community, combining residential with commercial activities, and continues to grow in population, both permanent and transient, and in an effort to promote and enhance the safety aspects of living in and visiting the property for the best interests of all concerned; and

WHEREAS Article III, Section 1 of the Sandestin Declaration of Covenants, Conditions & Restrictions requires every property owner at Sandestin to be a member of the Sandestin Owners Association, Inc. (SOA); and

WHEREAS Article VI of the Articles of Incorporation of Sandestin Owners Association, Inc. provides that the affairs of the Association shall be managed by a Board of Directors; and

WHEREAS Article VI.1 (d) of the by-laws of Sandestin Owners Association, Inc. expressly authorizes the SOA board "to adopt and publish rules and regulations governing the use of the Common Area or Common Roads or any parcels thereof and the personal conduct of the members and their guests thereon"; and

WHEREAS Article IV, Section 4 d. and e. of the Sandestin Declaration of Covenants, Conditions & Restrictions gives the Association the right to "adopt reasonable rules and regulations pertaining to the use of Common Properties and any facilities included therein" and the right to control and regulate all types of traffic on the Common Roads; and

WHEREAS Article VI 1(d) of the Sandestin Declaration of Covenants requires the Association to provide security protection, including employment of Security Guards for protection of persons and property within Sandestin.

ACCORDINGLY, to set forth reasonable rules and regulations to provide safety and protection for Owners and/or their Guests, and to help ensure peace and tranquility to those who may live in or visit Sandestin, the following rules are hereby adopted.

1. PETS

- A) Pets may be kept by an owner on his or her parcel if the pet causes no disturbance or annoyance outside the parcel. When in a common or limited common area, pets must be held or kept on a leash at all times or the caretaker, handler, or possessor of the pet may be subject to a fine. Owners of pets are responsible for the immediate collection and disposal of the wastes and litter of their pets. All pets (dogs and cats) found running loose maybe impounded and turned over to the appropriate County animal control authority.
- B) ANY pet, NOT OWNED by a resident (Long Term Renter or Property Owner) may be immediately removed and banned from Property should that pet present aggressive behavior towards, or bite a human or another animal to any degree. Severity of the aggression or bite will not be a determining factor.
- C) ANY pet OWNED by a resident defined in 1(B) that exhibits aggressive behavior as defined in 1(G) will be barred from any Common Parcel

- D) By virtue of the emergent nature of animal bites, this rule further authorizes the Director of Security or the Executive Director to issue an immediate directive regarding the banning of aggressive animals from the Property or remanding them to the Owners Parcel.
- E) This section further increases the fine to \$100.00 for an incident regarding a bite and repeated (second fine or more) non violent violations of this section.
- F) In the event of a dog bite incident, the SOA will notify the neighborhood of the event, and provide the neighborhood with the directions that have been given from Animal Control regarding quarantine measures etc. The neighborhood residents should inform Security or other Agency should the animal be in violation of the ordered quarantine, or other violation of this Section.
- G) For the purpose of this section, an aggressive pet (dog or cat) will be defined as one which attacks without justification, a person or domestic animal causing physical injury or death, or behaves in a manner that a reasonable person would believe poses an unjustified imminent threat of serious injury, based on published guidelines of the American Veterinary Medical Association.

2. **SIGNS**

No sign, advertisement, or notice of any kind, including 'For Sale' signs displayed in vehicles, shall be erected or displayed upon any parcel, unit, common or limited common area by an owner or guest without prior approval of the Association. Real Estate 'For Sale' signs in Golf View and Sandestin Estates are permitted in accordance with the documents of each neighborhood. 'Open House' signs in accordance with the Association Architectural Review Board guidelines are permitted. The Association reserves the right to remove unapproved signs.

3. **PARKING**

- A. Parking is allowed only on paved driveways and other areas specifically designated for such use.
- B. Parking for vehicles involved in construction may park on the roadway in accordance with Architectural Review Board Guidelines.
- C. Landscape maintenance vehicles are permitted to park on the roadway when actively engaged in landscape activities.
- D. No vehicles or trailers of any type are permitted to be unattended or abandoned on the roadway, particularly after normal construction or business hours.
- E. Disabled vehicles are to be moved from the normally traveled roadway as soon as possible and are not to be left unattended or abandoned for an extended time awaiting repair.
- F. Boats, trailers, recreational vehicles, cargo trucks, buses, heavy equipment, and aircraft shall not be allowed to remain in any village, common area, parking lot or on any roadway within Sandestin unless such area(s) is specifically designated as a parking area for such.
- G. Equipment that is used in construction at a designated construction site may be exempt if following approved ARB guidelines.
- H. The Security Department is authorized to have all unattended or abandoned vehicles in violation of this rule removed at the owner's expense. Prior to towing a vehicle the SOA must be compliant with Chapter 715.07 Florida Statutes. If the driver or legally authorized person in control of the vehicle is present and notice is directly given to that person in the area where that vehicle is parked, that person is considered noticed pursuant to the Statute and the vehicle may be removed.

4. **SOLICITING**

No soliciting shall be allowed on any parcel or in any structure in Sandestin, with the exception of retail areas that are expressly designated as retail areas. Door to door solicitation of goods or services is prohibited unless authorized by the Association. The prohibition on solicitation shall include, but not be

limited to delivery of telephone books or other printed literature. The SOA may, at times and at its discretion, provide for storage of phone books for pick up by homeowners.

5. **USE OF LAKES**

No motorized vehicles shall be used in any lake with the exception of those vehicles used by the Association for maintenance. Swimming in lakes is prohibited. Fishing in lakes is authorized for the membership and their guests. No commercial use shall be made of any lakes in Sandestin, except for non-profit organization sponsored fishing tournaments authorized by the Association, and then only on a catch and release basis.

6. **FIREARMS OR OTHER WEAPONS**

Recreational use of firearms or other weapons such as cross bows, bow and arrow, blow darts or pellet guns is prohibited in any location within the community, including common areas or private parcels.

7. **HUNTING**

Hunting or the taking of wildlife of any type by any means is prohibited within the property. This excludes nuisance animals removed by licensed trappers performing duties as contracted or a representative of an individual Association, or the taking or removal of animals as needed for maintenance or property preservation purposes.

8. **LITTERING AND DUMPING (Added 4/23/2015)**

Littering on the property is prohibited. Household garbage, landscape debris, construction debris or any other item of trash must be deposited in approved dumpsters. Construction debris may be subject to ARB guidelines if at a designated construction site. Dumpsters placed on site by the SOA are reserved for the use of SOA Members and are not for disposal of commercially generated debris. There must be an SOA Member present during any disposal activity at the Association refuse facility. Anyone illegally dumping will be subject to a fine of \$100.00, may be subject to revocation of access privileges, inclusive of RFID tags, and additional penalties as described in Section 9.

9. **PENALTIES**

Violation of any portion of these Rules may constitute a fine of \$50.00 per offense and additional fees not to exceed \$100.00 per day and \$1000.00 per incident. All members of Sandestin Owners Association Security or authorized staff of the SOA Architectural Compliance Office are authorized to issue Notices of Violations for violations of these Rules. Any fine imposed must be in accordance with Chapter 720 of the Florida Statutes. An appeal of the fine may be made to the Grievance Committee and will be heard not less than 14 days from the Notice of Violation.

10. **APPLICABILITY**

- A. These rules apply to all members of the Sandestin Owners, their family's guests, tenants, or invitee's.
- B. The Board may waive the procedures described herein in emergency or severe situations in its discretion to advance the peace and safety within Sandestin.
- C. These rules are adopted and shall be enforced unless modified, amended or rescinded by the Sandestin Owners Association Board of Directors.
- D. Notice of the adoption of these rules shall be distributed in writing or by appropriate electronic publication.