

TOPSAIL VILLAGE, A CONDOMINIUM
Walton County, Florida

MASTER ASSOCIATION REGULATIONS

The pleasantness of condominium living in a multi-family, planned development like "TOPSAIL VILLAGE" is greatly enhanced by a congenial atmosphere in which all owners have proper regard for the comfort of others. For this reason these rules and regulations have been adopted by TopSail Village Master Association, Inc. in order to assure owners and their guests that the Community Property operated and maintained by the Master Association will be properly used for the benefit of all those persons. All owners are requested to cooperate with the Management in seeing that the rules and regulations are observed.

The following words or phrases used herein shall have the following meanings:

"Board" means the board of directors of TopSail Village Master Association, Inc.

"Management" means a management company having a contract with the Master Association for the operation and management of the Community Property that is a part of TOPSAIL VILLAGE. For such time as there is no contract for management of the Community Property and the Master Association, the term "Management" shall refer to the member of the Board that has been appointed by the Board to oversee on behalf of the Board the operation of the Community Property and the Master Association. The appointment of such Board member shall be by majority vote of the Board.

"Master Association" means TopSail Village Master Association, Inc.

"TOPSAIL VILLAGE" (using all caps) means the planned development, a single complex, that includes TopSail Village, a condominium, and may include one or more developments which may be condominiums or other forms of multi-family or retail development.

Other capitalized terms used herein not otherwise defined shall have the same meaning as ascribed to them in the Community Property Agreement.

1. ADDRESS. Owners should designate their address as follows:

Unit No. _____
TopSail Village, a Condominium

Santa Rosa Beach, Florida 32459

2. CONDOMINIUM LIVING. Condominium living requires that each owner regulate the occupancy and use of his unit so as not to unreasonably or unnecessarily disturb any other owner in the occupancy and use of his unit. All owners are requested to use their units accordingly. Bear in mind that TOPSAIL VILLAGE is a planned development that will consist of both residential and business units. This juxtaposition can be expected to result in some conveniences, but also some inconveniences from time to time.

3. OWNERS AND GUESTS. The facilities of TOPSAIL VILLAGE are for the use and enjoyment of all owners of units in TOPSAIL VILLAGE, their guests and invitees.

4. USE OF TOPSAIL VILLAGE AMENITIES .

- (a) Sidewalks and Walkways. Any sidewalks and walkways that are part of the Community Property are for ingress and egress to and from units and shall not be obscured or blocked. This precludes the leaving of any articles in these areas, including baby carriages, bicycles, garbage cans, supplies, ice and milk containers. This prohibition is for the protection and safety of owners.

- (b) Roadways. The regulation of traffic and signage on, over and across the Community Property roadways within TOPSAIL VILLAGE is the

exclusive province of the Master Association. The Master Association has adopted a speed limit of 20 miles per hour, as posted with signs on the roadways. Other traffic measures may be adopted by vote of the Board of Directors of the Master Association.

5. CHILDREN'S ACTIVITIES. Children are welcome in TOPSAIL VILLAGE and there is no desire to restrict their normal activities. Nevertheless, they are required to observe the same restrictions that apply to adults. This precludes the playful use of Master Association equipment, the use of any Community Property for play areas, or any other conduct that will interfere with the quiet and comfort of the owners. Adult owners with whom children are living will be held responsible for the observance of these rules and regulations by the children.

6. SECURITY. All occupants will be responsible for their own security. Management will not be providing security officers, or other special security measures on the Community Property. All occupants are expected to keep the doors to their Units locked at all times; to report solicitors on the Community Property to Management; and to report any suspicious appearing persons or incidents to Management.

7. USE OF COMMUNITY PROPERTY.

(a) Equipment Failure. Equipment shall be used only for the purposes intended. Failure of any equipment shall be reported immediately to the Management regardless of the responsibility for maintenance in order that proper precautions may be taken to avoid damage of other equipment. Each unit owner shall be liable for all damage caused by misuse of equipment by the owners or guests of the owner's unit.

(b) Noise. In order to assure the comfort of all owners, the playing of compact discs, radios, televisions, stereos and musical instruments must not exceed a reasonable volume at any time. This applies to all public areas as well as inside units. Between the hours of 10:00 P.M. and 10:00 A.M. the volume shall be kept at a level that cannot be heard outside the unit in which located. All owners, their guests, and invitees shall refrain from any activity that would disturb other owners.

(c) Pets. The regulations with respect to pets under the Condominium Regulations are hereby made applicable to Master Property. The Master Association will accept the Condominium Association's records with regard to its Pet Regulations as compliance with the Master Association's Regulations with regard to pets.

(d) Use Restrictions. Owners are reminded of the restrictions upon the use of the condominium property that appear in the condominium documents for the particular development in which their unit is located. No nuisances shall be allowed nor any practice followed that is the source of annoyance to other owners or in violation of city, county, state or federal laws.

8. PARKING AREAS. Parking and parking areas within Master Property may be subject to regulations that are different from those adopted by TopSail Village Condominium Association, Inc. (the "Condominium Association") for the Condominium Property. However, until there is more than one development with overall TOPSAIL VILLAGE the parking and parking area regulations adopted by TopSail Village Condominium Association, Inc. (the "Condominium Association") are hereby made applicable to the Community Property within TOPSAIL VILLAGE, the same as if separately enacted by the Master Association.

9. MEETING NOTICES. A bulletin board will be located in a convenient location on the Community Property. Official notices will be posted there in compliance with Florida Statutes.