

EXHIBIT "D" TO DECLARATION
THE RULES AND REGULATIONS

FL 575455 B 1812 P 333
CO:WALTON ST:FL

HERON'S WATCH, A CONDOMINIUM
RULES AND REGULATIONS

A. GENERAL RULES

1. Passenger automobiles, sport/utility vehicles, mini-trucks, vans and motorcycles (used for personal transportation and not commercially) that do not exceed the size of one parking space may be parked in the areas provided for that purpose. Commercial vehicles, commercial trucks, campers, motor homes, trailers, boats, and boat trailers are prohibited, except in designated areas. Bicycles and mopeds will be parked only in the bike storage areas or otherwise as may be designated by the directors. Vehicle maintenance, except car washing, is not permitted on the condominium property. All vehicles must be currently licensed and no inoperable or unsightly vehicles may be kept on condominium property. The developer is exempt from this regulation for vehicles engaged in any activity relating to construction, maintenance, or marketing of units, as are commercial vehicles used by vendors of the association while engaged in work at the condominium.

2. Recreational facilities will be used in such a manner as to respect the rights of others, and the directors may regulate duration of use, set hours of opening and closing, and schedule use of the facilities.

3. No exterior radio, television, or data reception antennas or any exterior wiring for any purpose may be installed without the written consent of the directors.

4. To maintain harmony of exterior appearance, no one will make any changes to, place anything on, affix anything to, or exhibit anything from any part of the condominium or association property that is visible from the exterior of the building or from common elements without the prior written consent of the directors. All curtains, shades, drapes and blinds facing the building exterior will be white or off-white in color or lined in white material of these colors.

5. All common elements inside and outside of the buildings will be used for their designated purposes only, and nothing belonging to unit owners, or their family, tenants, or guests, will be kept therein or thereon without the approval of the directors. Such areas will at all times be kept free of obstruction. Owners are financially responsible to the association for damage to the common elements caused by themselves, their tenants, guests, and family members.

6. One dog or two cats, and no more than two birds, or other customary non-exotic, quiet, and inoffensive household pets not being kept or raised for commercial purposes will be permitted with the following conditions:

a. No pets will be permitted in the pool area, leashed

or unleashed.

b. Elsewhere on the common elements and Heron's Watch common property, pets will be under handheld leash or carried at all times.

c. The directors will designate the portions of the property that will be used to accommodate the reasonable requirements of unit owners who keep pets.

d. Pets that are vicious, noisy, or a nuisance will not be permitted in the condominium. In the event that a pet has, in the opinion of the board of directors, become a nuisance, written notice will be given to the owner or other person responsible for the pet, and the pet must be removed from the condominium property within three days.

e. Guests and tenants are not permitted to have pets.

f. The board of directors has the authority and discretion to make exceptions to the limitations in this regulation in individual cases and to impose conditions concerning the exceptions.

7. Disposal of garbage and trash will be only by use of receptacles approved by the association. Specifically, trash placed in trash dumpsters must be securely bagged and may not contain breakable glass objects.

8. No unit may be permanently occupied by more persons than the number of bedrooms times two, nor may more persons, including guests, occupy a unit overnight than the number of bedrooms times two, plus two.

This regulation may not be amended in a way that would be detrimental to the sales of units by the developer as long as the developer holds units for sale in the ordinary course of business.

9. The association shall retain a passkey to the units, and the unit owners shall provide the association with a new or extra key whenever locks are changed or added for the use of the association pursuant to its statutory right to access to the units. Duplication of units owners' keys to common element facilities is restricted in the interest of security. Such keys will be duplicated only with the assistance of the resident manager.

10. Children will be under the direct control of a responsible adult. Children under 12 may not use the pool or waterfront areas unaccompanied by an adult. Children also will not be permitted to act in a loud or boisterous manner that disturbs other owners or guests on the condominium property. Skateboarding, "Big Wheels," or loud or obnoxious toys are prohibited. Children may be removed from the common areas for misbehavior by or on the instructions of the directors.

11. Loud and disturbing noises are prohibited. All radios, televisions, tape machines, compact disc players, stereos, singing, and playing of musical instruments, etc. will be regulated to sound levels that will not disturb others. If such noise-producing items are used at or in the vicinity of the pool, they must be used only

with earphones. No vocal or instrumental practice is permitted after 10:00 p.m. or before 9:00 a.m.

12. Use of barbecue grills will be allowed only in areas designated as safe and appropriate by the directors.

13. Illegal practices are prohibited on condominium property.

14. Lawns, shrubbery, or other exterior plantings will not be altered, moved, or added to without permission of the association.

15. No glass of any kind will be permitted in the pool area. Any liquid refreshments consumed near the pool area will be in nonbreakable containers.

16. Laundry, bathing apparel, and beach accessories will not be maintained outside of the units or limited common elements (balconies, terraces, and cabanas), and such apparel and accessories will not be exposed to view.

17. No nuisance of any kind will be maintained on the condominium property.

18. Nothing will be done or kept in any unit or in the common elements that will increase the rate of insurance on the building or contents of the building without the prior written consent of the directors. No owner will permit anything to be done or kept in the owner's unit or in the common elements that will result in the cancellation of insurance on the building or the contents of the building, or that would be in violation of any law or building code.

19. Persons moving furniture and other property into and out of units are advised that all such moving must take place Mondays through Saturdays between the hours of 8:00 a.m. and 5:00 p.m. only. Moving vans and trucks used for this purpose will remain on condominium property only when actually in use.

20. Repair, construction, decorating, or remodeling work will be done on Mondays through Saturdays between the hours of 8:00 a.m. and 5:00 p.m. only.

21. These rules and regulations will apply equally to owners, their families, guests, vendors, employees and lessees.

22. The board of directors of the association may impose a \$100 fine for each violation of these rules and regulations or for any violation of the condominium documents.

23. The condominium and management staff are not permitted to do private work for unit owners, their families, tenants, or guests while on duty for the Association. If both parties are agreeable, staff may assist such persons privately when off duty from the Association.

24. These rules and regulations do not purport to constitute all of the restrictions affecting the condominium and common property. Reference should be made to the condominium documents.

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RULES FOR UNIT OWNER PARTICIPATION
IN BOARD OF DIRECTORS MEETINGS, A BUDGET
COMMITTEE MEETING AND A MEETING OF ANY
COMMITTEE AUTHORIZED TO ACTION ON BEHALF
OF THE BOARD; AND OF THE LOCATION FOR POSTING NOTICES OF MEETINGS

A. THE RIGHT TO SPEAK:

1. To the maximum extent practical, the posted Board meeting agenda for each meeting shall list the substance of the matters and actions to be considered by the Board.

2. Roberts Rules of Order (latest edition) shall govern the conduct of the Association meeting when not in conflict with the Declaration of Condominium, the Articles of Incorporation or the Bylaws.

3. After each motion is made and seconded by the Board members the meeting Chairperson will permit Unit Owner participation regarding the motion on the floor, which time may be limited depending on the complexity and effect on the Association.

4. Unit Owner participation will not be permitted after reports of officers or committees unless a motion is made to act upon the report, or the Chair determines that it is appropriate or is in the best interest of the Association.

5. A Unit Owner wishing to speak must first raise his or her hand and wait to be recognized by the Chair.

6. While a Unit Owner is speaking he or she must address only the Chair. No one else is permitted to speak at the same time.

7. A Unit Owner may speak only once for not more than three (3) minutes and only on the subject or motion on the floor.

8. The Chair may, by asking if there be any objection and hearing none, permit a Unit Owner to speak for longer than three (3) minutes, or to speak more than once on the same subject. The objection, if any, may be that of a Board member only and if there is an objection then the question will be decided by a vote of the Board.

9. The Chair will have the sole authority and responsibility to see to it that all Unit Owner participation is relevant to the subject or motion on the floor.

B. THE RIGHT TO VIDEO- OR AUDIOTAPE:

1. The video and audio equipment and devices which Unit Owners are authorized to use at any such meeting must not cause distractions through sound or light.

2. Video and audio equipment shall be assembled and placed in

position in advance of the commencement of the meeting in a location that is acceptable to the Board or the Committee.

3. Anyone videotaping or recording a meeting shall not be permitted to move about the meeting room in order to facilitate the recording.

4. At least 24 hours advance written notice shall be given to the Board by any Unit Owner wishing to use and video or audio equipment to record a meeting.

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EXHIBIT "E" TO DECLARATION
THE LEGAL DESCRIPTION OF THE CONDOMINIUM PROPERTY

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EXHIBIT "E"

Beginning at the northwest corner of Lot 3 Lakewood of Seagrove Beach Plat III as recorded in Plat Book 8, Page 27 (commercial) of the public records of Walton County, Florida; thence N 81°39'42" W along the north line of said Lakewood of Seagrove Beach Plat III a distance of 300.96 feet to the northwest corner of Lot 1, thence, departing said north line, run N 06°56'07" E 318.58 feet to the north line of fractional Section 19, Township 3 South, Range 18 West, Walton County, Florida; thence S 83°03'53" E, along the north line thereof 513.70 feet to a point; thence departing said north line run S 06°56'07" W to its intersection with the Florida Department of Environmental Protection jurisdiction line; thence along said line the following seven courses and distances: S 84°51'30" W, 34.63 feet; S 70°36'30" W, 42.62 feet; N 84°39'59" W, 20.16 feet; S 63°46'45" W, 13.97 feet; S 16°45'15" E, 34. feet; S 74°48'19" W, 25.78 feet; S 03°15'39" W, 27.09 feet to a point the north line of the aforesaid Lot 3; thence N 81°39'42" W along said north line 100.51 feet to the Point of Beginning.

EXHIBIT "F" TO DECLARATION

INTERESTS OF OWNERSHIP

OF OWNERSHIP IN THE COMMON EXPENSE, COMMON SURPLUS, AND
OF THE COMMON ELEMENTS OF PHASES ONE THROUGH SEVEN OF
CH, A CONDOMINIUM

On Completion of Phase I (Building 1)

<u>Number & Type of Condo Unit</u>	<u>Interest each</u>
bath	1/12

It is anticipated that the condominium will be
in seven phases of one building for each phase. There
is no obligation on the developer to amend the declaration to
amend or any part of Phases II, III, IV, V, VI, or VII.

On Completion of Phase II (Building 2)

<u>Number & Type of Condo Unit</u>	<u>Interest each</u>
12-2 bdrm/2 bath (Bldg. 2)	1/24

On Completion of Phase III (Building 3)

<u>Number & Type of Condo Unit</u>	<u>Interest each</u>
12-2 bdrm/2 bath (Bldg. 3)	1/36

On Completion of Phase IV (Building 4)

<u>Number & Type of Condo Unit</u>	<u>Interest each</u>
12-2 bdrm/2 bath (Bldg. 4)	1/48

On Completion of Phase VII (Building 7)

<u>Number & Type of Condo Unit</u>	<u>Interest each</u>
12-2 bdrm/2 bath (Bldg. 7)	1/60

On Completion of Phase V (Building 5)

<u>Number & Type of Condo Unit</u>	<u>Interest each</u>
10-2 bdrm/2 bath (Bldg. 5)	1/70

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On Completion of Phase VI (Building 6)

<u>Number & Type of Condo Unit</u>	<u>Interest each</u>
8-2 bdrm/2 bath (Bldg. 6)	1/78

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