

SANDESTIN OWNERS ASSOCIATION, INC.

GENERAL RULES AND REGULATIONS

Original Effective Date: 12/17/2013

Rev. 9 SOA Board Approved 8/21/25

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 or guest on the owner's 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 owner of the pet may be subject to a fine. Electronic collars do not qualify as a leash under this Rule, meaning all animals must be physically tethered to the handler. Owners of pets are responsible for the immediate collection and disposal of the wastes and litter of their pets. All pets found running loose may be impounded and turned over to the appropriate County animal control authority.
- B) ANY pet NOT OWNED by a Sandestin resident (Long Term Renter or Property Owner) may be immediately removed and banned from the Sandestin Resort should that pet present aggressive behavior as defined in 1(H) towards or bites a human or another animal to any degree. Severity of the aggression or bite will not be a determining factor.
- C) In addition to the requirements set forth in Section I, ANY pet OWNED by a Sandestin resident (Long Term Renter or Property Owner) ("Owner's Pet") that exhibits aggressive behavior as defined in 1(H) may, at the discretion of the Executive Director or Director of Security, be either: (i) required to wear a basket muzzle approved by the Director of Security or the Executive Director while on Common Property; or (ii) immediately and permanently banned from Common Property, depending on the severity of the incident and risk to others as defined in Section 1(H).

- D) The Director of Security and the Executive Director are each authorized to issue immediate directives to the owners of aggressive animals enforcing 1(B) and 1(C). The owner may make a formal appeal of such a directive to the Board of Directors.
- E) If an Owner's Pet continues to exhibit aggressive behavior, even while wearing a basket muzzle, the Director of Security or the Executive Director may immediately ban the aggressive pet from any Common Property.
- F) Notwithstanding Section 10 below, the fine for an incident regarding a bite and any repeated (second offense and thereafter), other violations of this section are \$100 per offense.
- G) In the event of a pet bite incident, the SOA will notify the neighborhood where the pet is kept of the event and any directives or other action taken by the SOA as set forth above.
- H) For the purpose of this section, an aggressive pet (including but not limited to a dog or cat) will be defined as one that, in the judgment of the Director of Security or the Executive Director, behaves in a manner that poses an unreasonable risk to residents, guests, or other animals, or has bitten, attacked, or inflicted injury of any type to a resident, guest, or other animal. This SOA definition is separate from any formal designation under state law, which is not determined or enforced by the SOA.
- I) All pet owners are required to comply with applicable federal, state, and local laws regarding animal ownership and control, including but not limited to, the Florida Dangerous Dog Statute (Fla. Stat. § 767.12). The SOA does not undertake to enforce these laws and has no authority to classify any animal as "dangerous" under state law. Determinations of whether a dog is dangerous and any resulting enforcement actions are handled solely by the appropriate animal control authority, or a veterinarian.
- J) Pet owners must notify the SOA in writing if their pet has been declared a "dangerous dog" or is the subject of a dangerous dog investigation under Fla. Stat. § 767.12. Failure to provide notice may result in fines or restrictions as determined by the SOA.

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 SOA. 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 SOA Architectural Review Board guidelines are permitted. The SOA reserves the right to remove unapproved signs.

3. **COMMERCIAL VEHICLE SIGNAGE**

Vehicles with commercial decals or advertisement of any kind affixed to the side of the vehicle or windows, shall be allowed to park on any parcel, unit, common or limited common area overnight, provided no individual neighborhood regulations directly prohibit such display.

4. **PARKING**

- A. Parking is allowed only on paved driveways and other areas specifically designated for such use.
- B. Temporary, short-term parking on the street is only allowed during the day so long as access for emergency vehicles is not impeded, access to and from neighboring driveways is not affected, and vehicles parked in the street do not create any traffic safety issues for other motorists or pedestrians.
- C. Parking for vehicles involved in construction may park on the roadway in accordance with Architectural Review Board Guidelines (ARB).
- D. Landscape maintenance vehicles are permitted to park on the roadway when actively engaged in landscape activities must be marked with cones per the ARB Guidelines.
- E. No vehicles or trailers of any type are permitted to be unattended or abandoned on the roadway, particularly after normal construction or business hours.

- F. 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.
- G. Boats, trailers, recreational vehicles, cargo trucks, buses, heavy equipment, and aircraft shall not be allowed to remain in any neighborhood, common area, parking lot or on any roadway within Sandestin unless such area(s) is specifically designated as a parking area for such.
- H. Equipment that is used in construction at a designated construction site may be exempt if following approved ARB guidelines.
- I. 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.

5. **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 SOA. 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.

6. **USE OF LAKES**

No motorized vehicles shall be used in any lake with the exception of those vehicles used by the SOA 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 SOA, and then only on a catch and release basis.

6.1 **USE OF LAKES FOR IRRIGATION**

Upon SOA approval, and such approval may be withheld for any reason, an owner may utilize pond/lake water for irrigation purposes. An owner shall execute a separate Agreement for Use of Lake Water Irrigation before utilizing the lake for this purpose. Owners utilizing the SOA's irrigation system are prohibited from using the lakes for irrigation purposes. An owner found using pond/lake water for irrigation purposes when the SOA has determined drought conditions exist and notice given to restrict water usage, will be fined \$100.00 per offense.

7. **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.

8. **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 SOA, or the taking or removal of animals as needed for maintenance or property preservation purposes.

9. **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 SOA 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 10.

10. 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 SOA 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. Any fine imposed must be in accordance with FL Statute 720. All fines or suspensions will be imposed upon approval of the Fine Hearing Committee. The Violator will be notified of the date, time, and location of the Fine Hearing committee meeting with a minimum 14-day notice provided.

11. 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 an 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 SOA Board of Directors.
- D. Notice of the adoption of these rules shall be distributed in writing or by appropriate electronic publication.