



NEW OWNER INFORMATION



ALYS

BEACH



Congratulations on your recent purchase and welcome to Alys Beach!

We are very pleased that you have chosen Alys Beach as your family beach home and look forward to seeing you and your family here creating great Alys Beach memories for years to come.

We have a great group of homeowners at Alys Beach who enjoy their special times while here and know that you and your family will feel right at home. Please know that we are here to assist you to make your ownership experience at Alys Beach enjoyable, and should you ever need anything or have questions, please feel free to contact Ben, Mary Kay, Robbie, or myself.

We maintain an owner database for Alys Beach and email owners quite often with updates about activities on property. This contact information will not be shared and is simply for our internal use and the use of the Alys Beach Neighborhood Association.

We look forward to seeing you soon at Alys Beach.

All the Best,

**Tom Dodson**  
**Vice President of Sales**  
**850.213.5500**  
**9581 County Hwy 30A**  
**Alys Beach, FL 32461**

## GET THE ALYS BEACH OWNER APP!

Search for "Alys Beach" in the Apple App and Google Play stores. Be sure to enable location services and push notifications for an elevated service experience and stay connected with Alys Beach! If you would like your dependents to have access to the app, please email [owner-updates@alysbeach.com](mailto:owner-updates@alysbeach.com).

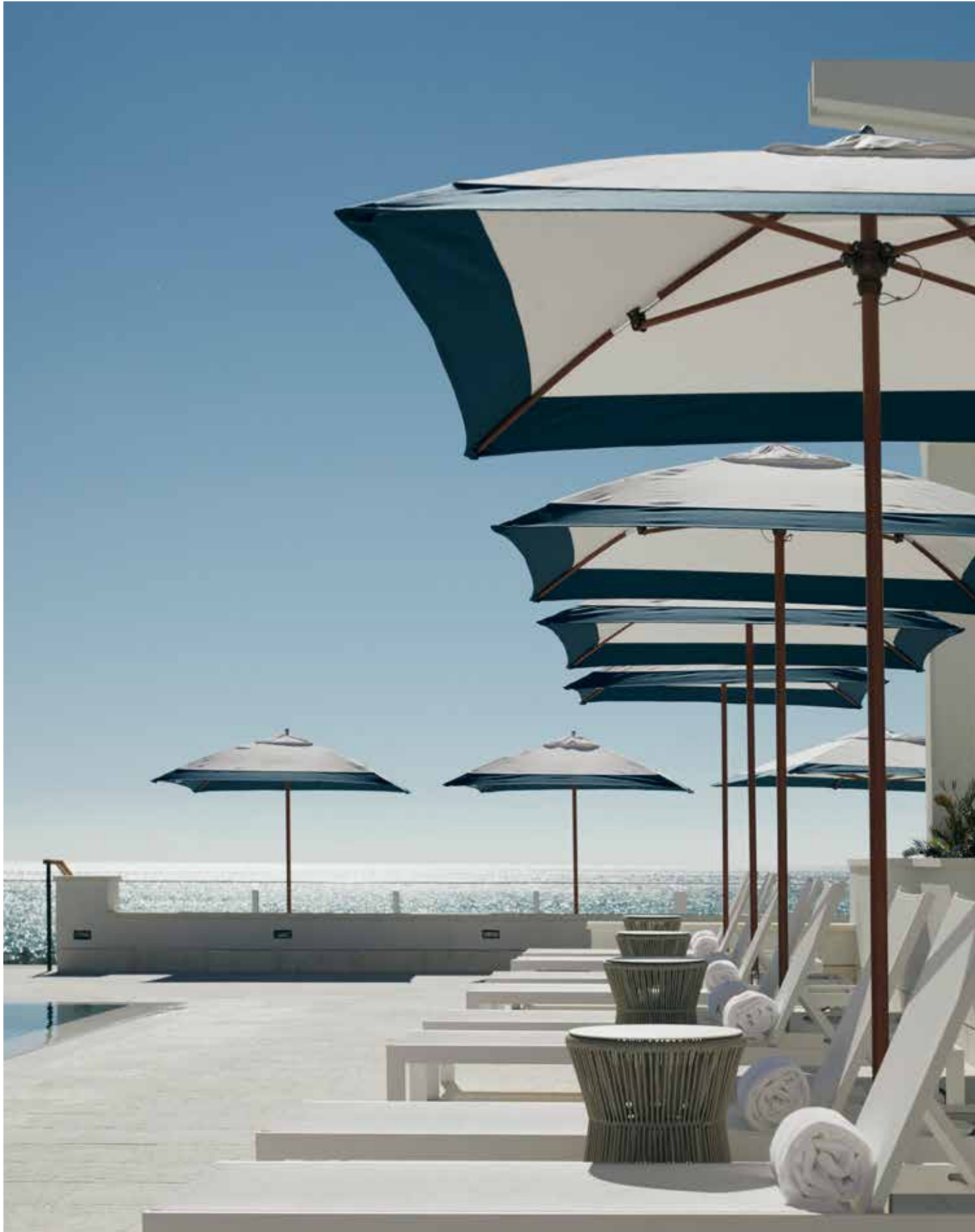
### YOUR CREDENTIALS

**Username:** *full owner # (lowercase)*  
• see examples  
**Password:** *last name (lowercase)*

### USERNAME EXAMPLES

**Primary Owner:** *ab01234*  
**Spouse:** *ab01234a*





**WELCOME TO ALYS BEACH!**

We hope you'll find this New Owner Directory useful as you become a resident — whether full time or part time — of Alys Beach. We are excited that you are here and encourage you to peruse the information included in this guide and reach out to us with any questions. More information, news and updates can be found within the Owner App. Again, welcome to Alys Beach — we are so happy you are here!

**BECOMING A NEW OWNER AT ALYS BEACH**

Additional questions about information included in this packet or becoming a new owner at Alys Beach? Please contact Betsy Hulsey, Closing Administrator and New Owner Welcome Contact, at [bhulsey@alysbeach.com](mailto:bhulsey@alysbeach.com) or 850.213.5543. Please send completed forms included in the back pocket to Betsy Hulsey.

**TABLE OF CONTENTS**

Helpful Contacts ..... 2-3

Amenity Access Card Program ..... 4-8

Frequently Asked Amenity Access Questions ..... 7-8

Additional Programs Offered by Alys Beach ..... 9

Additional Helpful Owner Information ..... 9

Golf Cart and Low Speed Vehicle Policy..... 10

Annual Beach Set-up Program.....10-12

Home Signage ..... 12

The Alys Foundation ..... 14

Easy Online Association Payments ..... 16

ABNA Rules and Regulations..... 17-23

All information included in this guide is subject to change.

## HELPFUL CONTACTS

We would love to hear from you. You can get in touch with us using any of the means below.

### ALYS BEACH

9581 County HWY 30A East · Alys Beach, Florida 32461

Toll Free: 866.732.1760 | Local Phone: 850.213.5500 | Email: info@alysbeach.com

### ALYS BEACH, BY DEPARTMENT

Owner Accounting . . . . . owneraccounting@alysbeach.com

Beach Club . . . . . 850.380.4531 | beachclub@alysbeach.com

Bike and Recreation Rentals . . . . . 850.213.5599 | bikeshop@alysbeach.com

Caliza Pool and Restaurant . . . . . 850.213.5700 | caliza@alysbeach.com

Construction . . . . . 850.213.5600 | abconstruction@alysbeach.com

Amenity Access . . . . . 850.213.5800 | amenityaccess@alysbeach.com

Town Operations . . . . . 850.213.5614 | townoperations@alysbeach.com

Guest Services | Vacation Rentals . . . . . 850.213.5555 | rentals@alysbeach.com

Housekeeping . . . . . 850.213.5546 | housekeeping@alysbeach.com

Human Resources . . . . . 850.213.5502

IT | Tech Support . . . . . 850.213.5580 | support@alysbeach.com

Marketing . . . . . marketing@alysbeach.com

Closings | New Owner Liaison, Betsy Hulsey . . 850.213.5543 | bhulsey@alysbeach.com

Owner Services Director, Bret Anthony . . . 850.213.5521 | banthony@alysbeach.com

Owner Services Manager, Amy Springer . . . 850.213.5708 | aspringer@alysbeach.com

Sales Center . . . . . **Toll Free** 866.744.9958 | 850.213.5500 | sales@alysbeach.com

Security . . . . . 850.699.3422 | security@alysbeach.com

Weddings | Events . . . . . **Toll Free** 866.481.8391 | 850.213.5510 | events@alysbeach.com

ZUMA Wellness Center . . . . . 850.213.5678 | zuma@alysbeach.com

### ALYS BEACH RETAIL, DINING MERCHANTS

Alys Shoppe . . . . . 850.213.5550 | alysshoppe@alysbeach.com

Caliza Restaurant . . . . . 850.213.5700 | caliza@alysbeach.com

Charlie's Donut Truck . . . . . 850.547.2960

The Citizen . . . . . 850.909.0702 | info@citizenalys.com

George's . . . . . 850.641.0017 | info@georgesatalysbeach.com

MAST . . . . . 850.909.0406 | mary@shopoutpost.com

NEAT Bottle Shop & Tasting Room . . . . . 850.213.5711 | neat@alysbeach.com

Raw & Juicy . . . . . 850.213.0043 | info@rawandjuicylife.com

Reli Title . . . . . 850.231.0991 | logles@reli.us

## HELPFUL CONTACTS

### RIZETTA & COMPANY

Community Association Management . . . . . 850.334.9055

### MEDICAL & EMERGENCY RESOURCES

#### Medical

Doc Smiley's Urgent Care, Seagrove . . . . . 850.231.1919

Emerald Coast Urgent Care, Inlet Beach . . . . . 850.588.1843

Publix Pharmacy, Ocean Park Pavilion . . . . . 850.233.4932

CVS Pharmacy, Carillon . . . . . 850.230.1434

Sacred Heart Hospital of the Emerald Coast . . . . . 850.278.3600

Bay Medical Hospital . . . . . 850.769.1511

#### Emergency

Walton County Sheriff's Office . . . . . 850.892.8186

South Walton Fire Department . . . . . 850.267.1298

### UTILITIES

Electricity (Gulf Power) . . . . . 800.225.5797

Natural Gas (Okaloosa Gas) . . . . . 850.729.4700

Water & Sewer (Regional Utilities) . . . . . 850.231.5114

WOW Cable/Internet/Phone (Residential, Jennifer Thayer) . . 850.867.1698 | 850.215.1870

WOW Cable/Internet/Phone (Condominiums, Michelle Zenone) . . . . . 850.867.5634

### LOCAL LANDSCAPE AND POOL CONTRACTORS\*

#### Rip's Professional Lawn Care

511 North Highway 79, Panama City Beach, FL 32413 . . . . . 850.233.6396

#### Shipes Landscaping

435 South County Road 393, Santa Rosa Beach, FL 32459 . . . . . 850.267.1203

#### Holiday Beach

17614 Ashley Drive, Panama City Beach, FL 32413 . . . . . 850.819.1854

#### The Pool Keepers

PO Box 1028, Santa Rosa Beach, FL 32459 . . . . . 850.865.2018

\* Unless your home is on the rental or property inspection program, you must coordinate access with your landscape maintenance provider.

\*\* All homes on the Rental Program must use Alys Beach Department of Engineering for pool maintenance.

## AMENITY ACCESS CARD PROGRAM

### CHARGING PRIVILEGES AT ALYS BEACH AMENITIES

Once you have been issued an Amenity Access Card and have established charging privileges, you will be able to charge to the following Alys Beach-owned amenities throughout town:

- Caliza Pool and Restaurant
- ZUMA Wellness Center
- The Alys Shoppe
- Recreation (beach chairs/umbrellas, bike, paddle board, kayak rentals)
- NEAT Tasting Room and Bottle Shop
- The Beach Club

### AMENITY ACCESS CARDS

There will be six access card types:

- Owners—White card, includes name and photograph
- Owners' Family (staying in Owners' home)—White card with dark blue stripe on bottom, includes name and photograph
- Owners' Guests (staying in Owners' home)—White card with light blue stripe, includes name and photograph
- Day Guests—White card with two light blue stripes
- Rental Guests—Dark Blue card, includes name
- ZUMA Members—White card with gray letters, includes name and photograph

Cards should be picked up at Owner & Guest Services at 60 McGee Drive in Alys Beach. For assistance with activating Amenity Access Credentials, please contact us.

Email: [Amenityaccess@alysbeach.com](mailto:Amenityaccess@alysbeach.com) | Phone: 850.213.5800

### USE POLICIES FOR THE BEACH CLUB, CALIZA, ZUMA AND THE BEACH

#### Definitions:

- Owner is defined as: "Owner" is the record owner, whether one or more persons or entities, of fee simple title to any Parcel
- Owners' Family is defined as: Spouse, parents, in-laws, children, children's spouses, grandchildren (vertical family)
- Owners' Guest is defined as: Guests are those not considered to be within the Owners' Family.
- Everyone must have an amenity access card to access all amenities (age 6 and above). Those under 6 are counted in the total numbers.
- Those 14 years of age and older may utilize the The Beach Club, Beach and Caliza unaccompanied (Owners' family). Those under the age of 14 must be accompanied by an adult (16 years of age and older).
- Those 16 years of age and older may utilize ZUMA unaccompanied. Those under the age of 16 must be accompanied by a parent or Owner.
- Unaccompanied Owners' Family can use The Beach Club, Caliza, ZUMA and the beach when staying in the Owners' home.
- Owners' Family and Owners' Guests can register for a period not exceeding 30 days unless proof of residency is provided.
- Parents are responsible for their children's behavior throughout the entire facility.





## AMENITY ACCESS CARD PROGRAM

### Use Policies for the Beach Club:

- Owners' Family (only while staying in the Owners' home) may go to the Beach Club without the Owner (unaccompanied), not to exceed 6. Owners' Family may not take guests to the Beach Club.
- Owners may take up to 4 Guests (only while staying in the Owners' home) to the Beach Club (accompanied).
- The total number of Owners' Family and Owners' Guests visiting the Beach Club (all while staying in the owners' home) is 6 with no more than 4 (of the 6) being Guests.
- In the evening at 5:00 pm, the Owner may bring up to 2 Guests for drinks or dinner on the Sunset Terrace that are not required to be staying in the home (using your Day Guest cards previously issued to you). Combined total of Owner's Family and Owner's Guests shall still not exceed 6 (not including the Owners).
- Children (under the age of 16) must be accompanied by a parent or another Owner to visit the 3rd floor of the Beach Club (including the lounge area and the Sunset Terrace Bar).
- Combined total of LLC Owners' Family and LLC Owners' Guests (including day guests) with access to the amenities per day; not to exceed 6 (not counting owner(s)).

### Use Policies for Caliza, Zuma and the Beach:

- Unaccompanied Owners' Guests can use Caliza, ZUMA and the beach when staying in the Owners' home.
- Day Guests are permitted but must be accompanied by an Owner at all times when visiting Caliza, ZUMA or the beach. Day Guests will not have charging privileges.
- Combined total of Owners' Family and Owners' Guests (including day guests) with access to the amenities per day; not to exceed 12 (not counting owner(s))
- Combined total of LLC Owners' Family and LLC Owners' Guests (including day guests) with access to the amenities per day: not to exceed 12 (not counting owner(s))

### AMENITY ACCESS HOURS

Gates/accesses will be attended by trained staff during the following hours:

- Beach (Gulf Green, Turtle Bale Green) 9 a.m. to 5 p.m. daily (seasonal)
- Beach Club, see Beach Club section for details
- Caliza 9 a.m. to 5 p.m. daily
- ZUMA Monday-Friday 6 a.m.-7 p.m., Saturday and Sunday 7 a.m.-6 p.m.  
\*Hours may change due to season.

To access these amenities, if over the age of six, you must present Amenity Access Credentials at each time of entry.

After hours, your card's RFID will allow you access to the Beach by swiping at point of entry.

### FREQUENTLY ASKED AMENITY ACCESS QUESTIONS

#### How will I receive my Amenity Access Cards?

Owners will receive a link to complete their amenity access forms (to include photo submission) for themselves and their family (see user definitions). Once the link has been filled out, Owner Accounting will contact you for your credit card information. \*\*Please note Owner Accounting business hours are Monday-Friday 8:00 a.m.-5:00 p.m. 2-3 business days are required for processing. The Amenity Access department will contact you when your cards are ready for pick up.

## AMENITY ACCESS CARD PROGRAM

### Do Owners need to activate their cards?

No, Owners' cards will be activated all the time.

### Do I need to activate Owners' Family cards?

Yes, Owners' Family cards (which will be permanent cards that your family keeps) must be activated to access the amenities for the time that your family is staying on property (not to exceed 30 days).

### How do I activate cards?

You can have your cards activated by calling Amenity Access at 850-213-5800, or emailing [amenityaccess@alysbeach.com](mailto:amenityaccess@alysbeach.com). Cards are automatically turned off on the end date (not to exceed 30 days).

### If my family is staying in my home, can they use the amenities without me?

Yes, if they are registered as Owner's Family, and their card is activated, they may use the amenities without the Owner being present.

### How many people can use the amenities per day?

A combined total of 12 (Owner's Family, Owner's Guests, and Day Guests ) can use the amenities per day (not including the Owner(s)).

### Is there a charge for the cards or replacement cards? No

### Is there a charge for guests? No

### Can I bring guest(s) with me to amenities if they are not staying in my home?

Yes, each Owner (property) will be given 4 Day Guest cards (photos will not be required for Day Guests).

### How do I register guests staying in my home?

By completing and submitting the registration form to Guest Services, preferably 2 weeks in advance of guests arriving on property. Once guests arrive, they can pick up their cards from Guest Services.

### How will Guest Services know if an email request for card activation is from the owner?

The request must come from the email account registered to the request Owner at the time of amenity access.

### Does everyone who enters Caliza, ZUMA, or a Beach access need an Amenity Access card?

Yes, if you are 6 years old and above.

## USER DEFINITIONS

- Owner is defined as: "Owner" is the record owner, whether one or more persons or entities, of fee simple title to any Parcel.
- Owners' Family is defined as: spouse, parents, in-laws, children, children's spouses, grandchildren (vertical family).
- Owners' Guest is defined as: Guests are those not considered to be within the Owners' Family.
- Day Guest is defined as: A guest not staying with you on property, but one you would like to invite to accompany you to amenities for the day only.

## ADDITIONAL PROGRAMS OFFERED BY ALYS BEACH

- Rental Program
- Property Inspection Program
- HVAC Maintenance Program

For information on these programs, please contact Bret Anthony, Director of Owner & Guest Services, at [banthony@alysbeach.com](mailto:banthony@alysbeach.com) or 850.213.5521; or Amy Springer, Owner Services Manager, at [aspringer@alysbeach.com](mailto:aspringer@alysbeach.com) or 850.213.5708.

NEAT is now offering a beverage service to Homeowners. Owners need to contact NEAT for more information.

## ADDITIONAL HELPFUL OWNER INFORMATION

### MAILBOXES

The United State Postal Service will NOT deliver directly to your home. Please contact Town Operations to set up a mailbox. Mailboxes are located on the corner of North Charles Street and Fonville Court. \*USPS requires a mailbox to deliver Amazon or other packages. A note will be left if the package is too big. Please empty mailboxes every 15 days to avoid mail being returned to the Panama City Beach U.S. Post Office.

### PACKAGES AND DELIVERIES

All individual personal packages from FedEx, UPS, or competitive type of service, will be delivered directly to your residence. For condominium owners, there will be a receptacle in each building's lobby where owners can pick up packages.

### TRASH CAN AND TRASH PICK UP

- Pick up is on Tuesdays and Fridays
- The trash can is a Continental Commercial Product, 5850 BK Tilt-n-Wheel square trash can with hinged lid, black, 50 gallons
- Alys Beach Engineering can purchase and install your trash can and will charge your owner charge account
- 1 to 2 cans are allowed depending on space allocated

### PETS

- Owners with pets are responsible for picking up pet waste.
- Pets must remain leashed at all times.
- If you wish to take your dog on the beach, Walton County requires all dogs to have a Dog Beach Permit and be registered at the Walton County Permitting Office on Hwy 331. You will need proof of property ownership and your dog's updated shot records in order to obtain the permit.

## ALYS BEACH GOLF CART AND LSV POLICY

During the Summer of 2014, Alys Beach management distributed a policy to regulate the use of golf carts and low-speed vehicles (LSVs). The policy outlined the registration process, operation, storage, parking and charging requirements. The policy also defined a date, December 31, 2018, at which time golf carts and LSVs would no longer be allowed on site at Alys Beach.

The language below summarizes the current policy from our adopted Rules and Regulations which are validly enacted by the Alys Beach Neighborhood Association (ABNA) and shall be enforced as part of the governing Declaration. "Golf carts and low-speed vehicles (LSVs) are no longer allowed at Alys Beach. A low-speed vehicle is a legal class of 4-wheel vehicles that have a maximum capable speed typically around 25 mph and have a minimum capable speed that allows them to travel on public roads. Notwithstanding the foregoing, the ABNA, Founder and their agents and employees shall be allowed to operate golf carts/LSVs as necessary in the performance of their duties and responsibilities." Please note that Mokes are included in the definition of LSVs and are not allowed at Alys Beach. This policy also applies to rental guests and we are stepping up our compliance efforts in this area as well.

The vision for Alys Beach has been carefully crafted to celebrate the public realm of streets, parks, and pedestrian paths. Streets are well connected, nestled by buildings and softened by landscapes, making walking and bicycling safe and pleasant. We've banned carts and LSVs for these reasons, but also because we do not have the physical room for them and the town makes no accommodations for them.

## 2021 ANNUAL BEACH SET-UP PROGRAM

### PROGRAM DETAILS AND POLICIES

- One Beach Set Up Includes: Two chairs, one cocktail table, one umbrella
- Annual Package: \$1200 per set-up (Mar. 1, 2021-Feb. 28, 2022)
- Daily Rate: Daily Rates on Owner App, with 10% discount

Annual Pricing is available for up to two beach set-ups per household. Any additional beach set-ups will be charged using Daily Rate (with owner discount) pricing. Upon receipt of the registration form, your Owner Account will be charged accordingly. Those of you who remained active on the 2020 program and sign up for the 2021 will be billed \$1200 (\$100 a month) in May which includes March and April of this year. Those who did not participate in 2020 but sign up for 2021 will be billed \$1000 for ten months, beginning in May. We will send a renewal reminder and form out in January of 2022. New owners purchasing homes throughout the year will be billed a partial-program rate depending on when they choose to join the program.

### RESERVATIONS

Advance reservations for beach set-ups are highly recommended and can be made by using the Owner App, emailing [recreation@alysbeach.com](mailto:recreation@alysbeach.com) or calling Recreation at 850.213.5599 at least 48 hours in advance, if possible. Without advance reservation, there can be no assurance that a beach set-up will be available, even to Owners who have purchased an Annual Package. Your annual sets are not automatically set out every day throughout the year.

## 2021 ANNUAL BEACH SET-UP PROGRAM

When making a reservation, you may now request which boardwalk location you would like to use to access your beach chairs, as well as include notes or comments. We will do our very best to give you the most favorable location, however, we cannot guarantee that it will always be in the first row.

Please be aware that we may be fully committed for beach chairs during peak periods thus we will require reservations for:

- May 27-31, Memorial Day Weekend
- July 1-10, Week of July 4
- September 2-6, Labor Day Weekend
- November 20-27, Week of Thanksgiving
- December 24-January 3, Week of Christmas/New Years

A limited number of beach set-ups may be available on a "walk-up" basis, but only to the extent equipment inventory is not otherwise in use or subject to a reservation at the time of the "walk-up."



Advance reservations for beach set-ups will be accepted beginning 30 days in advance. Owners may reserve beach set-ups for no more than 14 days at one time. Due to the number of homeowners and the number of beach set-ups in use daily, requests for beach set-ups to be placed at a specific location on the beach cannot be guaranteed.

### USE

Beach set-ups reserved through the annual program are for the exclusive personal use of the Owner. Should the Owner wish to transfer use to the Owners' Family or Guests of Owner staying in the Owners' home, these persons must have been issued Amenity Access cards through our Amenity Access department. Transfers must be requested by the Owner via Owner App, phone or email 48 hours in advance - we ask that you include that note in the Comment section during the Reservation Request process. All beachgoers must use their Amenity Access cards to enter the beach and to use beach chairs.



## 2021 ANNUAL BEACH SET-UP PROGRAM

### NO-SHOW AND CANCELLATION POLICIES:

Please email [recreation@alysbeach.com](mailto:recreation@alysbeach.com) or call Recreation at 850.213.5599 to let us know as soon as you know you will not be using your set-up, preferably within 24 hours. An owner who reserves, but does not use or cancel their beach set-up(s) by 2 pm, will be charged an additional set-up fee per set of \$45.95 (owner setup of \$40.50, additional taxes and fees, plus a 20 percent gratuity) for each day they do not show.

### WEATHER

If we are not able to set up on the beach due to inclement weather or high tide, you will not be charged the no-show fee.

*All rental policies and practices are subject to change depending on availability, weather conditions and other circumstances per our discretion.*

## HOME SIGNAGE

Inspired by the beautiful etched stone signage of small European towns, we have designed a 12-inch x 12-inch plaque that can be personalized (see signage samples below) and installed on your home.

We have also located a vendor who can purchase the stone, etch it, and install it on your house. We would like to request that you use this specific vendor due to the installation requirements, specifically with respect to sealing any holes made in the stucco when your sign is affixed to your house.

The vendor is David Higgs with Meridian Workshops. He has had a long working relationship with Alys Beach and has been responsible for most of the signage you see on site. We have worked with David to set up a template for homeowners to complete and we would request that you communicate directly with him to complete this form and to schedule your installation. David's email is [dhmeridian@gmail.com](mailto:dhmeridian@gmail.com), and his phone number is 850.830.5380.

The cost for the signage would be approximately \$450 with your choice of the following materials:

- 12" x 12" Indiana Limestone in 1 1/2" thickness; or
- 12" x 12" Dominican Shellstone in 1 3/4" thickness.



Limestone Sample

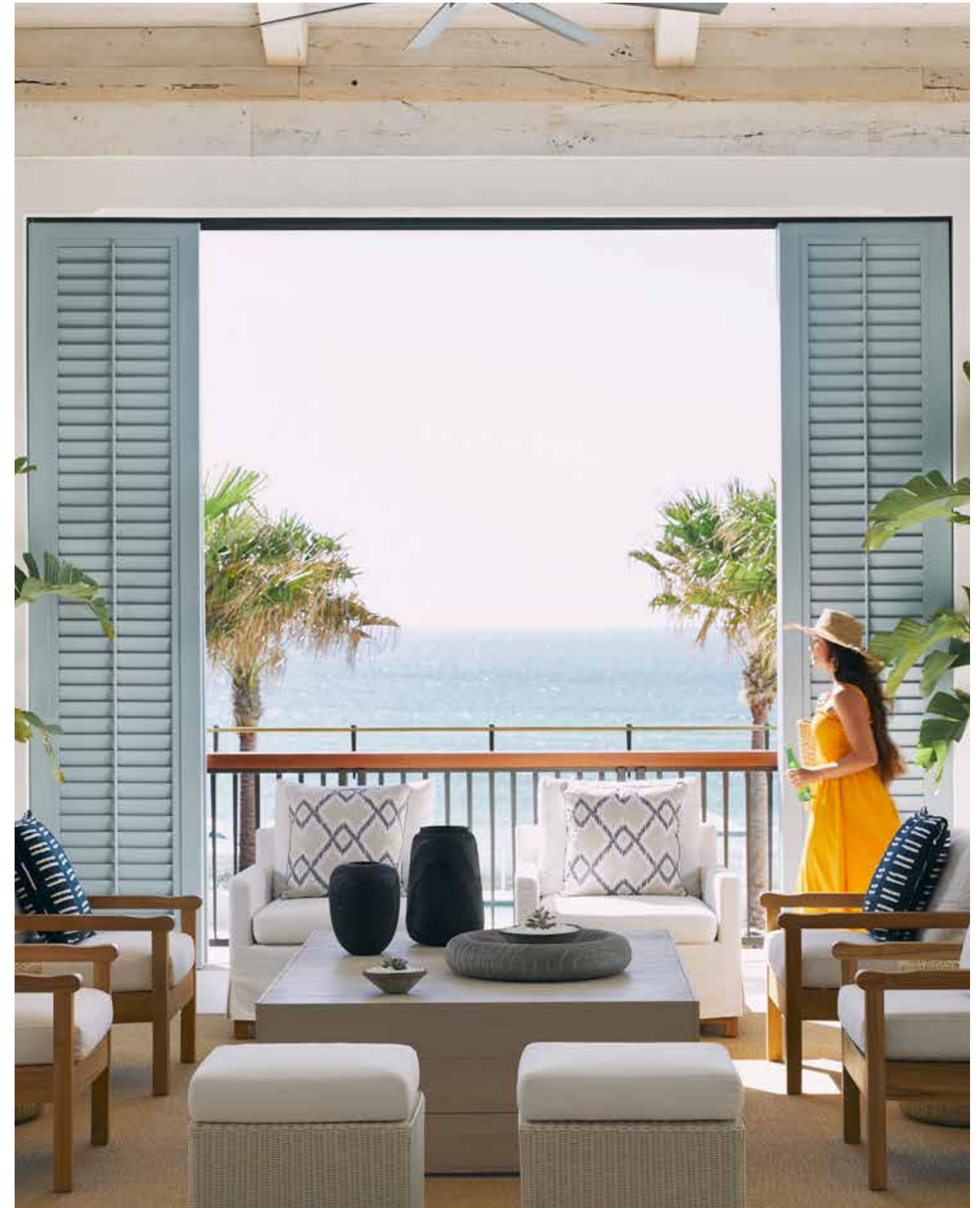


Shellstone Sample

*You can use any name you like. You can use a design etched on the 12" x 12" stone, or a number, or a combination of both if you like. The bolts are bronze so there should be practically no staining on the walls (it does not oxidize like copper or rust like steel).*

We think that these signs would be a beautiful addition to your house and are happy to consult with you if you have any specific questions. Please feel free to contact the Office of the Town Architects at [partner@khouryvogt.com](mailto:partner@khouryvogt.com) or by phone at 850.502.4370. Examples of the product can be seen at the Mera Building by appointment only.

*Please note: Under no circumstances is this sign mandatory — you can choose to not put up a sign.*



## THE ALYS FOUNDATION

The Alys Foundation, a 501(c)(3) nonprofit organization, was established with the intention of providing funding to sustain the long-term community values of Alys Beach. The funds from The Alys Foundation are used to enhance the experiences of families as well as preserve and enhance the quality of life of our community members. While The Alys Foundation primarily focuses on the town of Alys Beach through facility, environmental, cultural, and educational programs, it also dedicates funding for initiatives and local nonprofits focused on the Walton County community at large. The Foundation continues to encourage community each year by hosting the Digital Graffiti Festival, 30A Wine Festival, Sinfonia Goes Pop, and Alys Beach Crafted. The Alys Foundation is proud to represent Alys Beach and serve Walton County with funds that are thoughtfully and carefully allocated for the betterment of our community as a whole.

With your purchase of a home or homesite in Alys Beach, a portion of the sale is dedicated to The Alys Foundation. This gift is a tax-deductible contribution to the building of a strong, defined culture within the community of Alys Beach, and also in support of the larger surrounding community. The Alys Foundation funds the procurement of the outdoor sculpture and artworks woven throughout the community, adding whimsical elements that connect with the natural elements and the architecture, and integral to the overall master plan of the community to create pause and engagement. Likewise, the events underwritten by The Alys Foundation activate the town spaces and engage the community in artistic, beautifully choreographed moments of celebration and connection. From special holiday celebrations, festive themed dinners and tastings, casual outdoor live music and theatrical performances, and seasonal activities where families and children experience hands-on arts and crafts activities, to the full-production signature events featuring culinary and beverage arts, live music performances, finely curated displays of craftsmanship, and interactive projections of artworks by international artists, the events programming at Alys Beach is designed to strengthen ties and celebrate A Life Defined. As a sponsor in the efforts of The Alys Foundation, you will enjoy the benefit\* of complimentary tickets to Digital Graffiti at Alys Beach, premium access to tickets for all other Alys Foundation signature events, and access to special events hosted exclusively for Alys Beach homeowners.

Not only does your contribution provide funding for our arts procurement and cultural programming here in Alys, but it also provides funding for charitable services within Walton County. The Alys Foundation partners with local, non-profit, community service organizations to provide medical and dental services for the underserved, food for the food insecure, shelter and care for animals in need, arts programming for the greater Walton County area, relief and aid at times of natural disaster, and much more. As a core function, The Alys Foundation extends the reach of Alys Beach to aid and support the larger surrounding community.

The Alys Foundation is grateful for your contribution, and for the opportunity to welcome you into the fold of Alys Beach. For information on the events underwritten by The Alys Foundation, arts procurement, the organizations that receive support from The Alys Foundation, and mission and contact information, please visit The Alys Foundation website.

*\*Terms of ticket distribution subject to change*



## EASY ONLINE ASSOCIATION PAYMENTS

### How do I make my association payment online?

You can make your association payment online through BB&T's website at BBT.com/Payments and clicking the Pay Now link.

### What type of payments do you accept?

- Pay by debit or credit card. Make a one-time payment using your Visa®, MasterCard®, American Express®, or Discover®.
- Pay by eCheck. Make a one-time electronic funds transfer by ACH debit from your checking or savings account at a U.S. financial institution.
- Enroll in Association Pay (ACH) online. Enroll in Association Pay to authorize recurring electronic funds transfers by ACH debit from your bank account at a U.S. financial institution.

### Is there a fee for making my association payment online?

A convenience fee is charged for processing your payment online by credit or debit card. For payments made online by credit card, a convenience fee of 2.95% of the transaction amount is charged. For payments made online by debit card, a flat \$4.95 convenience fee is charged per transaction.

No convenience fee is charged when a payment is made online by eCheck or to enroll online in Association Pay.

### What information is needed to make my payment online?

You need to provide your bill pay account number and your unit or serial account number. Please refer to your existing coupon or statement for the required information.

### What type of receipt will I receive?

When you submit your payment online or your Association Pay enrollment, a receipt page appears confirming your transaction. Print this screen for your records.

### When is my payment processed?

- Payments online by credit/debit card are processed the next business day.
- Payments online by eCheck, can take up to four business days to process.
- Payments by Association Pay (ACH) are debited on the third of the month. If the third falls on a weekend or holiday, payments are debited on the next business day. Ask a BB&T Association Services representative for more information about the Association Pay service.

### Is there a maximum payment amount on the Online Payment System?

The maximum payment amount is \$10,000 for a single credit/debit card payment transaction and \$20,000 for a single eCheck payment transaction. Multiple separate online payments can be submitted toward the same obligation, however, each separate payment transaction will incur a convenience fee if applicable.

For information about making payments online, call BB&T Association Services at 727.549.1202 or toll free at 888.722.6669.

## ALYS BEACH NEIGHBORHOOD ASSOCIATION RULES AND REGULATIONS

The Rules and Regulations are referenced in the recorded Alys Beach Neighborhood Association ("ABNA") documents. See Declaration of Covenants, Conditions and Restrictions For the Neighborhood at Alys Beach, as amended and restated ("Declaration"), Book of Operating Principles For The Neighborhood At Alys Beach, as amended and restated ("Operating Principles"), Exhibit C, Chapter 2, Community Life, Safety, Appearance and Nuisances, Pets, Rules and Regulations and Enforcement. The Board will review the Rules and Regulations regularly and amend them as needed to make all decisions necessary for the operation of the Neighborhood Association, the care of the Commons and the enforcement of the covenants outlined in the Master Declaration, as amended from time to time. Definitions of terms or phrases set forth within the Declaration of Operating Principles shall apply to these Rules and Regulations.

### THE FOLLOWING RULES AND REGULATIONS APPLY TO ALL AREAS OF ALYS BEACH:

**Bonfires:** Open flame fires are not permitted within the Commons or any Public Areas without prior written consent of the ABNA. The beaches are governed by Walton County and Alys Beach Management must secure a permit for all bonfires. All beach bonfires will be organized through Alys Beach Recreation. The phrase "Public Areas" when used in these Rules refers to general public areas of Alys Beach that may or may not be included in the Commons, such as restaurants, stores, pool, and athletic, event or entertainment facilities.

**Curfew for Minors:** Persons under the age of sixteen are not allowed outdoors on the Commons or Public Areas of Alys Beach after 11:00 p.m. unless accompanied by an adult.

**Use of Beach:** The Beach shall be kept in a neat, clean, attractive and orderly condition at all times. All umbrellas, towels, or other personal property remaining on the beach at nightfall will be disposed of as trash each evening as per Walton County Ordinance No. 2016-16.

**Overnight Camping:** Camping overnight shall be prohibited on the Beach, the Commons, or Private Areas except with prior written consent of the Board.

**Quiet Time:** Quiet time in Alys Beach is 10:00 pm to 6:00 am. Excessive noise or violation of the Walton County Noise Ordinance between 10:00 pm and 6:00 am is prohibited. See Walton County Ordinance No. 2014-16. Founder has the right to extend or modify these times for the purpose of select community events.

**Nuisances, Unlawful Use:** Alys Beach is a family friendly community and, as such, expects everyone to behave in an appropriate manner, as such behavior may impact owners or guests in commons, public areas and/or neighboring properties.

Please refrain from the use of profanity or obscene gestures.

Loud, disruptive, immoral, offensive, threatening or inappropriate behavior or conduct—also including any such behavior that disturbs or impacts neighboring properties, owners or guests—is not acceptable and will be deemed to be a violation of these Rules and Regulations.

No nuisance or unlawful use or behavior shall be permitted to exist, including, but not limited to: illegal possession or dealing in controlled substances, public intoxication, voyeurism, vandalism, excessive noise, profane language, lewd and lascivious conduct, public nudity, trespassing on private property, pets or devices causing a nuisance, any physical violence, and any other language or conduct that disturbs the peace or comfort of other Owners or Guests or could injure the reputation, dignity, or standing of Alys Beach. The Board may from time to time define and determine unacceptable uses and nuisances. Excessive noise as determined by the Board is an example of a nuisance.

The ABNA reserves the right to refuse service or access to the Beach, the Commons, Public or Private Areas, or any Alys Beach facilities, restaurants, or food or beverage outlets, in the event any Owner or Guest violates any rule or regulation herein.

## ALYS BEACH NEIGHBORHOOD ASSOCIATION RULES AND REGULATIONS

The ABNA reserves the right to fine and to restrict, suspend, and/or revoke any Owners' or Guests' use of the Commons for any violation of these Rules and Regulations pursuant to the Enforcement provisions contained in the Declaration and Operating Principles.

All laws, ordinances, building codes, orders, rules, regulations, Alys Beach Design Code or requirements of any governmental agency shall be complied with, by and at the sole expense of the Owner or Guest, as applicable.

**Common and Public Area(s) Use:** The intent of this policy is to differentiate formal gatherings from informal ones. Any Owner can use the Commons and Public Areas of Alys Beach for informal gatherings providing these gatherings do not meet the requirements below of a Formal/Organized event and do not violate any other use policies.

Formal gatherings of any size requiring invitations and/or the use of a third-party vendor for Entertainment, Set Up, or Food and Beverage are required to be coordinated through the Alys Beach Events department and may include at Owner's or Guest's expense, without limitation: site fee, security services, administration fee, security deposit, event insurance, clean-up services fee, license or use agreement, and defining number of persons and hours of the event.

All formal gatherings held in Alys Beach Commons and Public Areas must be reserved through the Alys Beach Events department to ensure proper coordination with Security, Landscaping, Housekeeping, and Maintenance and to ensure the space is ready prior to the event and properly cleaned afterwards.

If an Owner hosts a dinner or gathering within their home and the gathering casually migrates to a Commons Area within the community, no coordination shall be required by Alys Beach. However, all such activities are subject to the ABNA rules and regulations and behavioral standards. Alys Beach Security has the right to monitor the event accordingly.

Alys Beach maintains preferred vendor relationships for specific services. These vendors have been vetted and selected based on quality of products and services offered, their understanding and ability to operate inside of the Alys Beach community properly with regard to appearance and behavior of staff, care for Alys Beach property, and respect for the Alys Beach Community. Further, all approved vendors have provided proper insurance documentation and acknowledge and prescribe to all operating guidelines set forth by Alys Beach Management. The ABNA requires that all vendors providing services outside of private residences, be on the approved vendor list, or subject to meeting the established requirements. Alys Beach Management reserves the right to approve those vendors that are not on the approved vendors list.

Owner shall indemnify, release, defend, save and hold harmless Founder and ABNA, its affiliates and their respective successors, assigns, officers, directors and employees (collectively "Indemnitees") from and against any and all claims, demands, losses, settlements, obligations, liabilities, damages, recoveries, deficiencies, costs and expenses, of any kind and nature, including, but not limited to, interest, penalties and attorneys' fees and disbursements (even if incident to any appeals) which indemnitees at any time incur or suffer by reason of (a) any injury to or death of any person, or damages to or loss of property, or any other thing occurring on or about any part of the Alys Beach, or in any manner growing out of, resulting from or connected with the use, condition or occupancy of the Site Location if caused by any negligent or wrongful act or omission of Owner or its agents, contractors, licensees, invitees or any other person or entity for whose conduct Owner is legally responsible; (b) use of the Site Location by Owner; or (c) violation of or failure to observe or perform any condition, provision or agreement on Owner's part to be observed or performed hereunder. Provided, however, that any such Owner shall not be responsible for indemnifying any individual Indemnitee for his, her or its own intentional misconduct.

## ALYS BEACH NEIGHBORHOOD ASSOCIATION RULES AND REGULATIONS

### Use Policy for Caliza, ZUMA and the Beach

Definitions:

- Owner is defined as: "Owner" is the record owner, whether one or more
- persons or entities, of fee simple title to any Parcel
- Owners' Family is defined as: Spouse, parents, in-laws, children, children's
- spouses, grandchildren (vertical family)
- Owners' Guest is defined as: Guests are those not considered to be within the Owners' Family.

Use Policy for Caliza, ZUMA and the beach:

- One use policy year-round
- Everyone must have an amenity access card to access all amenities (age 6 and above)
- Those 14 years of age and older may utilize the Beach and Caliza unaccompanied. Those under the age of 14 must be accompanied by an adult (16 years of age and older).
- Those 16 years of age and older may utilize ZUMA unaccompanied. Those under the age of 16 must be accompanied by a parent or Owner.
- Unaccompanied Owners' Family can use Caliza, ZUMA and the beach when staying on property.
- Unaccompanied Owners' Guests can use Caliza, ZUMA and the beach when staying on property.
- Day Guests are permitted but must be accompanied by an Owner at all times when visiting Caliza, ZUMA or the beach. Day Guests will not have charging privileges.
- Combined total of Owners' Family and Owners' Guests (including day guests) with access to the amenities per day: not to exceed 12 (not counting owner(s))
- Combined total of LLC Owners' Family and LLC Owners' Guests (including day guests) with access to the amenities per day: not to exceed 12 (not counting owner(s))
- Owners' Family and Owners' Guests can register for a period not exceeding 30 days unless proof of residency is provided.

Use Policy for the Beach Club:

- The Owners may utilize the Beach Club at any time.
- Owners' Family (only while staying in the Owners' home) may go to the Beach Club without the Owner (unaccompanied), not to exceed 6. Owners' Family may not take guests to the Beach Club.
- Owners may take up to 4 Guests (only while staying in the Owners' home) to the Beach Club (only when accompanied by owner).
- The total number of Owners' Family and Owners' Guests visiting the Beach Club (all while staying in the owners' home) is 6 with no more than 4 (of the 6) being Guests.
- In the evening at 5:00 pm, the Owner may bring up to 2 Guests for drinks or dinner on the Sunset Terrace that are not required to be staying in the home (using your Day Guest cards previously issued to you). Combined total of Owner's Family and Owner's Guests shall still not exceed 6.
- Children (under the age of 16) must be accompanied by a parent or another Owner to visit the 3rd floor of the Beach Club (including the lounge area and the Sunset Terrace Bar).
- Parents are responsible for their children's behavior throughout the entire facility.

## ALYS BEACH NEIGHBORHOOD ASSOCIATION RULES AND REGULATIONS

**Motorized Vehicles:** Only golf carts/low-speed vehicles (LSVs) owned by Alys Beach Owners and registered with Alys Beach prior to July 1, 2014 are allowed on Alys Beach property. A low-speed vehicle is a legal class of 4-wheel vehicles that have a maximum capable speed typically around 25 mph, and have a minimum capable speed that allows them to travel on public roads. Notwithstanding the foregoing, the ABNA, Founder and their agents and employees shall be allowed to operate golf carts/LSVs as necessary in the performance of their duties and responsibilities.

PLEASE NOTE: Effective December 31, 2018, golf carts/LSVs will no longer be allowed at Alys Beach and all existing registrations prior to this date will expire on this date. Provided, however, that motorized wheel chairs and similar devices are permitted as medically required; and the ABNA, Founder, and any sales or administrative staff of the Alys Beach community may use golf carts, LSVs, or other methods of transportation throughout the community.

- All golf cart/LSV drivers must have a valid driver's license.
- Golf carts/LSVs in use between sunset and sunrise must be equipped with headlights and taillights.
- Golf carts/LSVs are restricted to streets and may not be driven on pedestrian pathways, sidewalks, grassy areas, or sand dunes.
- Speed limits, stop signs, and other rules of the road must be obeyed.

Failure to observe these rules or reckless operation of a golf cart/LSV will result in fines as allowed under the Declaration and Operating Principles.

**Skateboards:** Skateboards, Ripsticks or similar devices are not allowed to be used in Alys Beach on the Commons or Public Areas. These areas include, but are not limited to, Town Center sidewalks, terraces, walkovers, boardwalks, major and minor parks' sidewalks, pedestrian pathways, all underground parking areas, tennis courts, fountains, kneeling walls, curbs, and stairs.

**Balconies, Courtyards, Shared Walls:** Nothing is to be placed on or draped over balconies, terrace walls, courtyard walls or other shared or adjoining walls. Examples of prohibited items include but are not limited to towels, bathing suits, laundry, flower pots, planters, etc. All furniture, ornamentation, and functional accessories placed upon or within a balcony, terrace, loggia, porch or court, visible from a public way or affecting an adjacent property owner, is subject to review and approval by the Office of the Town Architects, including but is not limited to:

- Furniture
- Umbrellas
- Landscaping elements (flower pots, flower boxes, trees, irrigation, etc.)
- Antennas, satellite dishes or receivers, solar panels or other devices
- Grills
- Signage
- Play equipment
- Fountains, swimming pools, whirlpools or other pools
- Awnings, shelves, statues, wind chimes, or other outdoor ornamentation

**Fireworks:** No fireworks of any kind are permitted within Alys Beach Commons or Public Areas including the beach at any time, as required by local laws, unless organized by Founder or Alys Beach Management for select special holiday events.

**Boarding of Windows:** All structures that are shuttered or boarded up in anticipation of tropical weather must have the shutters open or boards removed within 15 days after the storm has passed through Alys Beach. Requests for extensions may be submitted to the ABNA in extraordinary circumstances.

**Owner Contact Information:** Owners shall not use the Alys Beach Homeowner Directory for solicitation or commercial purposes. Distribution of the Owner Directory is strictly prohibited.

## ALYS BEACH NEIGHBORHOOD ASSOCIATION RULES AND REGULATIONS

**Grills:** Grills and grilling are allowed only in homes with owner installed units designed for this use. Grilling in Commons or Public Areas is not permitted without prior written consent of the ABNA.

**Caliza Pool:** All persons are expected to abide by all rules and regulations of the Caliza Pool, which include the following and may be amended from time to time:

- The hours of operation shall be established by Alys Beach Management, and such hours will be posted. Areas of the pool may be closed for scheduled maintenance repairs or special events as determined by management.
- Swimming is at individual's own risk. The pool is not supervised by a lifeguard. Any injuries or accidents should be reported to Alys Beach Security immediately.
- Children under the age of 16 must be accompanied and supervised by an adult at all times.
- Diving, running, pushing, rough housing, yelling, and throwing objects in the pool area are prohibited.
- Alys Beach is a family friendly community and as such expects everyone to behave in an appropriate manner. Please refrain from the use of profanity. Loud and/or inappropriate behavior is not acceptable. We reserve the right to refuse service to individuals that appear intoxicated or demonstrate behavior that is disruptive or inappropriate. Those not abiding by these rules and regulations will be required to leave.
- Individual music is prohibited unless using earphones.
- NO outside food and beverage or coolers are permitted within Caliza. Food is not allowed to be consumed in the pools.
- Glass containers of any kind are not permitted anywhere at Caliza Pool.
- Everyone wishing to use pool facilities must be prepared to present Owner or Guest credentials before entering. Members must register their guests with Guest Services and are responsible for payment of any appropriate charges as Alys Beach Management may determine from time to time.
- All persons using the pool areas are expected to cooperate in keeping areas clean by disposing of towels and trash in the proper receptacles.
- The Lap Pool is reserved for Owners and Guests to swim laps during the designated hours posted. No other use of the lap pool is authorized during these times. Please be respectful of Owners and Guests who wish to use the Lap Pool for this purpose. Alys Beach Management reserves the right to remove individuals utilizing the Lap Pool for any other purposes during designated times.
- SMOKING IS NOT PERMITTED.
- Flotation Devices are permitted for non-swimming children up to five years of age. Small toys such as balls, water guns, rings, etc., may be permitted, depending on the number of persons in the pool and the way the toys are used. Large Floats or Air mattresses are NOT permitted
- Swim Diapers are required for children under the age of 4 and are provided complimentary by the pool attendants.
- Persons who leave the pool areas for over 30 minutes must relinquish lounge chairs by removing all towels and personal belongings. Saving chairs for persons absent from the pool areas is not permitted beyond 30 minutes. Reserving chairs is not permitted.
- To hold an event at the pool, please contact the Alys Beach Events department. All food and beverage must be provided by Caliza Restaurant.
- Performance by entertainers will be permitted at the Pool facilities only with the permission of Alys Beach Management, including the approval of entertainers.

## ALYS BEACH NEIGHBORHOOD ASSOCIATION RULES AND REGULATIONS

**Fitness Facilities:** All persons are expected to abide by all rules and regulations of the Fitness Facilities, which include the following and may be amended from time to time:

- The Fitness facilities may be utilized only during posted hours of operation.
- No one under 16 years old will be allowed in the fitness facilities unless accompanied by an adult.
- All Owners and Guests should consult with their physician before using the Fitness Center or any service or program offered.
- No equipment may be removed from the fitness facilities.
- Please wipe down equipment after each use.
- Owners and Guest shall sign-in and provide proper identification as requested.
- Gym shoes must be worn while using all Fitness equipment.
- Pets are not allowed inside of the Fitness Facilities, provided, however, Service Animals, including Guide Dogs, may accompany Owners and Guests with disabilities into the Fitness Facilities.

**Tennis:** All persons shall abide by all rules and regulations of the Tennis Facilities, which include the following and may be amended from time to time:

- Tennis Attire: Proper tennis attire is required at all times. Colors are permitted. Examples of attire not permitted are t-shirts with graphic designs, undershirts, cut offs, blue jeans, bathing suits, slacks and walking shorts. Regulation tennis shoes are required.
- Soft-soled tennis shoes are required. Jogging shoes and cross trainers are not permitted on the courts.
- All tennis players must register with Guest Services or the Recreation Department prior to playing.
- Playing time will be managed at the discretion of the tennis professional or Alys Beach Management.
- Courts are reserved by contacting Guest Services or the Recreation Department.
- Children under the age of 16 must be accompanied by an adult.
- Players and spectators should observe the rules of tennis etiquette.
- Pets are not allowed on or around the Courts.

**Food and Beverage Service:** Several amenities within Alys Beach offer food & beverage service. As such, the rules and regulations apply, which include the following and may be amended from time to time:

- In accordance with Health Code regulations, pets are not permitted inside any food service establishment, with the exception of service animals and guide dogs accompanying Owners and Guests with disabilities.
- No outside alcohol is permitted. Appropriate Corkage fees and policies have been established for each outlet. Please inquire with outlet management for specifics. Owner discount is applied for all corkage fees.
- As per our Alcoholic Beverage License, Package Liquor cannot be purchased and opened within a licensed establishment.
- As a matter of public safety, the Founder, as the designated management company, is a responsible alcohol vendor and as such, reserves the right to refuse service to anyone who appears intoxicated.
- Owners and Guests may not abuse any of the employees, verbally or otherwise. No Owner or Guest should reprimand or discipline any employee at any time. If any employee is rude or discourteous, then such employee should be reported immediately to the employee's manager.

**Stray and Feral Animals:** The ABNA may establish and administer appropriate measures to control the population of stray and feral cats in Alys Beach, including a trap-neuter- release (TNR) program. Such

## ALYS BEACH NEIGHBORHOOD ASSOCIATION RULES AND REGULATIONS

program may only be administered by the ABNA or an animal welfare organization authorized by the ABNA. Owners and Guests are not permitted to feed or harbor stray or feral cats. If a Owner finds unowned cats on their property, they should contact a Board Member of the ABNA or the authorized animal welfare organization.

**State and Local Laws:** All persons shall abide by state and local laws, including but not limited to the following:

- The legal drinking age in Florida is 21 years of age.
- Walton County prohibits any glass containers from being used on the beach.
- Walton County requires that all articles carried to the beach be removed before sunset each day.
- Sea turtle nesting season is from May 1st through October 31st. It is illegal to disturb nesting turtles or hatchlings. If you see a nesting turtle or hatchlings, please call the 24-hour hotline at 888-404-3923 to make a report.
- Dog owners are required to obtain a Walton County Annual Dog Beach License, which allows permitted dogs to be walked on a leash on Walton County beaches. See Walton County Beach Activities Ordinance No. 2018-01.
- Public nudity is prohibited. See Walton County Ordinance No. 1997-27.

**Waiver/Hold Harmless:** Each Owner, on his, her or its own behalf and on behalf of each such Owner's family members, guests, representatives or agents (collectively, "Indemnitors"): (i) personally assumes all risks in connection with using or participating in any activities related in any manner to the Alys Beach fitness facilities, gym, pools, tennis courts, beach and any other similar facility or activity within the Alys Beach community (collectively, "Activities"); (ii) understands, acknowledges and agrees that neither Founder nor the ABNA, nor any of their respective affiliates, successors, assigns, officers, directors or employees (collectively "Indemnitees") shall be held liable or responsible in any way for any occurrence, injury or damage during any Activities; (iii) releases and forever discharges and holds harmless Indemnitees of and from any and all rights, claims, demands, damages, liabilities, debts, actions and causes of action that Indemnitors may have with respect to any bodily injury, personal injury, illness, death, property damage, or any other injury, damage or loss, however caused, including but not limited to the passive or active negligence of Indemnitees arising from or relating to any Activities; (iv) agrees not to sue or make a claim against Indemnitees related in any manner to any Activities; and (v) agrees that, in the event any Owner or any of the Indemnitors breach or otherwise fail to comply with this the obligations set forth in this paragraph and assert any claim against Indemnitees, Owner and Indemnitors agree and acknowledge that doing so will constitute a breach of this Release, and Owner and any such Indemnitors will indemnify and hold harmless Indemnitees from any loss, expense or liability, including costs and legal fees. Provided, however, that Indemnitors shall not be responsible for indemnifying any individual Indemnitee for his, her or its own intentional misconduct.

Per Chapter 2.2 of the Book of Operating Principles, the Rules and Regulations above take effect immediately upon approval by the Board. The Board is empowered to take necessary legal steps to enforce these rules and if violations occur, the Board has the right to take action, which could include the suspension of an Owner's use of the Commons. A violation by an Owner's guest is considered a violation of that Owner and will be enforced accordingly.



**850.213.5500 / 877.259.5500**

**ALYSBEACH.COM | @ALYSBEACHFL**

Alys Beach Properties, LLC, Licensed Real Estate Broker participation welcome. Equal Housing Opportunity.  
This is not an offer or solicitation in CA, NY, NJ or any state where prohibited by law. Alys BEACH is a trademark of EBSCO Industries, Inc. © 2021