

FRANGISTA BEACH HOMEOWNERS ASSOCIATION, INC.

Rule and Regulations

These rules and regulations have been adopted by the Frangista Beach Homeowners Association ("Association") in order to assure members of the Association ("Members") and their occupants, licensees and invitees, including renters (collectively, "Member Parties"), that the Association property will be properly used for the benefit of all these persons. All Members are requested to cooperate, and to ensure that Member Parties cooperate, with the Association management company retained by the Association ("Association Manager") in seeing that the rules and regulations are observed. Members renting their homes should make every effort to ensure that their vacation rental management company ("Vacation Rental Company") ensures that the Member's property conforms to the rules and regulations, however, the Member is ultimately responsible for and will be held accountable for compliance with these rules and regulations.

1. **DECORATIONS/EXTERIOR.** No exterior changes or additions shall be made to any home without prior approval from the Association Board of Directors ("Board") and the Association's Architectural Review Committee ("ARC"). Where applicable, all fences are to be painted white and all pool designs and landscaping plans must be approved by the ARC prior to their implementation. Vacation rental signs and/or for sale signs must conform to Association sign guidelines available from the Association Manager upon request.
2. **PARKING.** Automobiles and any two or three wheeled vehicles must be parked on a paved driveway. No parking is permitted on grass, as it can damage sprinkler heads and lawns. Any such damage caused by vehicles associated with a home may be charged to the applicable Member. No boats, recreational vehicles (excluding licensed golf carts and the like), trailers, commercial trucks (other than contractors working on property), or jet skis are permitted on Association property at any time. Vehicles in violation are subject to towing without notice at the vehicle owner's expense.
3. **FRONT OF HOME; TRASH CANS.** Towels, clotheslines, furniture (including chairs and tables), kayaks, bicycles, floats or debris shall not be allowed outside the front of a Member's home unattended after sunset. All trash cans must be placed to the back or side of the property, in as non-conspicuous an area as practicable. Pickups are scheduled for Mondays and Thursdays; some rental companies have an additional Saturday pickup. Trash cans are to be placed on the street no earlier than 5:00 pm the night before pickup and must be returned no later than 6:30 pm the day of pickup.
4. **BEACH RULES.** The following rules are specific to the use of the Association beach and common areas:
 - a. No temporary tent or multipost canopies allowed on common areas or on the beach.
 - b. By Florida law, the ability to traverse a beach must be permitted to non-owners. Accordingly, during periods when the beach vendor approved by the Board ("Beach Vendor") has beach setups on the beach, no Members or their Members Parties may set up any beach chairs or place towels on the water side of the beach setups. It is important to protect this rule in order to ensure that outside efforts to make the entire beach public are not given further credibility, and for that reason the beach vendor is authorized to enforce this rule in accordance with these rules and regulations and Board guidance.
 - c. Per ordinance, no fires or fireworks are allowed on the beach at any time, except for bon fires approved by the Beach Vendor under the authority of the Association.
 - d. No gathering of a large group, including weddings, will be permitted without an Association permit and applicable fee. These permits can be obtained from the Association Manager.
 - e. During certain high usage periods, the HOA may require Members and Members Parties to obtain wristbands in order to access the beach and common areas.
 - f. Walton County enforces a strict beach article pickup for items left unattended on the beach overnight.
5. **ENVIRONMENTAL CONSIDERATIONS.** Per ordinance, no sand may be removed from the Association beach. No articles should be placed on the dunes, and the sea oats and other vegetation on the dunes shall not be disturbed in any way. Members and Members Parties shall comply with all environmental ordinances including without limitation sea turtle and dune protection ordinances. .
6. **ASSOCIATION SPEED LIMIT.** All vehicles must abide by the speed limit of 10 miles per hour. Speeders will be identified and ticketed by Walton County Sheriff's Department.
7. **NOISE; BEHAVIOR.** No loud music, drinking or unruly behavior shall be permitted. Walton County observes a quiet time after 10 p.m., which means that music or other noise which can be heard by neighbors is prohibited. Members and Member Parties may contact the Walton County Sheriff's Department with any concerns about neighboring Member or Member Parties' noise or behavior.
8. **PETS.** No animals or fowl of any kind shall be permitted except dogs, cats, and birds owned as personal pets. Keeping a personal pet is not a right of a Member and is a privilege conditioned upon meeting certain obligations. This privilege is subject to termination at any time by the Board upon a finding that a personal pet is vicious, annoying to other residents, in any way has become a nuisance, or the Member is not complying with the rules associated with presence of a pet. The Member owning or permitting the pet on the Member's premises assumes liability for all damage to persons or property caused by the pet or resulting from its presence. All dogs must be leashed on Association property. All pets must be walked in appropriate areas and pet owners MUST clean up after their pets. Per ordinance, no animals are permitted on the Association beach unless the pet owner is a resident and has a county pet permit.
9. **FINES MAY BE LEVIED:** Members and Members Parties shall be governed by and shall comply with the terms of these rules and regulations and bylaws as they may be amended from time to time. Pursuant to Section 718.303(3), Florida Statutes, the Association has the authority to levy fines in an amount not to exceed \$100.00 per violation for the failure of the Member, or a Member Party, to comply with any provision of the bylaws or rules. A fine may be levied on the basis of each day of a continuing violation, with a single notice and opportunity for hearing. However, the fine may not in the aggregate exceed \$1,000. The Association has authorized the Association Manager to impose these fines under Board supervision. A fine may not be imposed unless the Association Manager (on behalf of the Board) first provides at least 14 days' written notice and an opportunity for a hearing to the Member or Member Party upon whom the fine is being levied. The hearing will be held before a committee of other Members who are neither board members nor persons residing in a board member's household within thirty days of the date of the violation notice. The hearing may be attended remotely by committed Members. If the committee does not agree with the fine, the fine may not be levied or imposed.
10. **SUSPENDED USE OF AMENITIES:** Use of the Association common areas by a Member or a Member Party whose right to use such common areas have been suspended by the Association pursuant to Section 718.303(3), Florida Statutes, is prohibited. Failure of the Member or Member Parties to comply with such suspension may result in a fine against the Member.
11. **SUSPENSION OF VOTING RIGHTS:** Voting rights of a Member who is more than 90 days delinquent in the payment of any monetary obligation due to the Association may be suspended by the Board pursuant to Section 718.303(5), Florida Statutes. The suspension automatically ends upon full payment of all monetary obligations due to the Association. Except where applicable law requires further action of the Board, the Association Manager is expressly authorized to implement this rule with regard to any Member for which any monetary obligation owed to the Association is delinquent.
12. **PROPERTY LIEN:** If a Member fails to timely pay Association dues and/or special assessments, and the Member fails to pay such fees on or before 45 days after written demand from the Association, pursuant to Section 720.3085(4), the Association may file a lien on the Member property, and the fees may include late charges, attorney's fees and costs, and interest.
13. **AMENDMENT.** These regulations are adopted by the Board of Directors of the Frangista Beach Homeowners Association effective June 1, 2016. Delos Members are also a member of the Delos Homeowners Association and must also abide by the rules established by that association. In the event of any conflict between the Delos Homeowners Association rules and these rules, the more restrictive rule shall apply to Delos Members.