

RULES & REGULATIONS

for HOMEOWNERS & GUESTS

Please note that some Condominium Phases may have more restrictive rules and regulations which apply to you.

1. **Unit occupancy** may not exceed the standards set by Walton County Fire and Zoning Codes. **Violators will be reported to County Code Enforcement Office or Fire Marshal, which may result in fines and/or removal of occupants.**
2. **Local Codes:** To comply with county fire code (NFPA 1:10.11.6.1) charcoal, gas, and hibachi grills for cooking or heating are prohibited on balconies, under overhangs or within 10 feet of any structure. Additionally, per NFPA 1:69.5.3.5, do not store propane cylinders inside buildings, residences, breezeways or common areas.
3. **Excessive noise** is prohibited at any time. After 10pm, noise level violations governed by the Walton County noise ordinance will be strictly enforced.
4. **Porches, balconies,** fences, stairways and breezeways are to be left clear of personal belongings, including bicycles, beach chairs, pool toys, etc. No towels, clothing, other items, etc., may be hung in exposed areas.
5. **Flags:** Each unit may display no more than two flags in accordance with F.S. §720.304(2). Additionally, one flag may include a personal flag, such as school flags, sports team flags, etc. All flags must be removed immediately if torn, faded or while the unit is unoccupied.
6. **PETS must be LEASHED** at all times. **All pet waste must be collected and properly disposed of by the pet's owner.** Pets are NOT allowed in units without the consent of the owner. Majestic Sun and Ariel Dunes I & II **DO NOT** allow guests to have pets. Pets are **not permitted** in the pool areas.
7. **Wild Animals: Do NOT FEED** wild animals, such as, feral cats, ducks, squirrels, stray dogs, birds or aquatic life.
8. **Fishing:** Catch/release fishing is allowed on south and east ends of Stewart Lake, but prohibited on golf course.
9. **Golf Course:** The golf course is private property for the exclusive use of golfers registered with the pro shop.
10. **Swimming pools:** Follow the rules posted in the pool areas. All owners and guests will be required to have an appropriate color **pool wrist band** while at any Seascope HOA pools. Children under 12 years old must be accompanied by an adult at all times. Pool use is NOT permitted between 10:00 p.m. and 8:00 a.m. No food or drinks are allowed within four feet of the pool. No glass containers within pool area. Pool furniture may **NOT TO BE REMOVED** from the pool areas. **NO PETS** in the pool area. Loud music is not permitted. All pools have **VIDEO SURVEILLANCE** and TRESPASSERS will be prosecuted.
11. **Group Events:** Group gatherings in any HOA common area (including pools) are restricted to small groups only which do not infringe on the use and enjoyment of other owners / guests. Please clean up afterwards and straighten chairs/tables. The HOA courtesy patrol will closely monitor all activities.
12. **Skateboarding** is prohibited on the basketball court, in the pool areas, and on sidewalks.
13. **Parking Passes:** All motorized vehicles (including golf carts and motorcycles) must display a valid Seascope vehicle parking pass. Short term guest vehicle parking passes must include the unit number, arrival/departure dates and vehicle tag. Vehicles without valid/completed parking passes may be subject to a \$100 fine per vehicle / per day and/or 24-hour towing notice. Additionally, vehicles must be street legal and maintained in a drivable condition.
14. **Parking Spaces:** Park in designated parking areas only. **Do NOT PARK ON GRASS or UNPAVED AREAS.** Any vehicle illegally parked may be towed with a 24-hour notice, at owner's expense.
15. **Oversized & Recreational Vehicles:** Campers, RVs, boats, trailers, buses and oversized vehicles are NOT allowed to park in the resort. They must be kept at an offsite storage area unless specific arrangements have been made with the Seascope Resort Maintenance Department at 850-650-2649 or the specific condominium Community Association Manager and a permit has been issued by the HOA Manager.
16. **FL Statute 320:** Operating any motorized vehicle (gas or electric & including golf carts, scooters / mopeds / motorcycles) without a valid state vehicle registration, valid driver's license or insurance is PROHIBITED (Florida Statute 320) except for scooters, etc., required by handicapped persons. Speed limits will be strictly enforced.
17. **Scooters/ mopeds/ motorcycles** are permitted on Seascope property only when driven by Seascope homeowners and guests, with a valid parking pass and only for ingress and egress.
18. **Signage:** Real Estate for Sale or Lease/Rent signs are to be displayed inside windows only and must conform to size restrictions imposed by the specific condominium association and the Seascope HOA. Outdoor displays are prohibited. Vending is restricted to designated commercial spaces only.
19. **To report suspicious activities or emergencies** call 911 or the Sheriff's office at 850-267-2000. Or call the roving courtesy patrol at 850-865-7327. The HOA Manager's Office is in Ariel Dunes I, 112 Seascope Blvd. phone 850-269-0122. After hours and weekend Emergencies call Philip Schultz at 850-622-6222.
20. **Unit Usage Form** must be submitted by all owners to the HOA Office by Jan. 31 every year (one form per unit).
21. **Rules Violations:** There will be a \$100 per incident fine for violating any of Seascope HOA's rules and regulations. Fines and penalties will be levied on unit owners for violations by rental guests.