

**Sandprints Condominiums, Inc.
of Destin, Florida
&
Sandprints II Owners' Association, Inc.**

**Association
Rules**

CONDO UNIT OWNERS

This is the most current set of unabridged Association Rules that have been duly-adopted by the Combined Board of Directors. Please help maintain our property and enhance our investments by complying with our Association Rules and ensuring that your guests and tenants are aware of, and also comply with, those rules that apply to them.

January 1, 2012

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

March 1, 2006

SUBJECT: Sandprints Condominium Association Rules

1. Background. The basic principles of condominium ownership require that selected desires and rights of individual owners are, in some degree, subordinate to the ownership goals of the majority of the unit owners. All condominium associations have restrictions that are necessary to ensure that the unit owners' expectations for their investment and community are fulfilled. These restrictions are usually found in the Declaration of Condominium, Articles of Incorporation, and Association Bylaws. Supplemental restrictions authorized by Florida law and the Association Bylaws and promulgated by the Board of Directors (BoD) are the Association Rules. Membership in condominium associations is a condition of condominium ownership and it is the responsibility of each unit owner to fully abide by the restrictions set forth in an association's governing documents, including its duly-adopted rules. Most association rules are simply expressions of unit owner expectations and reflect the desire of unit owners to be courteous and considerate of their neighbors and respectful of their neighbors' rights and investment in an association. Community living experiences indicate that the vast majority of unit owners willingly abide by the provisions of an association's governing documents and rules and only a very small percent of unit owners choose to ignore or disregard association rules.

2. Purpose. First and foremost, the BoD has a fiduciary duty to the unit owners. In fulfilling these duties, the BoD is required to adopt certain standards and restrictions primarily designed to protect and preserve the Association property and assets of the Association and the unit owners, foster a healthy and safe environment for our owners and their guests and tenants, and provide a community framework within which our unit owners, guests, and tenants can live and vacation harmoniously. Our Association Rules are adopted to: a) enforce the provisions of the Association's governing documents; b) clarify, amplify, and interpret the broader restrictions contained in the Association's governing documents; c) govern the use of common elements, facilities, amenities, and, in some instances, condominium units; and d) establish architectural guidelines and standards that ensure the attractiveness and aesthetic quality of the Association property, common elements, and the exterior of condominium units. Specifically, the necessity, in the interest of the Association, for the provisions and restrictions contained in duly-adopted Association Rules are in pursuance of, and for the purpose of, securing and promoting the general health, comfort, convenience, safety, welfare, quality of life, financial health, and/or the peace and quiet of Sandprints Condominium Association and its owners, guests, and tenants.

3. Rule Adoption. An Association Rule is proposed as a resolution and adopted by an affirmative vote of a majority of the BoD. The BoD has an obligation to adopt Association Rules that are: a) deemed necessary; b) not in conflict with the provisions of Chapter 718 (Condominiums), Florida Statutes (a.k.a. the Condominium Act), the Florida Administrative

Code (F.A.C.), and the Association's governing documents; c) clear and no broader than necessary; d) reasonable and applied in a consistent manner; and e) effectively enforced. Association Rules apply to unit owners and their guests and tenants. Note: For the purpose of Sandprints Condominium Association Rules, guests are defined as those persons visiting or occupying the condominium unit with the unit owner present and tenants are defined as those persons occupying a condominium unit without the presence of the unit owner, with or without compensation to the unit owner, and regardless of the relationship to the unit owner or length of occupancy. Normally, prior to implementation, draft Association Rules, or a synopsis of rule revisions, will be distributed to the unit owners for a thirty (30) day comment period. When an Association Rule is revised or amended, the BoD will re-adopt the amended rule.

4. Rule Enforcement. Effective enforcement of the Association's governing documents and rules contributes significantly to the preservation of the architectural integrity and common scheme, property values, and overall community goals and standards. Violations of Association Rules should be reported to the Association Manager or an Association Director. When a violation of an Association Rule occurs, the desired result is voluntary cooperation and timely correction of the situation by the responsible unit owner. To accomplish this goal, the first step taken shall be to serve an initial notice of violation to the unit owner responsible for the violation or responsible for the tenants who are in violation of an Association Rule. If voluntary compliance efforts are unsuccessful and the Association's initial enforcement procedures do not correct the violation, formal enforcement shall become the appropriate remedy. Formal enforcement may consist of: a) immediate steps necessary to correct a violation of an Association Rule that poses a safety or health risk, causes damage to Association property or common elements, or exposes the Association to liability; b) voluntary mediation; c) mandatory nonbinding arbitration in accordance with the provisions of Chapter 718 (Condominiums), Florida Statutes; or d) formal legal proceedings. Any financial expenses incurred by the Association to enforce Association Rules, or take immediate steps necessary to correct or remediate a rule violation that poses a safety or health risk, causes damage to Association property or common elements, or exposes the Association to liability, shall be charged to the unit owner responsible for the rule violation. In consultation with the BoD, the Association Manager shall be authorized to enforce Association Rules. The BoD shall ensure that any actions taken to enforce Association Rules meet the applicable provisions of Chapter 718 (Condominiums), Florida Statutes concerning violation notices, hearings, and imposition of fines and that all unit owners are treated in a consistent, courteous, and professional manner.

5. Severability. In the event that any portion of an Association Rule is for any reason held invalid by any court or governmental agency of competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions of the Association Rule.

6. Distribution. A copy of all duly-adopted Association Rules shall be provided to each unit owner either by personal delivery, USPS mail, or electronically to those owners who have consented to receiving association information via email. Unit owners shall display copies of

the Association Rules in their condominium unit in a conspicuous location and shall ensure that guests and tenants are aware of, and comply with, the Association Rules that apply to them. Additionally, pursuant to Section §718.111(12)(c), copies of the Association Rules shall be made available, upon request and at the expense of the requestor, to any prospective purchaser of a Sandprints Condominium Association unit.

James G. Thyne, Jr.

President of the Association

and

Your Board of Directors

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

**ASSOCIATION RULES INDEX
(As of: January 1, 2012)**

Rule Number	Rule Subject	Applicability to Owners, Guests and/or Tenants	Date Rule Adopted (Re-Adopted) by Majority Vote of BoD	Original Effective Date (Re-Adopted Effective Date) of Rule
06-01	Pet and Animal Control	All	December 1, 2005 (August 16, 2008)	March 1, 2006 (January 1, 2009)
06-02	Parking Lot Use and Restrictions	All	December 1, 2005 (August 16, 2008) (October 8, 2011)	March 1, 2006 (January 1, 2009) (January 1, 2012)
06-03	Recreational Equipment Restrictions	All	December 1, 2005 (August 7, 2010)	March 1, 2006 (January 1, 2011)
06-04	Hazardous Materials on Association Property and in Condominium Units	All	December 21, 2005 (October 9, 2010)	March 1, 2006 (January 1, 2011)
06-05	Association and Unit Owner Maintenance and Replacement Responsibilities	Owners	December 21, 2005 (August 16, 2008)	March 1, 2006 (January 1, 2009)
06-06	Architectural Design Standards	Owners & Tenants	December 21, 2005 (August 16, 2008)	March 1, 2006 (January 1, 2010)
06-07	Delinquent Assessments	Owners	December 21, 2005 (August 16, 2008) (August 7, 2010)	March 1, 2006 (January 1, 2009) (January 1, 2011)
06-08	Association Intervention to Prevent or Mitigate Property Damage	Owners & Tenants	January 20, 2006 (August 16, 2008)	March 1, 2006 (January 1, 2009)
06-09	Unit Owner Liability for Damage to Association Property, Common Elements, and Condominium Units	Owners	January 20, 2006 (October 8, 2011)	March 1, 2006 (January 1, 2012)
06-10	Swimming Pool Use and Restrictions	All	January 20, 2006 (October 28, 2006)	March 1, 2006 (October 28, 2006)
06-11	Condominium Unit Occupancy Restrictions and Fire Safety Requirements	All	January 20, 2006	March 1, 2006
06-12	Solid Waste Receptacle Use and Restrictions	All	January 20, 2006	March 1, 2006
06-13	Hurricane Preparations for Association Property and Condominium Units	Owners & Tenants	January 20, 2006	March 1, 2006
07-01	Repair or Replacement of Windows, Sliding Doors, and Storm Doors	Owners	October 28, 2006	January 1, 2007
07-02	Association Clubhouse Use and Restrictions	Owners	October 28, 2006 (August 7, 2010)	January 1, 2007 (January 1, 2011)
08-01	Posting of Official Notices for Meetings	Owners	November 9, 2007	January 1, 2008
08-02	Satellite TV Antennas	Owners & Tenants	November 9, 2007	January 1, 2008
09-01	Noise and Sound Nuisances	All	August 16, 2008 (August 15, 2009)	January 1, 2009 (January 1, 2010)

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

PROMULGATION OF ASSOCIATION RULE

ASSOCIATION RULE NUMBER: 06-01

EFFECTIVE DATE: January 1, 2009

SUBJECT: Pet and Animal Control

PURPOSE OF THE RULE: The Board of Directors (BoD) has a fiduciary duty to the unit owners. In fulfilling these duties, the BoD may be required to adopt and enforce rules designed to protect and preserve the Association property and assets of the Association and the unit owners, foster a healthy and safe environment for our owners and their guests or tenants, and provide a community framework within which our unit owners, guests, and tenants can live and vacation harmoniously. Often, the subject of pets can be an emotional issue. A pet may be considered a family member by its owner; others may view pets as nuisances. The necessity, in the interest of the Association, for the provisions and restrictions hereinafter contained in this duly-adopted Association Rule are in pursuance of, and for the purpose of, securing and promoting the general health, comfort, convenience, safety, welfare, quality of life, financial health, and/or the peace and quiet of Sandprints Condominium Association and its owners, guests, and tenants.

PROVISIONS OF THE RULE:

1. Only Sandprints Condominium Association unit owners shall be allowed to bring pets/domestic animals that they own into their condominium units and onto Association property. Under no circumstance shall guests or tenants of unit owners be authorized, nor allowed, to bring pets/animals into condominium units or onto Association property or common elements.
2. Unit owners who bring pets/domestic animals that they own into their condominium units shall be responsible for the direct control of such pets/domestic animals in accordance with the Walton County Animal Control Ordinance #2008-24. Additionally, all pets/domestic animals, when not in the owner's condominium unit, shall be, and remain, under the direct control of a person competent to control such pet/animal at all times. Note: Walton County Animal Control Ordinance #2008-24 defines "direct control" as the immediate and continuous physical control of an animal at all times by means of a fence, leash, cord, or chain of sufficient strength to restrain such animal.
3. Unit owners who bring pets/domestic animals that they own into their condominium units shall be responsible for ensuring that such pets/domestic animals are not walked, exercised, allowed to run at large, or allowed to eliminate waste on the Association property or common elements which are defined as any ground level or second level

walkway, stairway, grass and landscaped areas, swimming pool area, parking lots, and Sandprints Drive.

4. All pets/animals are prohibited in the Association's fenced swimming pool area, clubhouse, and office.

5. Unit owners who bring pets/domestic animals that they own into their condominium units shall ensure that such pets/animals are vaccinated against rabies annually by a licensed veterinarian pursuant to §828.30 and that such pets/domestic animals wear a valid inoculation tag at all times. Note: Failure to annually vaccinate a pet/domestic animal is a violation of the county ordinance.

6. All pets/domestic animals shall wear a collar which identifies the owner of such pet/domestic animals and the owner address and telephone number.

7. Unit owners who bring pets/domestic animals that they own into their condominium units shall ensure that such pets/domestic animals do not cause a noise or nuisance hazard to other owners, guests, or tenants. Pursuant to Walton County Animal Control Ordinance #2008-24, it is unlawful for any owner or custodian of a pet/animal to allow such pet/animal to become a nuisance animal. The county ordinance defines a nuisance pet/animal as:

- a. any animal that may pose a threat to a person or passing vehicle; or
- b. any animal off the owner premises that attacks other animals; or
- c. any animal which damages private or public property (this includes depositing its waste on any property other than its owner property; or
- d. any animal which scatters garbage or trash; or
- e. any female animal in heat that is not properly restrained; or
- f. any animal which habitually or continuously barks, whines, howls, meows, cries, screams, or causes objectionable noises when unprovoked; "habitually and continuously" shall mean periods of ten minutes or more of constant noise or two or more repeated periods of five minutes or more of constant noise within a one hour period; or
- g. any animal which trespasses onto the private property of another; or any animal whose owner has abandoned it by refusing to provide it control and care and by releasing it to run at large; "at large" shall mean outside of a condominium unit and not under the direct control, custody, or possession of the owner.

8. Nuisance animals in condominium units or on Association property shall be reported to the Walton County Animal Control (a department of the Walton County Emergency

Response Division responsible for implementing and enforcing the provisions of the Walton County Animal Control Ordinance #2008-24) at 850.892.8682 between the hours of 8:00 a.m. to 4:30 p.m. (Central)/Monday through Saturday. Note: There is only one animal control officer available on Saturdays. There is an animal control officer available on-call for after-hours emergencies. After-hours, on-call personnel only respond to animal bite cases, injured animals and animal mistreatment in progress. If violations of the Walton County Animal Control Ordinance #2008-24 are reported to Walton County Animal Control, an animal control officer may issue citations to animal owners for such violations and/or impound animals.

9. Unit owners shall include a clearly worded “no pet/animal” clause in all tenant lease agreements for their condominium unit. Failure to include such a clause in a lease agreement will not constitute justification for a tenant to be authorized, or allowed, to bring pets/animals into condominium units or onto Association property. Additionally, this “no pet/animal” provision shall be verbally communicated by all condominium unit owners to short-term tenants who do not sign lease agreements.

10. Guest and tenants who violate this Association Rule shall be required to either remove the unauthorized pet/animal from the condominium unit and Association property or vacate the premises.

11. It is the responsibility of each unit owner to ensure that their guests and tenants are aware of this Association Rule prior to the guest or tenant occupying a condominium unit.

DISTRIBUTION: A copy of this Association Rule shall be provided to each unit owner either by personal delivery, USPS mail, electronically to those owners who have consented to receiving official association information via email, or unit owners can access current versions of Association Rules on the Sandprints page/link of the Bluewater Management Services web site (<http://www.bluewatermanagementservices.com>). Unit owners shall display copies of the Association Rules in their condominium unit in a conspicuous location and are responsible for ensuring that guests and tenants are aware of, and comply with, the Association Rules that apply to them.

ORIGINALLY ADOPTED on December 1, 2005 and re-adopted on August 16, 2008 by resolutions of the Board of Directors.

James G. Thyne, Jr.
President of the Association
and
Your Board of Directors

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA & SANDPRINTS II OWNERS'
ASSOCIATION, INC.**

PROMULGATION OF ASSOCIATION RULE

ASSOCIATION RULE NUMBER: 06-02

EFFECTIVE DATE: January 1, 2012

SUBJECT: Parking Lot Use and Restrictions

PURPOSE OF THE RULE: The Combined Board of Directors (BoD) has a fiduciary duty to the unit owners. In fulfilling these duties, the Combined BoD may be required to adopt and enforce rules designed to protect and preserve the Association property and assets of the Association and the unit owners, foster a healthy and safe environment for our owners and their guests or tenants, and provide a community framework within which our unit owners, guests, and tenants can live and vacation harmoniously. Parking lots are common elements of the Association. The Combined BoD has the general power to regulate the Association's common elements and dedicates, not assigns, parking spaces to the specific use of condominium units. Legally, a "dedication" of parking spaces by the Combined BoD does not convert such parking spaces to limited common elements but rather permits "use rights" to condominium unit owners to a common element of the Association. The Combined BoD dedication of "use rights" to parking spaces to particular condominium units is not permanent and may be terminated or changed by the Combined BoD at any time. There are a limited number of parking spaces available on the Association property and, with the exception of Payne Street/Building C, extremely narrow driveways for access into, and egress out of, these parking spaces. The necessity, in the interest of the Association, for the provisions and restrictions hereinafter contained in this duly-adopted Association Rule are in pursuance of, and for the purpose of, securing and promoting the general health, comfort, convenience, safety, welfare, quality of life, financial health, and/or the peace and quiet of Sandprints Condominium Association, Inc. and Sandprints II Owners' Association, Inc. and their owners, guests, and tenants.

PROVISIONS OF THE RULE:

1. Each condominium unit shall be dedicated one parking space for legally registered and tagged automobiles and motorcycles only. Such dedicated parking spaces shall be identified with the dedicated condominium unit number displayed on the asphalt and the concrete bumper stop.
2. Dedicated parking spaces shall be designated only by the Combined BoD. Each condominium unit owner shall receive "use rights" to one dedicated parking space per condominium unit.

3. Only one automobile or motorcycle may be parked in each marked parking space. Under no circumstances shall more than one automobile or motorcycle be parked in a marked parking space.
4. The Association shall mark all parking spaces in a standardized manner as determined by the Combined BoD; unit owners shall not mark any parking spaces.
5. Any parking space that is not dedicated to a condominium unit may be used, on a first-come basis, for owner, guest, or tenant legally registered and tagged automobile and motorcycle only parking.
6. There shall be no parking or storage on Association property or common elements of trailers, vessels, boats and any other watercraft, motor homes, recreational vehicles, campers, or commercial vehicles other than those commercial vehicles being used to provide immediate services to either condominium units or Association property or common elements.
7. No vehicle, or item of equipment listed in Provision 5 above, shall be parked on grass or landscaped areas of the Association property or common elements.
8. No vehicle shall be parked perpendicular to a white parking space line/stripe nor shall any single vehicle occupy more than one parking space.
9. Violators of this Association Rule shall be served notice, either verbally or in writing, by either the Association Manager or an Association Director, to either take immediate action to remediate the rule violation or immediately remove such unauthorized vehicle and/or equipment from the Association property.
10. Disregard for the above verbal or written notice to remove any unauthorized vehicle, trailer, vessel, boat or other watercraft, motor home, recreational vehicle, camper, or commercial vehicle from Association property shall subject such unauthorized vehicle, trailer, vessel, boat or other watercraft, motor home, recreational vehicle, camper, or commercial vehicle to be towed at the owner's expense. Only the Association (through the Association Manager) may have vehicles, or items of equipment listed in Provision 5, towed from Association property or common elements. Condominium unit owners are not authorized by the Association to have vehicles, or items of equipment listed in Provision 5, towed from Association property or common elements.
11. The Association shall ensure that the towing of any unauthorized vehicle, trailer, vessel, boat or other watercraft, motor home, recreational vehicle, camper, or commercial vehicle is accomplished pursuant to Chapter 715 (Property: General Provisions), Florida Statutes.
12. It is the responsibility of each unit owner to ensure that guests and tenants are aware of this Association Rule prior to the guest or tenant occupying a condominium unit.

DISTRIBUTION: A copy of this Association Rule shall be provided to each unit owner either by personal delivery, USPS mail, electronically to those owners who have consented to receiving official association information via email, or unit owners can access current versions of Association Rules on the Sandprints page/link of the Bluewater Management Services web site (<http://www.bluewatermanagementservices.com>). Unit owners shall display copies of the Association Rules in their condominium unit in a conspicuous location and are responsible for ensuring that guests and tenants are aware of, and comply with, the Association Rules that apply to them.

ORIGINALLY ADOPTED on December 1, 2005 and re-adopted on August 16, 2008 and October 8, 2011 by resolutions of the Board of Directors.

James G. Thyne, Jr.

President of the Associations

and

Your Board of Directors

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

PROMULGATION OF ASSOCIATION RULE

ASSOCIATION RULE NUMBER: 06-03

EFFECTIVE DATE: January 1, 2011

SUBJECT: Recreational Equipment Restrictions

PURPOSE OF THE RULE: The Board of Directors (BoD) has a fiduciary duty to the unit owners. In fulfilling these duties, the BoD may be required to adopt and enforce rules designed to protect and preserve the Association property and assets of the Association and the unit owners, foster a healthy and safe environment for our owners and their guests or tenants, and provide a community framework within which our unit owners, guests, and tenants can live and vacation harmoniously. There are numerous recreational equipment items that present safety and noise hazards when used on Association property. The purpose of this rule is not to prevent anyone from enjoying their time at the beach. The necessity, in the interest of the Association, for the provisions and restrictions hereinafter contained in this duly-adopted Association Rule are in pursuance of, and for the purpose of, securing and promoting the general health, comfort, convenience, safety, welfare, quality of life, financial health, and/or the peace and quiet of Sandprints Condominium Association and its owners, guests, and tenants.

PROVISIONS OF THE RULE:

1. Roller blades, roller skates, skateboards, motorized and non-motorized scooters, bicycles, tricycles, and other similar recreational equipment shall be prohibited from use and storage on the condominium sidewalks, ground or second level walkways, stairways (to include areas underneath stairways), grass or landscaped areas, parking lots, and fenced swimming pool area. The Association provides bicycle racks for bicycle storage. However, the Association has no liability for any damage or loss to any bicycle parked in the bicycle racks. Bicycle owners/users are responsible for securing their bicycles to the bicycle racks.

2. It is the responsibility of each unit owner to ensure that guests and tenants are aware of this Association Rule prior to the guest or tenant occupying a condominium unit.

DISTRIBUTION: A copy of this Association Rule shall be provided to each unit owner either by personal delivery, USPS mail, electronically to those owners who have consented to receiving official association information via email, or unit owners can access current versions of Association Rules on the Sandprints page/link of the Bluewater Management Services web site (<http://www.bluewatermanagementservices.com>). Unit owners shall display copies of the Association Rules in their condominium unit in a conspicuous location and are responsible for ensuring that guests and tenants are aware of, and comply with, the Association Rules that apply to them.

ORIGINALLY ADOPTED on December 1, 2005 and re-adopted on August 7, 2010 by resolutions of the Board of Directors.

James G. Thyne, Jr.
President of the Association
and
Your Board of Directors

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

PROMULGATION OF ASSOCIATION RULE

ASSOCIATION RULE NUMBER: 06-04

EFFECTIVE DATE: January 1, 2011

SUBJECT: Hazardous Materials on Association Property and in Condominium Units

PURPOSE OF THE RULE: The Board of Directors (BoD) has a fiduciary duty to the unit owners. In fulfilling these duties, the BoD may be required to adopt and enforce rules designed to protect and preserve the Association property and assets of the Association and the unit owners, foster a healthy and safe environment for our owners and their guests or tenants, and provide a community framework within which our unit owners, guests, and tenants can live and vacation harmoniously. Condominium units often contain household hazardous products that can harm human health, property, or the environment. Products are considered hazardous if they are flammable/combustible, explosive/reactive, toxic, or corrosive. Many preventable fires, accidents, injuries, and illnesses occur due to unsafe handling or storage of hazardous products. To avoid the potential risks associated with hazardous products, it is important that unit owners, guests, and tenants always monitor the use, storage, and disposal of products with potentially hazardous substances and properties in the condominium units and on Association property and common elements. Common household hazardous products include, but are not limited to, oil-based paint, paint stripper, paint thinner, varnish/stains, pesticides, lead-acid batteries, gasoline, oil, antifreeze, and charcoal lighter fluid. Additionally, Section 718.113 (3), Florida Statutes states: *"A unit owner shall not do anything within his or her unit or on the common elements which would adversely affect the safety or soundness of the association property or condominium property which is to be maintained by the association."* The necessity, in the interest of the Association, for the provisions and restrictions hereinafter contained in this duly-adopted Association Rule are in pursuance of, and for the purpose of, securing and promoting the general health, comfort, convenience, safety, welfare, quality of life, financial health, and/or the peace and quiet of Sandprints Condominium Association and its owners, guests, and tenants.

PROVISIONS OF THE RULE:

1. Unit owners, guests, and tenants shall follow hazardous products label instructions for the use, storage, and disposal of all hazardous materials.

2. Hazardous products shall not be disposed of by pouring down condominium unit drains/toilets or into storm water drains, burning, abandoning on Association property or common elements, or discarding in the Association waste receptacle (dumpster).

3. Hazardous products shall not be stored on condominium unit patios or balconies, in automobiles/vehicles parked on Association property, or on any portion of Association property or common elements.
4. Hazardous products, especially flammable products, shall be kept away from sources of heat, spark, flame, or ignition.
5. All charcoal and gas-fired grills, hibachis, tiki-type torches, and any other similar flame-producing devices are prohibited on all Association property, common elements, and condominium units. The Association-emplaced barbeque/grilling stations are the only flame devices authorized on the property by the Association.
6. Hazardous products shall not be left unattended or out in the open. Note: Always keep hazardous products out of the reach of children.
7. Gasoline, kerosene, and other highly flammable products shall not be brought into, nor stored, in any condominium unit or in the Association clubhouse/office building.
8. It is the responsibility of each unit owner to ensure that guests and tenants are aware of this Association Rule prior to the guest or tenant occupying a condominium unit.

DISTRIBUTION: A copy of this Association Rule shall be provided to each unit owner either by personal delivery, USPS mail, electronically to those owners who have consented to receiving official association information via email, or unit owners can access current versions of Association Rules on the Sandprints page/link of the Bluewater Management Services web site (<http://www.bluewatermanagementservices.com>). Unit owners shall display copies of the Association Rules in their condominium unit in a conspicuous location and are responsible for ensuring that guests and tenants are aware of, and comply with, the Association Rules that apply to them.

ORIGINALLY ADOPTED on December 21, 2005 and re-adopted on October 9, 2010 by resolutions of the Board of Directors.

James G. Thyne, Jr.
President of the Association
and
Your Board of Directors

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

PROMULGATION OF ASSOCIATION RULE

ASSOCIATION RULE NUMBER: 06-05

EFFECTIVE DATE: January 1, 2009

SUBJECT: Association and Unit Owner Maintenance and Replacement Responsibilities

PURPOSE OF THE RULE: The Board of Directors (BoD) has a fiduciary duty to the unit owners. In fulfilling these duties, the BoD may be required to adopt and enforce rules designed to protect and preserve the Association property and assets of the Association and the unit owners, foster a healthy and safe environment for our owners and their guests or tenants, and provide a community framework within which our unit owners, guests, and tenants can live and vacation harmoniously. In recent years there has been confusion and misunderstanding among the unit owners concerning the maintenance and replacement responsibilities of the Association and those of the unit owners. Additionally, there is not a clear understanding of the often-used term “skin out/skin in” which is a commonly-accepted term intended to codify and simplify the determination of whether the maintenance and replacement of specific items is a responsibility of an association or of the unit owners. The primary responsibility of an association is to manage and maintain the condominium to include keeping the Association property in an acceptable condition and repairing and replacing portions of the Association property when necessity and circumstances dictate. In all circumstances this responsibility also includes the care of the common elements and it may also include the care of portions of the condominium units in instances where the Association has a common interest such as the preservation of a uniform quality of appearance (Note: see *Association Rule 06-06 [Architectural Design Standard]*). The necessity, in the interest of the Association, for the provisions and restrictions hereinafter contained in this duly-adopted Association Rule are in pursuance of, and for the purpose of, securing and promoting the general health, comfort, convenience, safety, welfare, quality of life, financial health, and/or the peace and quiet of Sandprints Condominium Association and its owners, guests, and tenants.

PROVISIONS OF THE RULE:

1. Unit owners shall be responsible for the maintenance and replacement of all real or personal property located within the boundaries of the condominium unit and which is excluded from any Association insurance policy coverage.

2. Specifically, unit owners shall be responsible for the maintenance and replacement of:

a. condominium unit air conditioning/heating, water heater, and water filter systems;

b. all personal property within the condominium unit, interior appliances, built-in cabinets and associated hardware, countertops, wallpaper and other wall coverings, paint, ceiling coverings, floor coverings, window treatments (including curtains, drapes, blinds, hardware, and similar window treatment components), plumbing fixtures, interior light fixtures, door knobs and locks, and electrical fixtures and switches/outlets;

c. light bulbs for front and rear door exterior light fixtures; and

d. telephone and cable TV lines into condominium units.

3. In order to help prevent water leaks and serious damage to condominium units and Association “skin out” materials, all unit owners shall ensure that preventive maintenance inspections are conducted at least annually to assess the condition, age, and need for repair or replacement of water-producing sources in the condominium units, i.e., A/C condensate drain hoses/lines, water heaters, ice maker hoses/lines, washing machine hoses/lines, sink and toilet hoses/lines, dishwasher hoses/lines, etc. Unit owners shall take all prudent and preventive measures to ensure that water-producing sources in their units do not cause damage to other condominium units and Association property or common elements. Note: §718.111(11)(g)2, states that unit owners are responsible for the cost of reconstruction of any portions of the condominium property for which the unit owner is required to carry property insurance (§627.714), and any such reconstruction work undertaken by the association is chargeable to the unit owner and enforceable as an assessment pursuant to §718.116.

4. The Association shall be responsible for the maintenance and replacement of all items identified and defined as Association responsibilities in the Declaration of Condominium and/or covered by any Association insurance policy.

5. Specifically, the Association shall be responsible for the maintenance and replacement of:

a. all Association property and common elements;

b. balcony, stairwell, and walkway railings

c. front and rear storm doors on each condominium unit;

d. front and rear entrance doors on condominium unit (except locks/knobs);

e. condominium unit sliding glass doors and screens;

f. condominium unit windows (Note: see *Association Rule 07-01 [Repair or Replacement of Windows, Sliding Glass Doors, and Storm Doors]*) and screens; and

g. all exterior light fixtures.

6. For those maintenance and replacement items covered by an Association insurance policy, and for which the maintenance or replacement is primarily a direct result of fair wear and tear or an insurable hazard/loss, the BoD shall determine, on a case-by-case basis and in consultation with the Association insurance agent, whether the replacement or repair of such items is paid with the proceeds from the applicable Association insurance policy, Operating Expenses Account funds, or a special assessment.

7. In those instances in which the BoD determines that the Association's maintenance or replacement of items is required due to unit owner, guest, or tenant acts of carelessness, negligence, intentional misuse or abuse, willful misconduct, or vandalism, such Association maintenance or replacement expenses shall be charged to the responsible unit owner. (Note: see *Association Rule 06-09 [Unit Owner Liability for Damage to Association Property, Common Elements, and Condominium Units]*).

8. Unit owners shall report maintenance and replacement items that are the responsibility of the Association to the Association Manager or an Association Director.

DISTRIBUTION: A copy of this Association Rule shall be provided to each unit owner either by personal delivery, USPS mail, electronically to those owners who have consented to receiving official association information via email, or unit owners can access current versions of Association Rules on the Sandprints page/link of the Bluewater Management Services web site (<http://www.bluewatermanagementservices.com>). Unit owners shall display copies of the Association Rules in their condominium unit in a conspicuous location and are responsible for ensuring that guests and tenants are aware of, and comply with, the Association Rules that apply to them.

ORIGINALLY ADOPTED on December 21, 2005 and re-adopted on August 16, 2008 by resolutions of the Board of Directors.

James G. Thyne, Jr.

President of the Association

and

Your Board of Directors

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

PROMULGATION OF ASSOCIATION RULE

ASSOCIATION RULE NUMBER: 06-06

EFFECTIVE DATE: January 1, 2010

SUBJECT: Architectural Design Standards

PURPOSE OF THE RULE: The Board of Directors (BoD) has a fiduciary duty to the unit owners. In fulfilling these duties, the BoD may be required to adopt and enforce rules designed to protect and preserve the Association property and assets of the Association and the unit owners, foster a healthy and safe environment for our owners and their guests or tenants, and provide a community framework within which our unit owners, guests, and tenants can live and vacation harmoniously. Common elements of the Association, exterior surfaces and items of condominium units visible to the public, and structural components of condominium property are either owned by or are for the benefit of all of the unit owners in the Association. As such, they may not be altered, modified, or removed except in the manner prescribed in the recorded Declaration of Condominium or Chapter 718 (Condominiums), Florida Statutes. Architectural design standards are necessary to ensure that unit owner investments are prudently protected and the condominium property values remain comparable with similar property in the community. Architectural design standards provide the Association with architectural integrity and character and consistent schemes of appearance. They delineate the specifications and restrictions that govern construction, renovation, replacement, maintenance, alteration, placement, or design improvements to condominium property, common elements, and condominium units. The failure by an association to properly implement and enforce architectural design standards can foster misunderstanding and controversy among unit owners and will adversely affect property values. The necessity, in the interest of the Association, for the provisions and restrictions hereinafter contained in this duly-adopted Association Rule are in pursuance of, and for the purpose of, securing and promoting the general health, comfort, convenience, safety, welfare, quality of life, financial health, and/or the peace and quiet of Sandprints Condominium Association and its owners, guests, and tenants.

PROVISIONS OF THE RULE:

1. Unit owners and tenants shall not make any alterations or modifications to the portions of a building which are to be maintained by the Association, or remove any portion thereof, or make any addition thereto, or perform or have performed any work which would jeopardize the safety or soundness of a building, or impair any easement without prior written approval of the BoD.

2. All repairs, modifications, alterations, and improvements to condominium property, common elements, and condominium units shall be accomplished in accordance with the respective ordinances and codes of Walton County.
3. Any variances from the recorded Declaration of Condominium and this Association Rule shall receive prior written approval by the BoD. Typically, such approved variances shall preserve the architectural integrity and character of the exterior of the property.
4. Unit owners shall not permit anything to be done or kept in any condominium unit, or on condominium property or common elements, which is a violation of any public law, or zoning ordinance or code, or which may result in conveying liability to the Association.
5. Unit owners shall not permit any structural modification or alteration to be made within a condominium unit without the prior written approval of the BoD, which consent may be withheld in the event that a majority of the directors determines that such structural modifications or alterations would adversely affect, or in any manner endanger, the condominium in part or in its entirety. If such modification or alteration involves the removal of any permanent interior partition, the BoD shall have the authority to permit such removal provided that the permanent interior partition to be removed is not a load-bearing partition and that the removal thereof would in no manner interfere with the provision of utility services constituting common property located therein.
6. The exterior siding of all condominium buildings shall be covered with vinyl siding of a cream/pale yellow hue and the building trim shall be vinyl siding of a cactus green hue or painted with cactus green paint.
7. Each condominium unit front and rear entrance doors shall be painted with cactus green paint (specifications with Bluewater Management Services).
8. Each unit front entrance door shall display the unit number in black hue (metal; not adhesive) and such number shall be no smaller than three and one half (3.5) inches and no larger than four (4) inches in height and its placement shall be centered fourteen (14) inches from the top of the door and seventeen and three quarter (17.75) inches from the left and right side of the door.
9. Each condominium unit shall have an operational front and rear storm door installed at all times and such storm doors shall be of a dark brown hue. To ensure uniformity, storm doors shall be acquired only by the Association. Storm doors shall be clear and free of any stickers, labels, signs, numbers, etc.
10. Each condominium unit shall have windows and sliding glass doors that meet the applicable safety codes and are framed in a dark brown hue.
11. Each condominium unit shall display serviceable window screens that are framed in a dark brown hue.

12. Condominium unit window treatments, window treatment hardware, and similar associated components visible to the public shall be of a white hue.

13. Condominium unit front and rear exterior door lights shall be encased with a round white frosted globe.

14. Two bedroom units shall not install any carpets, Astroturf®, or similar coverings on balcony floors. (Note: Experience has shown that these items accumulate and retain rain water which eventually causes serious problems for the structural components of the balcony and the ceilings of one bedroom unit patios below the balcony).

15. In order to preserve the residential character of the condominium property, no business, trade, or profession of any type shall be conducted from within any condominium unit without the prior written approval of the BoD. The BoD may promulgate reasonable rules that govern the manner, method, and degree to which such uses may be permitted and to revoke the approval of such permitted uses when in the BoD's sole discretion, the use in question has become excessive and/or violates the original character of the condominium property.

16. Condominium unit "rental" and "for sale" signs shall not be displayed in or on condominium unit windows or doors or on any Association property or common elements. To facilitate the aesthetic appearance of our property and to eliminate the increasing amount of unprofessional and unsightly rental and sales signs, the Association shall provide a centrally-located, professionally-constructed rental/for sale sign marquee for displaying all condominium unit rental and sales signs. The central, standardized rental/for sale sign marquee consists of three categories for sign slat placement: a) vacation rental condominiums; b) long-term rentals with lease agreements; and, c) condominiums that are "for sale." Condominium unit owners shall be responsible for their respective unit rental or sales sign slats that are displayed in the Association's central, standardized rental/for sale sign marquee. To properly use this sign marquee, unit owners must order individual unit sign slats directly from Awesome Signs at 850.729.0760. Once your sign slat is made by Awesome Signs, it can be re-used for subsequent rentals/sales opportunities. The unit owner major responsibilities and procedures for using the central, standardized rental/for sale sign marquee are: a) only standardized sign slats produced by Awesome Signs are authorized to be placed in the central, standardized sign marquee; b) "for sale" sign slats must be removed from the sign marquee no later than 7 days after the sale (closing) of a unit; and, c) long-term rental sign slats must be removed from the sign marquee no later than 7 days after the start date of the long-term rental/lease agreement. Questions concerning the use of the central, standardized rental/for sale sign marquee may be directed to Bluewater Management Services.

17. If an architectural design standards violation that is the responsibility of a unit owner is not corrected or remedied by the responsible unit owner within a reasonable amount of time, as determined by a majority of the Association Directors, the Association shall have

the right to correct or remedy the specific violation of the Declaration of Condominium or Association Rule. Additionally, any financial expenses incurred by the Association to enforce the Declaration of Condominium or this Association Rule, by remediation or correction of such violation, shall be charged to the unit owner responsible for the Declaration of Condominium or Association Rule violation.

18. In order to maintain the attractiveness and aesthetic quality of the Association property, common elements, and the exterior appearance of condominium units, the BoD has promulgated a rule concerning the installation of satellite TV antennas (Note: see *Association Rule 08-02 [Satellite TV Antennas]*).

DISTRIBUTION: A copy of this Association Rule shall be provided to each unit owner either by personal delivery, USPS mail, electronically to those owners who have consented to receiving official association information via email, or unit owners can access current versions of Association Rules on the Sandprints page/link of the Bluewater Management Services web site (<http://www.bluewatermanagementservices.com>). Unit owners shall display copies of the Association Rules in their condominium unit in a conspicuous location and are responsible for ensuring that guests and tenants are aware of, and comply with, the Association Rules that apply to them.

ORIGINALLY ADOPTED on December 21, 2005 and re-adopted on August 15, 2009 by resolutions of the Board of Directors.

James G. Thyne, Jr.
President of the Association
and
Your Board of Directors

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

PROMULGATION OF ASSOCIATION RULE

ASSOCIATION RULE NUMBER: 06-07

EFFECTIVE DATE: January 1, 2011

SUBJECT: Delinquent Assessments

PURPOSE OF THE RULE: The Board of Directors (BoD) has a fiduciary duty to the unit owners. In fulfilling these duties, the BoD may be required to adopt and enforce rules designed to protect and preserve the Association property and assets of the Association and the unit owners, foster a healthy and safe environment for our owners and their guests or tenants, and provide a community framework within which our unit owners, guests, and tenants can live and vacation harmoniously. Florida law specifies that every condominium unit owner, regardless of how the owner's title has been acquired, is liable to the Association for all assessments which become due while he/she is the unit owner. Liability for assessments cannot be avoided by a unit owner waiving the use or the enjoyment of either the condominium unit or any of the Association property or common elements. The timely remittance of assessments from each unit owner is critical to the monthly financial health of the Association and the proper maintenance of the Association property and common elements. Each condominium unit serves as security for the payment of all assessments levied by the Association. Unpaid assessments quickly become a financial burden upon the remaining unit owners and delinquent payments cause cash-flow problems for the Association. For these reasons, the Sandprints Condominium Association, Inc. is obligated to aggressively pursue all legal collection options when a unit owner withholds payment of an assessment. Article VII (Assessments) of the Association Bylaws establishes the assessment requirements and delinquency criteria. The necessity, in the interest of the Association, for the provisions and restrictions hereinafter contained in this duly-adopted Association Rule are in pursuance of, and for the purpose of, securing and promoting the general health, comfort, convenience, safety, welfare, quality of life, financial health, and/or the peace and quiet of Sandprints Condominium Association and its owners, guests, and tenants.

PROVISIONS OF THE RULE:

1. When the Association does not receive a monthly assessment payment by thirty (30) days after the due date, the Association Manager, on behalf of the Treasurer of the Association, shall notify the delinquent unit owner of the Association's intent to charge an administrative late fee and interest to the past due assessment, and if necessary, to recover any attorney fees and expenses incurred in the collection of the delinquent assessment(s) as provided for in the Association Bylaws.

2. The Association shall have a lien for all unpaid assessments, administrative late fees, and associated interest and evidences its claim for delinquent assessments by filing a claim of lien with the Walton County Circuit Court. Any unit owner who is delinquent in the payment of assessments for longer than ninety (90) days shall have a lien filed against the condominium unit in accordance with the provisions of Chapter 718 (Condominiums), Florida Statutes.

3. The Association shall provide a notice of intent to file a claim of lien to a unit owner no less than thirty (30) days prior to the filing of the claim of lien. Such notice shall be delivered via certified mail to the unit owner's last known address in the official records of the Association.

4. The Association reserves the right to bring action to foreclose a claim of lien for delinquent assessments in the Walton County Circuit Court in the same manner in which a mortgage on real estate is foreclosed.

5. No later than the twentieth (20th) calendar day of each month, the Association Manager shall provide, to the Treasurer and President of the Association, an accounts receivable aging summary report containing the name(s) of unit owners delinquent in the payment of monthly assessments over thirty (30), sixty (60), and ninety (90) days of the due date(s) and the total amount (including administrative late fees and interest) that the unit owner owes to the Association.

6. The Association Manager and Treasurer of the Association shall ensure that delinquent assessments are pursued in a tenacious and consistent manner.

7. Pursuant to Chapter 718 (Condominiums), Florida Statutes, the BoD has passed resolutions concerning the following:

a. §718.116(11): intent to enforce the statutory provision to collect delinquent unit owner monetary obligations to the Association from unit owner tenants.

b. §718.303(5): intent to enforce the statutory provision to suspend voting rights of any unit owner delinquent in the payment of monetary obligations to the Association for more than ninety (90) days.

c. §718/303(3): intent to enforce the statutory provision to suspend the use rights for common elements, common facilities, or any other Association property if unit owner is delinquent in the payment of monetary obligations to the Association for more than 90 days.

DISTRIBUTION: A copy of this Association Rule shall be provided to each unit owner either by personal delivery, USPS mail, electronically to those owners who have consented to receiving official association information via email, or unit owners can access current versions of Association Rules on the Sandprints page/link of the Bluewater

Management Services web site (<http://www.bluewatermanagementservices.com>). Unit owners shall display copies of the Association Rules in their condominium unit in a conspicuous location and are responsible for ensuring that guests and tenants are aware of, and comply with, the Association Rules that apply to them.

ORIGINALLY ADOPTED on December 21, 2005 and re-adopted on August 16, 2008 and August 7, 2010 by resolutions of the Board of Directors.

James G. Thyne, Jr.
President of the Association
and
Your Board of Directors

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

PROMULGATION OF ASSOCIATION RULE

ASSOCIATION RULE NUMBER: 06-08

EFFECTIVE DATE: January 1, 2009

SUBJECT: Association Intervention to Prevent or Mitigate Property Damage

PURPOSE OF THE RULE: The Board of Directors (BoD) has a fiduciary duty to the unit owners. In fulfilling these duties, the BoD may be required to adopt and enforce rules designed to protect and preserve the Association property and assets of the Association and the unit owners, foster a healthy and safe environment for our owners and their guests or tenants, and provide a community framework within which our unit owners, guest, and tenants can live and vacation harmoniously. Emergency situations may arise in which the Association must take prudent and quick actions to prevent or mitigate damage to Association property, common elements, or a condominium unit or units. These actions require the Association to have a right of access to the affected condominium unit or units. §718.111(5) authorizes the Association such access: "*RIGHT OF ACCESS TO UNITS. The association has the irrevocable right of access to each unit during reasonable hours, when necessary for the maintenance, repair, or replacement of any common elements or of any portion of a unit to be maintained by the association pursuant to the declaration or as necessary to prevent damage to the common elements or to a unit or units.*" The necessity, in the interest of the Association, for the provisions and restrictions hereinafter contained in this duly-adopted Association Rule are in pursuance of, and for the purpose of, securing and promoting the general health, comfort, convenience, safety, welfare, quality of life, financial health, and/or the peace and quiet of Sandprints Condominium Association and its owners, guests, and tenants.

PROVISIONS OF THE RULE:

1. Each condominium unit owner shall provide a valid/operational key, and/or combination for those units with combination locks, that allows access to the condominium unit front door by the Association Manager in instances described in §718.111(5). This key, and/or combination, shall be secured at all times in a locked spare key box located in the Bluewater Management Services office. Only the Association Manager and her/his designated representative shall have access to the locked spare key box. The Association Manager shall control and document the issue/use of condominium unit spare keys/combinations.

2. Each unit owner shall be provide the Association with the name and telephone number of the person to be contacted in case of an emergency situation in which the condominium unit is causing damage to Association property, common elements, or

other condominium units. In such emergency situations, the Association Manager shall initially attempt to contact the respective condominium unit emergency point of contact in order to gain immediate access to the unit.

3. If this initial attempt to contact the emergency point of contact is unsuccessful, the Association Manager shall use the key, and/or combination, that is secured in the locked spare key box to enter the condominium unit for the sole purpose of determining the cause of damage to Association property, common elements, or affected condominium units and taking the appropriate immediate actions to stop or mitigate the cause of the damage.

4. If a spare key, and/or combination, to the condominium unit front door is not available in the spare key box, or if the spare key and/or combination provided by the unit owner does not allow access to the condominium unit, the Association Manager shall be authorized to use the services of a bonded locksmith to gain access to the condominium unit causing the damage.

5. Any financial expenses incurred by the Association while taking emergency actions to prevent or mitigate damage to Association property, common elements, or other condominium units shall be the responsibility of the condominium unit owner from which the emergency situation originated.

6. It is the responsibility of each unit owner to ensure that guests and tenants are aware of this Association Rule prior to the guest or tenant occupying a condominium unit.

DISTRIBUTION: A copy of this Association Rule shall be provided to each unit owner either by personal delivery, USPS mail, electronically to those owners who have consented to receiving official association information via email, or unit owners can access current versions of Association Rules on the Sandprints page/link of the Bluewater Management Services web site (<http://www.bluewatermanagementservices.com>). Unit owners shall display copies of the Association Rules in their condominium unit in a conspicuous location and are responsible for ensuring that guests and tenants are aware of, and comply with, the Association Rules that apply to them.

ORIGINALLY ADOPTED on December 1, 2005 and re-adopted on August 16, 2008 by resolutions of the Board of Directors.

James G. Thyne, Jr.
President of the Association
and
Your Board of Directors

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA & SANDPRINTS II OWNERS'
ASSOCIATION, INC.**

PROMULGATION OF ASSOCIATION RULE

ASSOCIATION RULE NUMBER: 06-09

EFFECTIVE DATE: January 1, 2012

SUBJECT: Unit Owner Liability for Damage to Association Property, Common Elements, and Condominium Units

PURPOSE OF THE RULE: The Combined Board of Directors (BoD) has a fiduciary duty to the unit owners. In fulfilling these duties, the Combined BoD may be required to adopt and enforce rules designed to protect and preserve the Association property and assets of the Association and the unit owners, foster a healthy and safe environment for our owners and their guests or tenants, and provide a community framework within which our unit owners, guests, and tenants can live and vacation harmoniously. The necessity, in the interest of the Association, for the provisions and restrictions hereinafter contained in this duly-adopted Association Rule are in pursuance of, and for the purpose of, securing and promoting the general health, comfort, convenience, safety, welfare, quality of life, financial health, and/or the peace and quiet of Sandprints Condominium Association, Inc. and Sandprints II Owners' Association, Inc. and their owners, guests, and tenants.

PROVISIONS OF THE RULE:

1. Unit owners shall be responsible to the Association for damage to Association property or common elements that is caused by unit owner, guest, or tenant negligence, intentional misuse or abuse, willful misconduct, vandalism, or carelessness.
2. Unit owners shall be afforded an opportunity, within a reasonable amount of time as determined by a majority of the Association Directors, to provide for the required repair or replacement of damages to Association property or common elements for which they are responsible. If the Association provides for the repairs or replacement of damages to Association property or common elements for which an owner is responsible, the responsible unit owner shall provide financial reimbursement for the necessary repair or replacement of such damaged Association property or common elements.
3. In those instances in which the Combined BoD determines that the Association's maintenance or replacement of items is required due to unit owner, guest, or tenant acts of negligence, intentional misuse or abuse, willful misconduct, vandalism, or carelessness such Association maintenance or replacement expenses shall be charged to the responsible unit owner.

4. Unit owners shall be responsible to the Association for any willful or malicious damage to, or theft of, Association property or common elements caused by minor children (under the age of 18 years) of a unit owner, guest, or tenant. Pursuant to the provisions of §741.24(1) and (2), the Association shall be entitled to recover from the parents of minor children the total actual costs for any such damages caused by the minor child, as well as the costs of any court proceedings which are necessary to collect the damages.

5. When Association property and common elements and/or a condominium unit is damaged due to causes originating from another condominium unit, the following procedures shall be used to report and record the incident.

a. During normal business hours (9:00 a.m. to 5:00 p.m. (Central) Monday through Friday) condominium unit owners shall immediately report such property damage incidents to Bluewater Management Services at 850.897.9400. After normal business hours, notify the Association Manager at 850.598.3674 (cell) or the President of the Associations at 979.485.0377 (home) or 979.255.3839 (cell).

b. Bluewater Management Services shall respond to the incident site in order to stop/mitigate the cause of the incident (if the condominium unit owner has not stopped/mitigated the cause of the incident) and to serve as an impartial, objective assessor of property damage.

c. Bluewater Management Services shall photograph any property damage to Association property and common elements and condominium unit(s) caused by the incident. These photographs shall serve as proof of damages for the Association and any affected condominium unit owner.

6. §718.111(11)(j) provides that any portion of the condominium property that must be insured by the association against property shall be reconstructed, repaired, or replaced as necessary by the association as a common expense. All property insurance deductibles, uninsured losses, and other damages in excess of property insurance coverage under the property insurance policies maintained by the association are a common expense of the condominium, except that:

a. A unit owner is responsible for the costs of repair or replacement of any portion of the condominium property not paid by insurance proceeds if such damage is caused by intentional conduct, negligence, or failure to comply with the terms of the declaration or the rules of the association by a unit owner, the members of his or her family, unit occupants, tenants, guests, or invitees, without compromise of the subrogation rights of the insurer.

b. The provisions regarding the financial responsibility of a unit owner for the costs of repairing or replacing other portions of the condominium property also apply to the costs of repair or replacement of personal property of other unit owners or the

association, as well as other property, whether real or personal, which the unit owners are required to insure.

7. When a condominium unit owner is responsible for property damage to another condominium unit, the financial settlement for necessary repairs of condominium unit property damage (“skin in” responsibilities) shall be adjudicated between each affected condominium unit owner. Unless the cause of any property damage to a condominium unit is the responsibility of the Association (“skin out” responsibilities) and other than providing objective damage assessments as provided in Provision 5. above, the Association shall not be involved in any condominium unit owners’ adjudication of financial settlement for repairs.

8. It is the responsibility of each unit owner to ensure that guests and tenants are aware of this Association Rule prior to the guest or tenant occupying a condominium unit.

DISTRIBUTION: A copy of this Association Rule shall be provided to each unit owner either by personal delivery, USPS mail, electronically to those owners who have consented to receiving official association information via email, or unit owners can access current versions of Association Rules on the Sandprints page/link of the Bluewater Management Services web site (<http://www.bluewatermanagementservices.com>). Unit owners shall display copies of the Association Rules in their condominium unit in a conspicuous location and are responsible for ensuring that guests and tenants are aware of, and comply with, the Association Rules that apply to them.

ORIGINALLY ADOPTED on January 20, 2006 and re-adopted on October 8, 2011 by resolutions of the Combined Board of Directors.

James G. Thyne, Jr.
President of the Associations
and
Your Board of Directors

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

PROMULGATION OF ASSOCIATION RULE

ASSOCIATION RULE NUMBER: 06-10

EFFECTIVE DATE: October 28, 2006

SUBJECT: Swimming Pool Use and Restrictions

PURPOSE OF THE RULE: The Board of Directors (BoD) has a fiduciary duty to the unit owners. In fulfilling these duties, the BoD may be required to adopt and enforce rules designed to protect and preserve the Association property and assets of the Association and the unit owners, foster a healthy and safe environment for our owners and their guests or tenants, and provide a community framework within which our unit owners, guests, and tenants can live and vacation harmoniously. It is a responsibility of the Association to ensure that our swimming pool is maintained and operated in a sanitary and safe manner in order to minimize the risk of disease and injury. The Walton County Health Department regulates condominium swimming pools and ensures that associations comply with the applicable Florida statutes and regulations. Any violations of applicable state or county laws and regulations may result in the immediate closure of the swimming pool and/or suspension or revocation of the Association's swimming pool operating permit. The necessity, in the interest of the Association, for the provisions and restrictions hereinafter contained in this duly-adopted Association Rule are in pursuance of, and for the purpose of, securing and promoting the general health, comfort, convenience, safety, welfare, quality of life, financial health, and/or the peace and quiet of Sandprints Condominium Association and its owners, guests, and tenants.

PROVISIONS OF THE RULE:

1. The swimming pool hours of operation are 9:00 a.m. to 10:00 p.m. (Central) daily.
2. All pets/animals are prohibited from the swimming pool area. The swimming pool area is defined as the entire area, to include the swimming pool, inside the fence surrounding the swimming pool.
3. All children under 10 years of age shall have designated adult supervision (i.e., a person 18 years of age or older who is responsible for the child) present at all times while they are in the swimming pool area.
4. Beverages and the use of all tobacco products are not allowed in the swimming pool.
5. Food and glass containers are not allowed in the swimming pool area.

6. Running is prohibited in the swimming pool area.
7. All swimmers shall shower prior to entering the swimming pool to remove oil and sand that damages the pool filtration system.
8. Diving in the swimming pool is prohibited.
9. No person shall dispose of, or allow accidental disposal of, human waste in the swimming pool. Note: Fecal waste in the swimming pool will cause the immediate closure of the swimming pool until it is cleaned, tested, and meets health department standards. Any financial expenses incurred by the Association to remediate a pool closure due to fecal waste shall be the responsibility of the unit owner whose guest or tenant caused the pool closure.
10. Infants, and toddlers who are not potty-trained, shall not enter the swimming pool unless they wear swim diapers designed specifically to prevent fecal waste from escaping into the swimming pool.
11. Infant or toddler diapers shall be changed only in the poolside restrooms; do not change diapers at any other location in the swimming pool area.
12. The Association Manager shall ensure that the poolside restrooms are maintained in a clean and sanitary condition and that sanitary items such as toilet paper, soap, and waste receptacles are available.
13. It is the responsibility of each unit owner to ensure that guests and tenants are aware of this Association Rule prior to the guest or tenant occupying a condominium unit.

DISTRIBUTION: A copy of this Association Rule shall be provided to each unit owner either by personal delivery, USPS mail, electronically to those owners who have consented to receiving official association information via email, or unit owners can access current versions of Association Rules on the Sandprints page/link of the Bluewater Management Services web site (<http://www.bluewatermanagementservices.com>). Unit owners shall display copies of the Association Rules in their condominium unit in a conspicuous location and are responsible for ensuring that guests and tenants are aware of, and comply with, the Association Rules that apply to them.

ORIGINALLY ADOPTED on January 20, 2006 and re-adopted on October 28, 2006 by resolutions of the Board of Directors.

James G. Thyne, Jr.
President of the Association
and
Your Board of Directors

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

PROMULGATION OF ASSOCIATION RULE

ASSOCIATION RULE NUMBER: 06-11

EFFECTIVE DATE: March 1, 2006

SUBJECT: Condominium Unit Occupancy Restrictions and Fire Safety Requirements

PURPOSE OF THE RULE: The Board of Directors (BoD) has a fiduciary duty to the unit owners. In fulfilling these duties, the BoD may be required to adopt and enforce rules designed to protect and preserve the Association property and assets of the Association and the unit owners, foster a healthy and safe environment for our owners and their guests or tenants, and provide a community framework within which our unit owners, guests, and tenants can live and vacation harmoniously. Typically, building occupancy codes address those construction, protection, and occupancy features necessary to minimize danger to life from the effects of fire, including smoke, heat, and toxic gases created during a fire. National fire statistics indicate that the majority of residential fires occur from 8:00 p.m. to 8:00 a.m. It is extremely important that all unit owners ensure that each condominium unit is occupied in accordance with the South Walton Fire District standards and codes. These nationally-accepted standards for building occupancy loads and other fire safety requirements are promulgated in the National Fire Protection Association (NFPA) 101 Life Safety Code. This code is the standard adopted by the South Walton Fire District. The NFPA 101 Life Safety Code attempts to avoid requirements that might involve unreasonable hardships or unnecessary inconvenience or interference with the normal use and occupancy of a building while providing for fire safety consistent with the public interest. Protection of occupants in condominium units is primarily achieved by the combination of prevention, protection, and egress (Note: see *Association Rule 06-04 [Hazardous Materials on Condominium Property and in Condominium Units]*). Maximum unit occupancy loads and reasonable fire safety measures are determined using data and guidelines prescribed in the NFPA 101 Life Safety Code. The necessity, in the interest of the Association, for the provisions and restrictions hereinafter contained in this duly-adopted Association Rule are in pursuance of, and for the purpose of, securing and promoting the general health, comfort, convenience, safety, welfare, quality of life, financial health, and/or the peace and quiet of Sandprints Condominium Association and its owners, guests, and tenants.

PROVISIONS OF THE RULE:

1. Applying the applicable NFPA 101 Life Safety Code guidelines, the maximum personnel occupancy load for each one (1) bedroom condominium unit shall not exceed four (4) persons who shall be allowed to sleep overnight in the condominium unit. For the purpose of this rule, the time period used to define "sleep overnight" is from 10:00 p.m. to 6:00 a.m. (Central).
2. Applying the applicable NFPA 101 Life Safety Code guidelines, the maximum personnel occupancy load for each two (2) bedroom condominium unit shall not exceed seven (7) persons who shall be allowed to sleep overnight in the condominium unit. For the purpose of

this rule, the time period used to define “sleep overnight” is from 10:00 p.m. to 6:00 a.m. (Central).

3. Each unit owner shall ensure that UL-listed smoke alarms or detectors are installed, and maintained in an operational condition, in each condominium unit outside every sleeping area in the immediate vicinity of the bedrooms and on all levels of the unit.

4. Each unit owner shall ensure that, as a minimum, a UL-listed, multi-purpose, ABC dry chemical type fire extinguisher is available in each condominium unit and is stored in a visible and accessible location. Additionally, each unit owner shall ensure that the required maintenance checks are performed on the condominium unit’s fire extinguisher in order to maintain it in an operational condition at all times.

5. The Association shall ensure that a UL-listed smoke alarm or detector is installed and maintained in an operational condition in the clubhouse/office and that a UL-listed, multi-purpose, ABC dry chemical type fire extinguisher is available in the clubhouse/office and is stored in a visible and accessible location. Additionally, the Association shall ensure that the required maintenance checks are performed on the clubhouse/office fire extinguisher in order to maintain it in an operational condition at all times.

6. Each unit owner, and their guests and tenants, shall ensure that all condominium unit egresses are kept clear of any obstacles and debris that would interfere with an occupant’s ability to promptly evacuate the unit in a safe manner.

7. Tenants who violate the maximum personnel occupancy loads established in Provisions 1 and 2 above shall be required to either immediately conform to the applicable maximum personnel occupancy load or vacate the premises.

8. Tenants, or lessees, shall not sub-lease any condominium unit.

9. It is the responsibility of each unit owner to ensure that their guests and tenants are aware of this Association Rule prior to the guest or tenant occupying a condominium unit.

DISTRIBUTION: A copy of this Association Rule shall be provided to each unit owner either by personal delivery, USPS mail, electronically to those owners who have consented to receiving official association information via email, or unit owners can access current versions of Association Rules on the Sandprints page/link of the Bluewater Management Services web site (<http://www.bluewatermanagementservices.com>). Unit owners shall display copies of the Association Rules in their condominium unit in a conspicuous location and are responsible for ensuring that guests and tenants are aware of, and comply with, the Association Rules that apply to them.

ADOPTED on January 20, 2006 by a resolution of the Board of Directors.

James G. Thyne, Jr.
President of the Association
and
Your Board of Directors

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

PROMULGATION OF ASSOCIATION RULE

ASSOCIATION RULE NUMBER: 06-12

EFFECTIVE DATE: March 1, 2006

SUBJECT: Solid Waste Receptacle Use and Restrictions

PURPOSE OF THE RULE: The Board of Directors (BoD) has a fiduciary duty to the unit owners. In fulfilling these duties, the BoD may be required to adopt and enforce rules designed to protect and preserve the Association property and assets of the Association and the unit owners, foster a healthy and safe environment for our owners and their guests or tenants, and provide a community framework within which our unit owners, guests, and tenants can live and vacation harmoniously. The Association has entered into a service agreement with a contractor (Waste Management) for the collection of non-hazardous solid waste from our condominium units. The Association's solid waste receptacle (a.k.a. dumpster) is located in the parking lot on the southern boundary of the Association property. This dumpster is provided and maintained by Waste Management. Waste Management collects the solid waste twice a week except during the heavy vacation and rental season (April 1st through Labor Day) when they collect it three times a week. The Association has a statutory, environmental, and contractual responsibility to ensure that only authorized residential trash, refuse, and garbage is disposed of in its dumpster. The necessity, in the interest of the Association, for the provisions and restrictions hereinafter contained in this duly-adopted Association Rule are in pursuance of, and for the purpose of, securing and promoting the general health, comfort, convenience, safety, welfare, quality of life, financial health, and/or the peace and quiet of Sandprints Condominium Association and its owners, guests, and tenants.

PROVISIONS OF THE RULE:

1. Unit owners, guests, and tenants shall not dispose of any waste, trash, garbage, refuse, or debris outside of or near the Association dumpster or on any other places on the Association property. Note: Waste Management does not pick-up any waste, trash, garbage, refuse, or debris placed on the ground in the vicinity of the dumpster.
2. Unit owners, guests, or tenants shall not park automobiles nor do any other act that blocks or hinders the accessibility to the Association dumpster by the Waste Management vehicle that collects the solid waste. Note: The dumpster will not be serviced by Waste Management if it is not easily accessible by the collection vehicle.
3. Hazardous waste, large appliances and furniture items, condominium unit renovation or remodeling debris, hot barbeque ashes, dead animals, and tires, are prohibited from

disposal in the Association dumpster by either local, state, or federal solid waste ordinances or laws or by the contractor (Waste Management). The dumpster may not be serviced by Waste Management if it is found to contain unauthorized or unacceptable waste materials. Note: Chapter 17 (Solid Waste) of the Walton County Municipal Code defines hazardous waste as “*waste, or a combination of wastes, which because of its quality, concentration or physical, chemical or infectious characteristics may cause or significantly contribute to an increase in mortality or an increase in serious irreversible or incapacitating reversible illness or may pose a substantial present or potential hazard to human health or the environment when improperly disposed of, stored, transported, treated or otherwise managed. These materials may include, but shall not be limited, to volatile, chemical, biological, explosive, flammable, radioactive, and toxic materials.*” It is further defined as any substance stipulated or defined by the United States Environmental Protection Agency (EPA) or Florida Department of Environmental Regulation as a hazardous material.

4. Unit owners shall ensure that any contractor, who is hired to perform services in their condominium unit, properly disposes all waste and residue generated by the performance of their services and dispose of such waste and residue in a permitted landfill. Contractors shall not dispose of waste or residue generated by the performance of their services in the Association dumpster nor shall they abandon or place such waste or residue anywhere else on the Association property.

5. For sanitary, health, and animal control reasons, unit owners, guests, and tenants shall not place food waste in bags outside of their condominium units because it may attract dogs, cats, disease-carrying rodents, and other unwanted wildlife.

6. For sanitary and health reasons, all residential trash and garbage from condominium units shall be placed in bags and all bags shall be securely tied or otherwise fastened or closed prior to disposal in the dumpster so as to prevent spillage in the dumpster.

7. Unit owners shall be responsible for the proper disposal of all waste or refuse generated from their respective condominium unit that is not authorized or acceptable for disposal in the Association dumpster. Note: The Walton County Landfill is located on Highway 90 in Defuniak Springs. Its hours of operation are 6:00 a.m. to 4:30 p.m. Monday through Friday and 7:00 a.m. to 1:00 p.m. on Saturday. For condominium unit owners of Walton County, the landfill accepts most of the waste items prohibited from the Association dumpster in Provision 3 above free of charge. The landfill telephone number is 850.892.8180.

8. Whenever the source of any unauthorized or unacceptable disposal or abandonment of waste or refuse, either in the dumpster, outside of the dumpster, or at any other location on Association property, can be determined, the unit owner responsible for such unauthorized or unacceptable disposal or abandonment shall be charged any expenses incurred by the Association to properly dispose of such items and remediate the situation.

9. It is the responsibility of each unit owner to ensure that guests and tenants are aware of this Association Rule prior to the guest or tenant occupying a condominium unit.

DISTRIBUTION: A copy of this Association Rule shall be provided to each unit owner either by personal delivery, USPS mail, electronically to those owners who have consented to receiving official association information via email, or unit owners can access current versions of Association Rules on the Sandprints page/link of the Bluewater Management Services web site (<http://www.bluewatermanagementservices.com>). Unit owners shall display copies of the Association Rules in their condominium unit in a conspicuous location and are responsible for ensuring that guests and tenants are aware of, and comply with, the Association Rules that apply to them.

ADOPTED on January 20, 2006 by a resolution of the Board of Directors.

James G. Thyne, Jr.
President of the Association
and
Your Board of Directors

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

PROMULGATION OF ASSOCIATION RULE

ASSOCIATION RULE NUMBER: 06-13

EFFECTIVE DATE: March 1, 2006

SUBJECT: Hurricane Preparations for Association Property and Condominium Units

PURPOSE OF THE RULE: The Board of Directors (BoD) has a fiduciary duty to the unit owners. In fulfilling these duties, the BoD may be required to adopt and enforce rules designed to protect and preserve the Association property and assets of the Association and the unit owners, foster a healthy and safe environment for our owners and their guests or tenants, and provide a community framework within which our unit owners, guests, and tenants can live and vacation harmoniously. The Destin area is susceptible to storm conditions throughout the year. However, the most dangerous time is the hurricane season. The hurricane season is from June 1st through November 30th each year. Typically, August and September are peak months during the hurricane season. Hurricanes are nature's most powerful storms. During a hurricane, property may be damaged by high winds, the flying debris and projectiles caused by these high winds, and torrential rains. When hurricane watches and warnings are issued, preparedness measures and precautions must be taken by the Association and condominium unit owners to mitigate the impact and effects of the approaching hurricane. These mitigation measures and precautions are focused primarily on the elimination of outdoor hazards that could become flying debris and projectiles from heavy winds. The necessity, in the interest of the Association, for the provisions and restrictions hereinafter contained in this duly-adopted Association Rule are in pursuance of, and for the purpose of, securing and promoting the general health, comfort, convenience, safety, welfare, quality of life, financial health, and/or the peace and quiet of Sandprints Condominium Association and its owners, guests, and tenants.

PROVISIONS OF THE RULE:

1. If a hurricane watch or warning is issued for Walton County, the Association Manager shall ensure that the pool furniture, and any other items in the swimming pool area that could become flying debris and projectiles, are removed and secured in the clubhouse until after the threat of the hurricane has passed.

2. The removal of outdoor items from condominium unit patios and balconies shall be the responsibility of each unit owner. When a hurricane watch or warning is issued for Walton County, unit owners shall ensure that all outdoor objects that could become flying debris and projectiles to include, but not limited to, patio/lawn furniture, barbeque grills, wall decorations, plants, recreational and sports equipment, etc. are removed from patios

and balconies or moved inside the condominium unit. It is the responsibility of each unit owner to ensure that no damage to Association property, common elements, or another condominium unit is caused by outdoor items, owned by such unit owner, that become flying debris and projectiles during a storm.

3. During hurricane watches or warnings, unit owners shall be responsible for making proper arrangements for the timely removal of all outdoor items from patios and balconies that could become flying debris and projectiles during a storm. If a unit owner has not removed, or caused the removal of, all potentially hazardous outdoor items from condominium unit patios and balconies prior to the issuance of a Walton County evacuation order, the Association Manager, in the interest of protecting Association property, common elements, and other condominium units, shall be authorized to remove and replace (post-storm) such outdoor items for a \$40.00 per unit fee and this fee shall be charged to the respective unit owner account.

4. Broken/cracked water lines caused by a hurricane may pollute the water supply to a condominium unit. Unit owners are encouraged to shut-off water at the source valves located in the condominium unit, i.e., toilet, sink, ice maker, dishwasher, etc.

5. Prior to the landfall of a hurricane, unit owners are encouraged to shut-off electricity in their units at the electric circuit box by shutting-off all individual circuits first and then shutting off the main circuit breaker.

DISTRIBUTION: A copy of this Association Rule shall be provided to each unit owner either by personal delivery, USPS mail, electronically to those owners who have consented to receiving official association information via email, or unit owners can access current versions of Association Rules on the Sandprints page/link of the Bluewater Management Services web site (<http://www.bluewatermanagementservices.com>). Unit owners shall display copies of the Association Rules in their condominium unit in a conspicuous location and are responsible for ensuring that guests and tenants are aware of, and comply with, the Association Rules that apply to them.

ADOPTED on January 20, 2006 by a resolution of the Board of Directors.

James G. Thyne, Jr.
President of the Association
and
Your Board of Directors

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

PROMULGATION OF ASSOCIATION RULE

ASSOCIATION RULE NUMBER: 07-01

EFFECTIVE DATE: January 1, 2007

SUBJECT: Repair or Replacement of Windows, Sliding Glass Doors, and Storm Doors

PURPOSE OF THE RULE: The Board of Directors (BoD) has a fiduciary duty to the unit owners. In fulfilling these duties, the BoD may be required to adopt and enforce rules designed to protect and preserve the Association property and assets of the Association and the unit owners, foster a healthy and safe environment for our owners and their guests or tenants, and provide a community framework within which our unit owners, guests, and tenants can live and vacation harmoniously. Specifically, the BoD has established the provisions of this rule in order to: delineate the prioritized criteria the Association will apply to decide which condominium unit windows, sliding glass doors, storm doors, and screens will be repaired or replaced and when such items will be repaired or replaced; and, establish procedures for unit owners to request such repairs or replacements. This rule consists of provisions related to Association Rule 06-05 (Association and Unit Owner Maintenance and Replacement Responsibilities).

PROVISIONS OF THE RULE:

1. In priority, the Association criteria for the repair or replacement of condominium unit windows, sliding glass doors, and screens shall be:

a. a broken or cracked window or sliding door glass in which Provision 6 of Association Rule 06-05 does not apply. (Provision 6 of Association Rule 06-05 specifies that *“In those instances in which the BoD determines that the Association’s maintenance or replacement of items is required due to unit owner, guest, or tenant acts of negligence, intentional misuse or abuse, willful misconduct, or vandalism, such Association maintenance or replacement expenses shall be charged to the responsible unit owner.”*);

b. a window or sliding glass door in which the physical integrity has been breached and the result is water/condensation or other external elements being allowed to enter the inside of the condominium unit and Provision 6 of Association Rule 06-05 does not apply;

c. a window or sliding glass door that has inoperable locking/security mechanisms;

d. double paned windows in which the external seal has deteriorated or been breached and the result is staining/fogging between the two panes of glass; and

e. window and sliding glass door screens.

2. In priority, the Association criteria for the repair or replacement of condominium unit front and rear storm doors shall be:

a. a missing/not installed front or rear storm doors in which Provision 6 of Association Rule 06-05 does not apply. (Provision 6 of Association Rule 06-05 specifies that *“In those instances in which the BoD determines that the Association’s maintenance or replacement of items is required due to unit owner, guest, or tenant acts of negligence, intentional misuse or abuse, willful misconduct, or vandalism, such Association maintenance or replacement expenses shall be charged to the responsible unit owner.”*); and

b. a front or rear storm door that is inoperable/significantly damaged and Provision 6 of Association Rule 06-05 does not apply.

3. All condominium unit window, sliding glass door, front and rear entrance door, front and rear storm door, and screen repairs or replacements by the Association are contingent upon the availability of funding in the Operating Expenses Account of the Annual Budget.

4. Unit owners shall direct all requests for window, sliding glass door, entrance door, storm door, and screen repairs or replacements to Bluewater Management Services. Bluewater Management Services will coordinate the request for repair or replacement of windows and sliding glass doors with the Association’s designated sole vendor (Guy’s Glass and Mirror). The Association’s designated sole vendor will inspect and assess the condition of the window or door, apply the Association’s prioritized criteria, and provide a recommendation to Bluewater Management Services concerning the repair or replacement work. Based upon this inspection and assessment of the item to be repaired or replaced, the Treasurer of the Association will provide funding recommendations to the BoD. Bluewater Management Services will apply the same process and procedures for the repair or replacement of front and rear entrance doors with a vendor selected by Bluewater Management Services.

5. Unit owners may repair or replace condominium unit windows, sliding glass doors, screens, front and rear entrance doors, or front and rear storm doors at their expense, at any time, provided that such repairs or replacements are accomplished using the Association’s designated vendors. For ease of compliance with the Association’s architectural integrity and consistency standards and to ensure the use of the Association’s designated vendors, unit owners who choose to repair or replace any of these items at their expense shall coordinate such repairs or replacements directly with Bluewater Management Services.

DISTRIBUTION: A copy of this Association Rule shall be provided to each unit owner either by personal delivery, USPS mail, electronically to those owners who have consented to receiving official association information via email, or unit owners can access current versions of Association Rules on the Sandprints page/link of the Bluewater Management Services web site (<http://www.bluewatermanagementservices.com>). Unit owners shall display copies of the Association Rules in their condominium unit in a conspicuous location and are responsible for ensuring that guests and tenants are aware of, and comply with, the Association Rules that apply to them.

ADOPTED on October 28, 2006 by a resolution of the Board of Directors.

James G. Thyne, Jr.
President of the Association
and
Your Board of Directors

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

PROMULGATION OF ASSOCIATION RULE

ASSOCIATION RULE NUMBER: 07-02

EFFECTIVE DATE: January 1, 2011

SUBJECT: Association Clubhouse Use and Restrictions

PURPOSE OF THE RULE: The Board of Directors (BoD) has a fiduciary duty to the unit owners. In fulfilling these duties, the BoD may be required to adopt and enforce rules designed to protect and preserve the Association property and assets of the Association and the unit owners, foster a healthy and safe environment for our owners and their guests or tenants, and provide a community framework within which our unit owners, guests, and tenants can live and vacation harmoniously. It is a responsibility of the Association to ensure that the clubhouse is used in a safe, orderly, and sanitary manner in order to minimize the risk of liability to the Association. Any violations of applicable state or county laws, statutes, codes, and regulations during special events or activities held in the clubhouse may result in the immediate closure of the clubhouse. The necessity, in the interest of the Association, for the provisions and restrictions hereinafter contained in this duly-adopted Association Rule are in pursuance of, and for the purpose of, securing and promoting the general health, comfort, convenience, safety, welfare, quality of life, financial health, and/or the peace and quiet of Sandprints Condominium Association and its owners, guests, and tenants.

PROVISIONS OF THE RULE:

1. Only unit owners shall be allowed to reserve the clubhouse for special events and activities. Unit owners may reserve the clubhouse for special events and activities provided that the unit owner completes, signs, and submits the required Unit Owner Statement of Responsibility for Use of Association Clubhouse to Bluewater Management Services.
2. Unit owners who desire to reserve and use the clubhouse for a special event or activity shall coordinate the reservation, pre-use arrangements, use, and return procedures directly with Bluewater Management Services. Bluewater Management Services shall submit unit owner requests to use the clubhouse for a special event or activity to the BoD for approval or to the President or Vice President for approval of short-notice use requests.
3. Unit owners shall be present at the approved special event or activity for which the unit owner is using the clubhouse and the unit owner is directly responsible to the Association for the events, activities, and the conduct of the attendees at such special events and activities held in the clubhouse.
4. The approved use of the clubhouse for a special event or activity by unit owners does not include the use of the Association office or swimming pool.

5. All pets/animals are prohibited from the clubhouse.
6. Smoking and the use of smokeless tobacco products are not allowed in the clubhouse.
7. The clubhouse shall not be used for any political or religious event or activity or for any event or activity that, in the sole discretion of the BoD, may bring public discredit or pose an unacceptable liability risk to the Association.
8. The clubhouse shall close at 10:00 p.m. (Central) unless previously coordinated with and approved by the BoD.
9. Unit owners responsible for an approved special event or activity shall ensure that the number of personnel occupying the clubhouse under their supervision does not exceed the authorized personnel occupancy load of fifty (50) persons.
10. While alcohol is not prohibited in the clubhouse, unit owners using the clubhouse for an approved special event or activity shall ensure that alcohol is distributed and consumed in moderation and in a responsible manner.
11. Unit owners who reserve the clubhouse for a special event or activity shall provide Bluewater Management Services with a refundable security/damage/cleaning deposit of \$250.00 prior to receiving the keys to the clubhouse. If the clubhouse is not returned to Bluewater Management Services in a satisfactory condition of cleanliness, a \$100.00 cleaning fee will be withheld from the \$250.00 security/damage/cleaning deposit. Any additional financial expenses incurred by the Association to remediate any unacceptable condition or property damage in the clubhouse and restrooms as a result of a special event or activity being held by a unit owner shall be the responsibility of the respective unit owner.

DISTRIBUTION: A copy of this Association Rule shall be provided to each unit owner either by personal delivery, USPS mail, electronically to those owners who have consented to receiving official association information via email, or unit owners can access current versions of Association Rules on the Sandprints page/link of the Bluewater Management Services web site (<http://www.bluewatermanagementservices.com>). Unit owners shall display copies of the Association Rules in their condominium unit in a conspicuous location and are responsible for ensuring that guests and tenants are aware of, and comply with, the Association Rules that apply to them.

ORIGINALLY ADOPTED on October 28, 2006 and re-adopted on August 7, 2010 by resolutions of the Board of Directors.

James G. Thyne, Jr.
President of the Association
and
Your Board of Directors

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

**UNIT OWNER STATEMENT OF RESPONSIBILITY FOR USE OF
ASSOCIATION CLUBHOUSE FOR SPECIAL EVENTS/ACTIVITIES**

1. I, _____, the owner of Unit _____ of
(Printed Full Name)

Sandprints Condominiums Association, Inc., do hereby accept full and direct responsibility for
the use of the Association clubhouse on _____
(Date)

from _____ to _____ for the following approved special event/activity:
(Time) (Time)

_____.

2. With this statement of responsibility I submit a \$250.00 refundable security/damage/cleaning
deposit to Bluewater Management Services.

3. I have read and agree to comply with, and will ensure that my clubhouse guests comply with,
the provisions of Association Rule 07-02 (Association Clubhouse Use and Restrictions).

4. I further understand and fully agree that I am:

a. the party directly responsible to the Association for the physical condition of the
clubhouse and restrooms at the conclusion of this special event/activity; and

b. responsible for any and all additional financial expenses incurred by the
Association to repair/replace any unacceptable condition or property damage in the
clubhouse, restrooms, or on any other Association property that is a result of this
special event or activity.

(Date)

(Unit Owner Signature)

(Required by Association Rule 07-02 [Association Clubhouse Use and Restrictions])

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

PROMULGATION OF ASSOCIATION RULE

ASSOCIATION RULE NUMBER: 08-01

EFFECTIVE DATE: January 1, 2008

SUBJECT: Posting of Official Notices for Meetings

PURPOSE OF THE RULE: The Board of Directors (BoD) has a fiduciary duty to the unit owners. In fulfilling these duties, the BoD may be required to adopt and enforce rules designed to protect and preserve the Association property and assets of the Association and the unit owners, foster a healthy and safe environment for our owners and their guests or tenants, and provide a community framework within which our unit owners, guests, and tenants can live and vacation harmoniously. It is a responsibility of the Association to comply with the provisions of Chapter 718 (Condominiums), Florida Statutes. Chapter 718, Florida Statutes requires that: a) written notice of all BoD Meetings, to include agenda items, shall be posted conspicuously on the Association property at least forty eight (48) continuous hours preceding the meeting except in an emergency; b) written notice of all BoD Meetings that will adopt annual budgets or special assessments, to include an agenda, shall be posted in a conspicuous place on the Association property at least fourteen (14) continuous days preceding the meeting; c) written notice of Annual Unit Owner Meetings, to include an agenda, shall be posted in a conspicuous place on the Association property at least fourteen (14) continuous days preceding the meeting; and, d) the BoD, by a duly-adopted rule, designate a specific location on the Association property upon which all official notices of BoD and Annual Unit Owner Meetings shall be conspicuously posted.

PROVISIONS OF THE RULE:

1. All official notices of BoD and Annual Unit Owner Meetings shall be posted on the Sandprints Condominium Association clubhouse and office doors no later than the time requirements specified in Chapter 718 (Condominiums), Florida Statutes.

DISTRIBUTION: A copy of this Association Rule shall be provided to each unit owner either by personal delivery, USPS mail, electronically to those owners who have consented to receiving official association information via email, or unit owners can access current versions of Association Rules on the Sandprints page/link of the Bluewater Management Services web site (<http://www.bluewatermanagementservices.com>). Unit owners shall display copies of the Association Rules in their condominium unit in a conspicuous location and are responsible for ensuring that guests and tenants are aware of, and comply with, the Association Rules that apply to them.

ADOPTED on November 9, 2007 by a resolution of the Board of Directors.

James G. Thyne, Jr.
President of the Association
and
Your Board of Directors

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

PROMULGATION OF ASSOCIATION RULE

ASSOCIATION RULE NUMBER: 08-02

EFFECTIVE DATE: January 1, 2008

SUBJECT: Satellite TV Antennas

PURPOSE OF THE RULE:

a. The Board of Directors (BoD) has a fiduciary duty to the unit owners. In fulfilling these duties, the BoD may be required to adopt and enforce rules designed to protect and preserve the Association property and assets of the Association and the unit owners, foster a healthy and safe environment for our owners and their guests or tenants, and provide a community framework within which our unit owners, guests, and tenants can live and vacation harmoniously.

b. Satellite TV antennas (a.k.a. DBS or direct broadcast satellite) are regulated by the Federal Communications Commission (FCC). As directed by Congress in 1996, the FCC adopted the Over-the-Air Reception Devices Rule (commonly referred to as the OTARD Rule). This rule prohibits satellite TV antenna restrictions that 1) unreasonably delay or prevent installation and maintenance; 2) unreasonably increase the cost of installation and maintenance; and 3) preclude reception of an acceptable quality signal. The OTARD Rule applies to satellite TV antennas that are less than one meter (39.37") in diameter. Under the OTARD Rule, condominium unit owners can install satellite TV antennas (that meet size limitations) on property they own or over which they have "exclusive use or control." "Exclusive use" refers to an area of the property that only the unit owner, and those people the unit owner permits, may enter and use. In condominium associations, the FCC has determined that the OTARD Rule applies to "exclusive use" areas such as inside the condominium unit, patios, and balconies. However, if the area is shared with others or routinely accessible without the unit owner's permission, it is not considered to be for "exclusive use." If a unit owner does not have an "exclusive use" area that can receive the satellite signal, the condominium association is not obligated to provide a location for the installation of a satellite TV antenna. Additionally, the OTARD Rule does not give a unit owner the right to install a satellite TV antenna on association common elements and it does not apply to common areas owned by an association including roofs, stairways, walkways, exterior walls and surfaces of multiple dwelling buildings. Satellite TV antennas must be installed wholly within a balcony, patio, or other area in which the unit owner has "exclusive use." The FCC has determined that an antenna that extends out beyond a balcony or patio is considered to be in a common area that is not within the scope of the OTARD Rule. There are exceptions to the rule for prudent safety restrictions and reasonable restrictions necessary to prevent damage to common property.

c. In order to maintain the attractiveness and aesthetic quality of the Association property, common elements, and the exterior appearance of condominium units, the BoD has established the following rule provisions.

PROVISIONS OF THE RULE:

1. The Association and its unit owners shall comply with the provisions of the FCC OTARD Rule.
2. The Association shall not require a prior approval process for the installation of a satellite TV antenna provided that the antenna is installed on property that is under the “exclusive use or control” of the unit owner as defined by the FCC.
3. The Association shall require unit owners to submit a Satellite TV Antenna Notification Form (attached) in order to allow the Association to verify that the satellite TV antenna will be or is installed in accordance with the provisions of this Association Rule. Unit owners shall submit the following items with the Satellite TV Antenna Notification Form: a) a copy of the antenna installation instructions; b) a copy of the manufacturer’s specifications brochure; and c) a legible sketch depicting the exact position and installation site for the antenna. The Satellite TV Antenna Notification Form shall be reviewed by the BoD and the Association Manager within three (3) business days of receipt.
4. After a permitted antenna is installed, the Association management company shall inspect the installation to ensure it is properly and safely installed in accordance with the published installation instructions and specifications brochure.
5. In order to maintain a consistent architectural design scheme, the Association’s preferred locations for the installation of satellite TV antennas, in the order preferred, shall be a) inside a unit; b) on a patio or balcony floor (this option results in a “mobile antenna” that could be easily moved indoors during severe weather); or c) inside and below the top railing on a balcony. Note: The FCC has determined that residents should accommodate an association’s installation location preferences provided the preference does not impose unreasonable delay or expense or preclude the reception of an acceptable quality signal.
6. Unit owners are solely responsible for all costs associated with the installation, maintenance, and use of satellite TV antennas.
7. Permitted antennas shall not interfere nor obstruct exterior maintenance responsibilities of the Association.
8. Drilling, tapping, or punching holes through exterior vinyl siding to install a satellite TV antenna (i.e., cable from the patio or balcony into the condominium unit) shall not be permitted. Unit owners should consult with the retailer or installer for advice concerning antenna installation without drilling holes in vinyl siding.
9. All wiring associated with the installation of satellite TV antennas shall not be visible

10. Satellite TV antennas shall not be installed on the roofs of any Association buildings or structures.

11. Satellite TV antennas shall not be installed in or on locations facing either Driftwood Road, Payne Street, or the north-south portion of Sandprints Drive.

12. Unit owners shall be financially liable to the Association for reimbursement for any repairs to damage to a common area or element caused by the installation, maintenance, or use of a satellite TV antenna.

13. For the safety of our unit owners and their guests and tenants, satellite TV antennas shall not be installed on stairways or walkways.

14. The installation of satellite TV antennas shall not jeopardize the structural soundness of a building nor shall it impair any easement.

15. The Association recommends that unit owners use only authorized professional installers to install permitted satellite TV antennas.

DISTRIBUTION: A copy of this Association Rule shall be provided to each unit owner either by personal delivery, USPS mail, electronically to those owners who have consented to receiving official association information via email, or unit owners can access current versions of Association Rules on the Sandprints page/link of the Bluewater Management Services web site (<http://www.bluewatermanagementservices.com>). Unit owners shall display copies of the Association Rules in their condominium unit in a conspicuous location and are responsible for ensuring that guests and tenants are aware of, and comply with, the Association Rules that apply to them.

ORIGINALLY ADOPTED on November 9, 2007 by a resolution of the Board of Directors.

James G. Thyne, Jr.

President of the Association

and

Your Board of Directors

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

SATELLITE TV ANTENNA NOTIFICATION FORM

Instructions: Please complete this Satellite TV Antenna Notification Form and mail it with the installation instructions, manufacturer's specifications brochure, and installation site sketch to: Bluewater Management Services, ATTN: Sharon Decker, P.O. Box 5263, Niceville, Florida 32578.

1. I, _____, the owner of Unit _____ do hereby
(Print Legal Name)
notify Sandprints Condominium Association, Inc. of my intent to install a satellite TV antenna in/on
condominium unit property that I legally own and over which I have "*exclusive use and control*" as defined by
the Federal Communications Commission (FCC).

2. The known/estimated installation date for this antenna is: _____ and the name and
address of the installation vendor is: _____.

3. Sandprints Condominium Association, Inc. acknowledges that the submission of this form by the unit owner
is solely for notification purposes and is not intended to request approval to install a satellite TV antenna in/on
condominium unit property over which the unit owner has "exclusive use and control."

4. I agree to comply with the provisions of Association Rule 08-02 (Satellite TV Antennas).

5. I further agree to indemnify the Sandprints Condominium Association, Inc. from any and all risks and
liabilities related to the installation, maintenance, and use of this antenna.

6. I acknowledge that I am solely and directly responsible to Sandprints Condominium Association Inc. for:
a) all costs associated with the installation, maintenance, and use of this antenna; and b) for any necessary
repairs to damage of Association property and common elements caused by the installation, maintenance, or
use of this antenna.

7. In accordance with Provision 3 of Association Rule 08-02 (Satellite TV Antennas), I have attached
a copy of: a) the antenna installation instructions; b) the manufacturer's specifications brochure; and
c) a legible sketch depicting the exact position and installation site for the antenna to this notification
form.

(Date)

(Unit Owner Signature)

Date form received by BMS: _____

Date antenna inspected by BMS: _____

**SANDPRINTS CONDOMINIUM ASSOCIATION, INC.
OF DESTIN, FLORIDA**

PROMULGATION OF ASSOCIATION RULE

ASSOCIATION RULE NUMBER: 09-01

EFFECTIVE DATE: January 1, 2010

SUBJECT: Noise and Sound Nuisances

PURPOSE OF THE RULE: The Board of Directors (BoD) has a fiduciary duty to the unit owners. In fulfilling these duties, the BoD may be required to adopt and enforce rules designed to protect and preserve the Association property and assets of the Association and the unit owners, foster a healthy and safe environment for our owners and their guests or tenants, and provide a community framework within which our unit owners, guests, and tenants can live and vacation harmoniously. Excessive noise and sound originating from condominium units and Association property and common elements is a nuisance and a detriment to the general health, safety, welfare, enjoyment of property and quality of life of the owners, guests, and tenants of Sandprints Condominium Association. The necessity, in the interest of the Association, for the provisions and restrictions hereinafter contained in this duly-adopted Association Rule are in pursuance of, and for the purpose of, securing and promoting the general health, comfort, convenience, safety, welfare, quality of life, financial health, and/or the peace and quiet of Sandprints Condominium Association and its owners, guests, and tenants. The local ordinance regulating noise nuisances is promulgated in the Walton County Code of Ordinances, Chapter 9 (Environment).

PROVISIONS OF THE RULE:

1. "Quiet Hours" shall be observed and adhered to on Sandprints Condominium Association property and common elements and in condominium units from 10:00 p.m. to 8:00 a.m. (Central) daily. It shall be a violation of this "Quiet Hours" provision for a unit owner, guest, or tenant to make, cause, or allow the making of any noise or sound that is plainly audible to other unit owners, guests, or tenants. Plainly audible means, including but not limited to, any noise or sound produced or reproduced by a radio, tape/CD/DVD player, stereo receiver, television, electronic audio equipment, musical instrument, sound amplifier/amplification equipment, or any other mechanical or electronic sound-making device that can be heard by unit owners, guests, or tenants using normal hearing faculties, regardless of the duration of the noise or sound. In order to be plainly audible, the particular words or phrases being produced or the name of any song or artist producing the noise or sound do not need to be determined. The detection of a rhythmic bass reverberating type of noise or sound is sufficient to constitute a plainly audible noise or sound.

2. Construction, demolition, repair, replacement, alteration, renovation, and landscaping and grounds activities, excluding bona fide emergency work, shall not be performed on Sandprints Condominium Association property, common elements, or in condominium units between the

hours of 6:00 p.m. and 8:00 a.m. (Central) on weekdays or between the hours of 6:00 p.m. and 9:00 a.m. (Central) on weekends and federal holidays. Bona fide emergency work means any work or activity necessary to safely deliver essential public utilities and services including, but not limited to, water/wastewater, gas, and electricity systems, or mitigating life-threatening conditions

3. Any noise or sound caused in the performance of emergency work for the immediate safety, health, or welfare of unit owners, guests, and tenants or to restore damaged property to a safe, operating condition shall not be subject to the provisions of this Association Rule.

4. Unit owners, guests, and tenants shall be liable for compliance with the applicable Walton County Noise Ordinance and are subject to county penalties, i.e., fines, for making, causing, or allowing the making of any excessive noise or sound that is plainly audible to other unit owners, guests, or tenants.

5. Initially, complainants shall directly address violations of any provision of this Association Rule with the unit owner, guest, or tenant causing the violation. If the initial notification of a violation of this Association Rule to the unit owner, guest, or tenant does not immediately result in the cessation of the excessive noise or sound, the complainant may request assistance from the Walton County Sheriff Office in the enforcement of the county ordinance (non-emergency telephone number is 267.2000). Note: The Walton County Sheriff Office aggressively enforces the county's noise and sound ordinances.

DISTRIBUTION: A copy of this Association Rule shall be provided to each unit owner either by personal delivery, USPS mail, electronically to those owners who have consented to receiving official association information via email, or unit owners can access current versions of Association Rules on the Sandprints page/link of the Bluewater Management Services web site (<http://www.bluewatermanagementservices.com>). Unit owners shall display copies of the Association Rules in their condominium unit in a conspicuous location and are responsible for ensuring that guests and tenants are aware of, and comply with, the Association Rules that apply to them.

ORIGINALLY ADOPTED on August 16, 2008 and re-adopted on August 15, 2009 by resolutions of the Board of Directors.

James G. Thyne, Jr.
President of the Association
and
Your Board of Directors