



Guest Policies, Rules, and Regulations

March 1, 2022

THIS DOCUMENT CONTAINS THE SEACREST BEACH II COMMUNITY RULES AS APPROVED BY THE BOARD OF DIRECTORS. IT IS TO BE USED BY ALL ASSOCIATION MEMBERS, THEIR CONTRACTORS AND GUESTS AS A REFERENCE FOR ALL COMMUNITY REGULATIONS.

TABLE OF CONTENTS

1.0	Amenity Access (Wristband) Policy and Requirements.....	3
2.0	Lagoon Pool Policies and Rules	3
3.0	Tram Policies and Rules	5
4.0	Beach and Beach Access Policies and Rules.....	6
5.0	General Community Policies and Rules	6
6.0	Parking and Vehicle Policies and Rules	8

COMMUNITY POLICIES, RULES, AND REGULATIONS

The purpose of these rules is to establish requirements for the maintenance and care of existing properties in Seacrest Beach II and to establish uniform disciplinary standards for failure to maintain properties in accordance with these requirements and for frequent types of violations addressed in the Deed Restrictions. This policy is not intended to be a complete list of all possible violations. For more complete information refer to the Declaration of Covenants and Restrictions for the Seacrest Beach II Owners Association, Inc. and the current Seacrest Beach II Design Code.

1.0 AMENITY ACCESS (WRISTBAND) POLICY AND REQUIREMENTS

- 1.1 All Members of the Association (and their designated guests) are entitled to use the amenities of the community, including the Lagoon Pool, Private Beach Access, and Tram Service. This privilege may be suspended by the Board of Directors for Members who are in violation of community rules.
- 1.2 Members and their designated guests that are 11 years of age or older must possess and wear a valid wristband issued by the Seacrest Beach Owners Association (SBOA) to access the Lagoon Pool, Private Beach Access, and Tram Service amenities. Valid wristbands shall expire at intervals designated by the SBHOA for members, renters, and owner guests. Children under the age of 11 are not required to have or wear a wristband. Members and guests must check-in with SBHOA Guest Services or Security upon arrival to obtain valid wristbands. Members and guests may be required to present valid identification to obtain wristbands. Renters may be required to present their executed rental contract at check-in and the number of wristbands issued will be limited to the number of occupants stated in the contract less the number of persons under the age of 11. Wristbands will not be issued to any member, guest or renter unless all assessments, fines, dues, and other payments owed to the Association more than ninety (90) days in arrears have been paid in full. The cost to replace a lost or stolen wristband is \$20. The wristbands are not transferable and may be suspended and confiscated by the Association for violation(s) of Association Rules, or as a result of improper conduct with respect to use of any amenity, as referenced in the below sections.
- 1.3 Members and guests shall contact Seacrest Guest Services (850-830-1657) upon check-in to receive valid wristbands for the number of people staying on the property. Guest wristbands are good from Saturday to the following Sunday. Wristband colors change each week. Guests staying longer than one week will need to contact guest services on the Sunday before the week rolls over to get the next weeks bands. Owner wristbands are available to all owners and their immediate family on an annual basis. Owner wristbands are non-transferable. Providing owner wristbands to renters or a third party is a violation of community rules and subject to suspension of community amenities and/or fines.

2.0 LAGOON POOL POLICIES AND RULES

- 2.1 The Association is represented by employees of the Lagoon Pool who have been granted the authority to enforce the pool rules listed below. The Association Manager, Pool Manager, and the security staff have the authority to direct anyone to leave the pool area for infractions of the rules or when safety is threatened. The manager may prohibit entry to anyone for up to one (1) week for each violation.
- 2.2 All members and guests using the pool do so at their own risk and agree to abide by the rules for use of the facility. The Association assumes no responsibility for any accident or injury in connection with such use or for any loss or damage to personal property. Members and renters are responsible for the actions of their children and guests.
- 2.3 Valid wristbands must be worn on the wrist by all members and guests 11 years of age or older while in the pool area.
- 2.4 Children 12 years old and younger must be accompanied by a responsible person at least eighteen (18) years of age while in the pool area.
- 2.5 No person shall enter the pool facility unless the pool is open. Unauthorized persons found inside the pool enclosure when it is closed may have their privileges suspended or revoked and may be prosecuted for trespassing.
- 2.6 All bathers must shower before entering the pool. (Parents are encouraged to instruct their children in this regard.)
- 2.7 Persons suffering from contagious infections (flu, cold, lesions, open sores, etc.) or a gastrointestinal illness are prohibited from entering the pool.
- 2.8 Smoking and Vaping in the pool facility, including the amphitheater, is prohibited.
- 2.9 Per state Health Code, food and beverages must be kept a minimum of 4 feet from the pool. Breakable objects, such as glass containers, are not permitted inside the facility. All garbage must be placed in containers provided for disposal.
- 2.10 Intoxicated persons are not allowed in the facility at any time. Foul language, arguing, and fighting are prohibited. The Association Manager, Pool Manager, and the security staff have complete discretion in making this determination.
- 2.11 Swimmers must wear proper bathing attire. No cut-offs, blue jeans, or similar attire are permitted.
- 2.12 No play equipment or wheeled vehicles (except wheelchairs, strollers, etc.) are permitted in the pool or on the pool deck.
- 2.13 No pets (except certified service animals) are permitted in the pool area, including the amphitheater.
- 2.14 Flotation devices including tubes greater than 42" in diameter and rafts larger than 30"x 80" are prohibited. Tossing balls and other pool objects is prohibited in the pool

and on the pool deck. Any exception would be at the sole discretion of the pool staff. Only life jackets approved by the U.S. Coast Guard may be worn in the pool.

- 2.15 Running, pushing, wrestling, dunking, standing or sitting on another's shoulders is prohibited. No screaming, profanity, or other boisterous behavior will be permitted in the facility.
- 2.16 Swimmers shall remain clear of the ladders except when entering or exiting the pool. Swimmers must also stay off the pool edges at spillway areas and the wall around the circular pool sprinkler.
- 2.17 Children under the age of four (4) are required to wear swim diapers while in the pool. Complimentary swim diapers are provided in the bath houses. All persons and infants with gastrointestinal illnesses or disorders that may give rise to fecal contamination shall remain out of the pool.
- 2.18 The pool may be closed at the sole discretion of the pool staff on duty in case of thunder, lightning, other adverse weather, operational breakdown, or contamination by a foreign substance.
- 2.19 The use of radios, televisions or similar audio devices is permitted as long as it does not cause a disturbance or interference in others' enjoyment.
- 2.20 Up to the last fifteen (15) minutes of every hour during pool operation will be for Adult Swim only. Children twelve (10) years of age and younger must exit the pool during Adult Swim. Adjustments to this time and schedule will be at the pool staff's discretion.
- 2.21 Guests may not block the walkways or wheelchair accesses with chairs, bags, floats, strollers or any other items. Pool staff and Management at its sole discretion will determine what is considered "blocking" the walkways.

3.0 TRAM POLICIES AND RULES:

- 3.1 Tram Service is a complimentary amenity for all members and guests. Tram personnel have the right to refuse this service to those who violate the rules below.
- 3.2 Foul language, arguing, fighting, and other improper behavior is prohibited while on the tram or while at a tram stop.
- 3.3 Valid wristbands must be worn by all riders 13 years of age or older.
- 3.4 Children 12 years old and younger must be accompanied by a responsible person at least eighteen (18) years of age while riding the tram.
- 3.5 Parents or guardians of young children should be responsible for making sure they are in a safe seated position and not where they can easily fall from the vehicle.

- 3.6 Riders are responsible for removing all belongings and garbage upon exiting. Tram staff and the Association are not responsible for belongings left behind on the tram.
- 3.7 The number of riders is limited to the capacity of seats of each particular tram.
- 3.8 All hands and feet must remain inside the tram at all times, and riders should remain seated at all times the vehicle is in motion.
- 3.9 Riders are responsible for any damage they may incur to a tram.
- 3.10 Seacrest has five (5) tram routes throughout the community: A-line, B-line, C-line, D-line, and E-line. Riders should wait at the nearest tram stop and call the Tram Dispatch (850-259-6005) for pick-up.

4.0 BEACH AND BEACH ACCESS POLICIES AND RULES:

- 4.1 Valid wristbands must be worn by all members and guests 11 years of age or older to use the private beach access.
- 4.2 Children 12 years old and younger must be accompanied by a responsible person at least eighteen (18) years of age.
- 4.3 No wheeled traffic is allowed. This includes, but not limited to, bicycles, wagons, skates, golf carts, skateboards, and scooters. Baby carriages and strollers are allowed as long as they are being used to transport a child.
- 4.4 No pets allowed (excluding certified service animals).
- 4.5 Everything must be carried to the beach and nothing should be left on the boardwalk or Sunset Beach property.
- 4.6 No access to the Sunset Beach pool or restroom facilities inside the gated area. (The Seacrest Beach access restroom is located at the northeast corner of the center condo.)
- 4.7 No boats, jet skis, sailboats, kayaks, and other similar watercrafts allowed through access. Watercrafts at the beach are only available through the exclusive beach vendor.
- 4.8 Walk on the center walkway only. Do not walk down the side streets.
- 4.9 Use sidewalks and boardwalk to access the beach. Stay off of the sand dunes. They are protected by Florida law.
- 4.10 No fireworks allowed.
- 4.11 No tents allowed.
- 4.12 All items must be removed from the beach daily.

4.13 Bonfires are only available through the exclusive beach vendor.

4.14 Quiet time begins at 10:00pm.

5.0 GENERAL COMMUNITY POLICIES AND RULES:

5.1 **Pets/Animals** - All pets must be leashed and under the handler's control when outside. Dogs, cats and other pets may not be allowed to cause a nuisance (aggression, barking or other loud noises) or to foul another owner's property. The pet's owner/handler must immediately remove and dispose of pet feces left on other properties or common areas. Pets may only be left unattended outdoors during daylight hours if they are located on the owner's property in an enclosed area and do not create a nuisance. All pets must be housed indoors at night. Pets are not allowed in the pool area, including the amphitheater. **Please do not feed the community cats as the Association maintains feeding stations in designated areas.**

5.2 **Garbage** - Two or more heavy-duty garbage containers, minimum 64 gallons in volume, with hinged lids, two wheels with a common axle, and which are designed for commercial lift truck use, are required. Each house must have enough containers to accommodate all household trash produced on the property, and all containers must be in good operating condition. Garbage containers must be kept in a side or rear yard, and must not be generally visible from any street or common area. The Board of Directors may refuse trash pickup by association personnel if garbage containers do not meet the above specifications, or may purchase replacement containers meeting the minimum design or accommodation requirements of this Section and assess the member for its costs when deemed necessary.

5.3 **Care of Visible Areas** - Lot areas visible from the street and common areas must be picked up and clear. Bicycles, toys, and miscellaneous items in open view must be stored neatly at the side or rear when not in use and not located in common and parking areas.

Towels, clothing and related items may not be hung outside in areas clearly visible from the street or the Lagoon Pool. Driveways and parking areas must be kept clear of bicycle racks and other objects that Interfere with parking space use by vehicles.

5.4 **Outdoor Portable Grills and Fires** - The use of portable metal charcoal grills is prohibited. Fixed charcoal and portable gas and electric grills must be located on the side or rear of property over a fireproof surface such as stone, cement fiberboard, gravel or concrete.

Grills must not be located on common areas, sidewalks or parking spaces. Outdoor fires are prohibited except where a propane or natural gas appliance designed for outdoor use is installed and located on the side or rear of property not visible from the street in a fixed location over a fireproof surface.

5.5 **Use of Fireworks** - Only devices approved and listed by the State Fire Marshal which emit a shower of sparks upon burning, do not contain any explosive compounds, do

not detonate or explode, are hand held or ground based, cannot propel themselves through the air, and contain no more than 100 grams of the chemical compound that produces sparks upon burning are allowed. Any device that is not included in the list of approved items is prohibited.

- 5.6 **Littering** or breaking glass on common areas or on member properties is prohibited.
- 5.7 **Quiet Hours** - Excessive noise or violation of the Walton County Noise Ordinance between 10pm and 7am is prohibited.
- 5.8 **Trespassing** on private property or at the Lagoon Pool area when it is closed is prohibited.
- 5.9 **Spring Break Curfew** – Effective March 1, 2022, during the weeks of Spring Break, which will be determined annually by the Association, individual (under age 18) should be accompanied by a parent or guardian over the age of 21 to be outside within the community after 10:00 pm. Minors in violation of this and who are not staying in Seacrest Beach shall be directed to leave the property. Those refusing shall be referred to WCSO for trespassing at private property. Minors in violation of this who are staying in Seacrest Beach shall be referred to their parent or guardian.
- 5.10 **Signs and Flags** - U.S. and other flags and flagpoles specifically allowed under Florida Statute 720 (Homeowners Associations) are authorized for use at Seacrest Beach II. No other signs, flags, banners, or boards of a temporary or permanent nature not specifically authorized under this Section may be placed, posted or erected on the property or placed in the interior of a structure that may be visible in any manner from the street.
- 5.11 **Violations** - Failure, after warning notice, to comply with verbal or written instructions issued by the Association or its authorized agents, regarding compliance with the Design Code, Lagoon Pool or Community Rules is prohibited and subject to owner fines, penalties, and/or WCSO involvement.

6.0 PARKING AND VEHICLE POLICIES AND RULES:

- 6.1 **Parking Passes** - All renter and guest vehicles must have and clearly display a parking pass issued by the Seacrest Beach Owners Association (SBOA). Renters and owner guests must check-in with SBOA Security upon arrival to obtain a valid parking pass. Renters should call Security (850-830-1657) upon check-in to receive valid temporary parking decals. Owner decals are available to owners and immediate family members.

Owners and guests may be required to present valid identification to obtain parking passes. Renters may be required to present their executed rental contract at check-in and the number of parking passes issued may be limited to the vehicles used by occupants listed in the contract, and the passes will expire on check-out day.

Upon application to the SCBHOA, long term parking passes will be available for each

eligible owner and immediate family members.

Unmarked cleaning, construction and related service vehicles shall have and display passes with expiration dates determined by the SBOA. Clearly marked delivery, service, utility, government and related commercial vehicles are exempt from the parking pass requirement provided they are not parked overnight. All non-exempt vehicles without a current valid parking pass may be towed at the owner's expense and a \$100 daily fine may be assessed against the property owner.

- 6.2 **Prohibited Vehicles** - Boats, trailers and renter, owner and guest vehicles over 24 feet in length may not be parked or stored on any lot or common area within the community except within a garage. Special permission, limited to forty-eight (48) hours, may be obtained from the Association Office for owners that are moving.
- 6.3 **Golf Carts/LSVS**- Effective January 1st, 2022, Golf carts, low-speed vehicles (LSVs), Mokes, all-terrain vehicles (ATVs), go-carts, motor scooters or similar motorized vehicles are prohibited within Seacrest Beach. Notwithstanding the foregoing prohibition, golf carts and LSVs may be operated within Seacrest Beach by: a) Owners and b) association staff, as necessary, in the performance of their duties and responsibilities. All persons operating motorized vehicles must be wearing a current Seacrest Beach Owner wristband and have a valid driver's license. Golf carts and (LSVS) must be registered with the association. Upon registration you will be provided a decal that is required to be within plain view on the vehicle.

Semi-Tractor Trailers are not allowed in the community. Owners must not approve nor accept delivery of any item delivered by such vehicles.

- 6.4 **Traffic Safety Rules** - All persons operating any motorized vehicle, including golf carts, must have a valid driver's license.

All motor vehicles, including golf carts, must have operating headlights and taillights when being driven after sunset.

Speeding and reckless driving are strictly prohibited. The maximum allowable speed is 15 mph.

Vehicles must yield to pedestrians at all times.

It is illegal to park in reserved spaces, on private property, fire lanes, or any location that blocks driveways, streets or entrances to pools, jogging paths, or otherwise occupies an area that is not a designated parking space.