

Emerald Shores

Emerald Shores RULES:

Emerald Shores is under 24-hour surveillance.

1. Parking of any vehicle in the Cul-de-sacs or on the Emerald Shores Blvd is prohibited to ensure emergency vehicle access.
2. No boat, trailer, recreational vehicle shall be parked for any period of time or stored or otherwise permitted to remain on any Lot or common parking areas in the Emerald Shores Community.
3. Parking is allowed in driveways only and is restricted to the number of cars that can be parked within the home's driveway. Parking on the grass is strictly prohibited. Overflow parking is available at the pools and tennis court on a first-come, first serve basis. Parking permits must be displayed on the dashboard of all cars using the parking spaces. Please contact the community Association Manager for a parking permit.

Violations of the above rules could result in fines and towing at the owner's expense.

4. The Lots may be used for residential dwelling units and for no other purpose.
5. No structures of any kind shall be erected, altered, placed or permitted to remain on any of the platted Lots within the Property other than (1) one single-family dwelling, which may also include one separate garage or garage apartment, specifically approved by the Association; and (2) any other structure specifically approved in writing by the Association.
6. No trade or business or noxious or offensive trade or activity, in the sole opinion of the Association, shall be carried on or upon the Property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No garage shall at any time be used as a residence, temporarily or permanently.
7. No animals, livestock or poultry or any kind shall be raised, bred, or kept on any Lot, except that no more than two (2) pets may be kept, provided they are not kept, bred, or maintained for any commercial purposes. The Association reserves the right to require pets to be licensed.
8. No aerial masts, towers, satellite dishes, or antennas shall be placed or erected upon any Lot or affixed in any manner to the exterior of any dwelling or structure.
9. Observe the 15 mile per hour speed limit at all times.
10. Do not hang items of clothing and towels on balconies to dry.
11. No hammocks on house property

12. Maximum occupancy of the home is not to be exceeded as defined by Walton County Ordinances.
13. All trash must be in plastic bags, securely tied, and placed in the outdoor trash containers provided. ***Refer to the trash policy section***
14. All dog waste needs to be placed in provided dog stations in Emerald Shores when walking your dog.
15. Loud music and other disruptive noises are not permitted. Quiet Hours begin daily at **10:00 pm to 8:00 AM**.
16. Beach rules are posted at the beach. ***Refer to the beach rules section***
17. Pool rules are posted at each pool. ***Refer to the pool rules section***
18. Golf Cart rules for Emerald Shores. ***Refer to the Golf cart rules section***
19. Tennis/Pickleball Court rules for Emerald Shores. ***Refer to the Tennis/Pickleball Court rules section***
19. Armband policies. Each guest will be charged a fee for their stay, payable at the beach pavilion. ***Refer to the armband policy section***

Emerald Shores BEACH RULES:

All Beach Rules must be followed at all times:

- All dogs on the beach require a permit. Permitted dogs must be leashed, hours 3:30 PM to 8:30AM
Walton County Ordinance (Florida Statue 2022-02) Maximum penalty up to **\$500** enforced by
Walton County Sheriff's Office.
- Excessive noise is prohibited.
- Beach bonfires are prohibited by guests.
- Unlawful to pick sea oats
- No glass containers on the beach, per Walton County Beach Ordinance
- No tents are allowed on the beach.
- No walking on the dune

Emerald Shores POOL RULES:

All pool rules are posted onsite and must be followed at all times.

NO LIFEGUARD ON DUTY. SWIM AT YOUR OWN RISK

- Pool hours are 9 A.M. to 10 P.M.
- Shower before entering the pool
- Pool capacity should not be exceeded.
- A parent or guardian must supervise children.
- Babies are not permitted in the pool at any time without swim diapers.
- No smoking in the fenced pool area
- No food or beverage in the pool or on the pool wet deck. Commercially bottled water in plastic
bottles is allowed on the wet pool deck for pool patron hydration.
- No glass or animals in the fenced pool area
- No floats permitted in the pool.
- No running or rough play in the pool or pool deck
- Valid ID is required for Alcohol on the pool premises
- Family-friendly area; please respect others.
- Pool for residents and authorized guests
- No Diving at any time.

Emerald Shores GOLF CART RULES

All golf cart rules must be followed at all times:

- All rules pertaining to the operation of vehicles in Emerald Shores will also apply to golf carts. (i.e., obey speed limits, no parking on the street, use parking passes, etc.)
- Golf carts should be parked in the driveway or on a paved area that will accommodate a golf cart. These areas should be accessible without driving the cart over grass and/or natural areas.
- Golf carts will not be driven or parked on any non-paved area (e.g., grass, flower beds, natural areas, etc.)
- Electric golf carts will recharge with the recharging unit remaining on the cart. Recharging units will not be permitted on the driveways or in areas that are viewable from the street.
- At least one person on the cart must have a driver's license.

Violation of these guidelines may subject the owner to fines or possibly towing of the golf cart at the owner's expense.

Emerald Shores TENNIS/PICKLEBALL COURT RULES:

- Usage of the Tennis and Pickleball courts is at the individual's own risk.
- Court access operates on a first-come, first-serve basis and is limited to homeowners and their guests
- Court usage is limited to 1 hour for singles and 1.5 hours for doubles when others are waiting.
- Appropriate footwear is required, which includes tennis shoes or soft-soled shoes.
- Glass containers and alcoholic beverages are strictly prohibited on the courts. Additionally, smoking and vaping are not allowed in these areas.
- To maintain cleanliness, all users are expected to remove any trash upon exiting.
- Loud music that can be heard beyond the court's perimeter is not permitted.
- Animals are prohibited within the court area.
- Bicycles, roller blades, scooters, or skateboards are also not allowed in the enclosed area.
- Climbing on the nets or fencing is strictly forbidden, and all users are advised to refrain from

abusing the net or any other equipment. Abuse of the premises or equipment, or failure to adhere to these rules may result in fines or persecution.

- Staff members reserve the right to ensure that all participants are either Emerald Shores owners or their guests. Any visitors must be accompanied by a registered Emerald Shores owner or their guest in order to utilize the courts.
- The courts are open daily from dawn to dusk and are under surveillance.

Emerald Shores ARMBAND POLICY:

- Children 12 years of age and younger are not required to wear an armband.
- Guests will have to provide a lease agreement or an email confirmation of a lease to present to the security attendant with a valid id or photo of the lease and is taken with their smartphone.
- The armband policy will be in effect for the following date ranges and is subject to change based on need: March 12th to October 31st
- Guests are to check in with the attendant to obtain their armbands for their stay. Guests should wear their bands while at the pool areas, on the pavilion, and at the beach.
- A non-refundable fee will be collected from the guest at the time the set of bands are issued. This fee is credit card only. The fee of \$30 is a per-home fee, not per number of guests.

Emerald Shores TRASH POLICY:

Trash pickup services will be provided to each homeowner at three levels as defined below. Homeowners are responsible for communicating these guidelines to their property managers and guests and could be fined for failure to comply.

LEVEL ONE SERVICE

Trash pickup service will be provided at each home no less than two times per week or three times per week during busier times, or as determined appropriate by the management team. Homeowners shall provide a minimum of two containers with wheels per home. Larger homes may require additional containers. Guidelines for weekly trash pickup are as follows:

- All trash must be in tied trash bags. No loose trash will be removed from the trash bins.
- Bags cannot be more than 50 pounds
- Trash bins SHOULD NOT be moved to the street or curb. The service team will retrieve the trash during pickup days.
- Beach items such as boogie boards, toys and chairs are permitted to be thrown away as long as the items fit inside of a trash bag and not to exceed 50 pounds.

LEVEL TWO SERVICE

Due to operational limitations of our trash compactor, some items are not permitted in the weekly trash pickup service. Homeowners should arrange for a bulk trash pickup for the following items. Level Two service will be provided at a rate of \$35 per 6' load.

- Metal household items
- Larger household items that either cannot fit in a trash bag or weigh more than 50lbs
- Lawn debris
- Small household appliances
- Beach wagons and chairs
- Items not requiring more than one person to load into the container

LEVEL THREE SERVICE

This option is defined as a trash pick up service that requires two people to remove the item(s) greater than 50 lbs. This service must be scheduled with the management team and will be charged to the homeowner at the rate of \$50 per item.

- Furniture
- Mattresses
- Grills
- Patio Tables & Chairs
- Large Appliances
- Area Rugs

EXCLUSIONS

Items not allowed for any trash pick service level include: Paint, Oil, Batteries, Bulbs, Chemicals, Tires, Construction Equipment or debris.

Owners and their contractors are responsible for the disposal of construction debris and/or hazardous items