

**New Owner Information**  
**Village Place at Blue Mountain Beach**  
**(Condominiums)**  
**May, 2015**

**Organization of Community:** The Village at Blue Mountain Beach is governed by a Master Owners Association of which all owners are members. The condominium owners are also members of Village Place Owners Association. The president of Village Place represents the Village condominiums on the Master Association Board.

**Management Company:** Associated Management Services (AMS), 2441 US Hwy 98 West, Ste 101, Santa Rosa Beach, FL 32459. Nikki Lawniczak, CAM, nikki@camams.com, 850-231-6004, Ext. 106.

**Assessments:** Each owner is assessed a quarterly fee for maintenance of the property. Owners are billed prior to the beginning of each quarter. Payment is due in 30 days and considered delinquent after the due date.

**Web Site:** Our web site address is [www.thevillageatbluemountainbeach.com](http://www.thevillageatbluemountainbeach.com). Information on all aspects of our community as well as governing documents can be found on our site.

**USER NAME:** member **PASSWORD:** Village

**Gates:** The gate at the main 30a entrance may be opened with a remote, your pool access swipe card, or a 4-digit code selected by the owner. Your code must be provided to the management company to input into the system. You may change your code up to two times a year without a fee. There is a \$15 fee for each additional change during a calendar year. The gate on the Hwy 83 side may **only** be opened with a remote. Telephone entry is also available at the 30a gate. Instructions attached. Remotes may be purchased at the Association's current cost from our supplier (currently \$25), may be picked up from the management company office, or arrangements made to have the remote mailed. Additional remotes or replacement remotes may be purchased at the current cost to the Association.

**Pool/Fitness Center Area Access:** An individually-assigned swipe card issued by AMS is required to access the pool/fitness area. The first card is free of charge. A second card can be purchased for \$5. Three or more cards are \$15 each, including lost or stolen cards, no exceptions. These facilities and cards are for owners and their guests only. Walton County Health Department Rules for the use of the pool/fitness area are posted in the area. No animals or glass are allowed inside the pool enclosure—this includes the Fitness Center. Use of the pool/fitness area is available to owners as long as their assessments are current. Violation of the pool rules or delinquency of assessments will result in the deactivation of the owner's swipe card. Pool Rules are attached.

**Fitness Center:** Access to the Fitness Center requires a pool swipe card plus the Fitness Center door code which is 2014. No one under the age of 15 may enter or use the Fitness Center. No animals or glass are allowed in the Fitness Center.

**Mailbox Keys:** The Village post office boxes are located on Village Boulevard at the Hwy 83 entrance. Your assigned mailbox number and initial keys may be obtained from AMS. Replacement keys are \$20

and may also be obtained from AMS. When a property is sold, the current owner should transfer the mailbox key to the new owner or return the key to AMS for distribution.

**Golf Carts:** Golf carts are permitted on the Village streets. Village Boulevard is a private street, so a golf cart does not have to be street legal to drive on our roads. *Please do not drive on the sidewalks or grass.* There are sprinkler heads in the grass and beside all the sidewalks that are damaged when driven upon and these must be replaced with our Association funds when damaged.

**Parking:** *Passenger vehicles only* may be parked on the Village common property, which includes all the parking areas around Village Place condominiums.

1. No trailers, boats, golf carts, motorcycles (other than a primary conveyance motorcycle) or commercial vehicles may be parked in non-designated parking areas. A motorcycle is not considered a primary conveyance vehicle if the owner also has an automobile parked in the Common property. See item eight below which provides specific language from the Master Declaration.
2. Trailers, boats, golf carts, motorcycles and designated commercial vehicles may only be parked in designated parking area and must display a parking permit issued by the Association. Parking permits are non-renewable in a calendar year. This means if a trailer, boat or commercial vehicle is issued a parking permit, the owner may not be issued another permit during the calendar year. For example if a permit is issued on April 14, 2015 for a trailer which expires on May 14, 2015, the owner will not be eligible for another permit for the trailer until January 1, 2016. The intent is to provide an owner the ability to obtain a permit one time each calendar year.
3. To receive a permit, the owner must provide the license number of the trailer, or commercial vehicle, along with a copy of the registration and proof of insurance. Upon receipt of this information, the Management Association will issue a parking permit for the trailer or commercial vehicle that is good for 30 days, which will be affixed to the vehicle or trailer in a location designated by the Association. Boat owners must provide a current registration for the boat and trailer. Upon receipt of this information, the Management Association will issue a parking permit for the boat that is good for 30 days, which will be affixed to the boat trailer in a location designated by the Management Association. Golf cart and motorcycle owners must provide the license or other identifying number for the vehicle and proof of insurance, and will be issued an annual parking permit for the designated parking area.
4. Trailers, boats, golf carts, motorcycles, or other designated commercial vehicles parked in non designated area are subject to being towed. Trailers, boats, golf carts, motorcycles or other designated commercial vehicles parked in designated parking areas not displaying an Association issued parking permit are also subject to being towed.
5. Parking for trailers, boats, golf carts, motorcycles, or designated commercial vehicles is only available if there is adequate parking for automobiles as determined by the Master Association Board. The Master Association Board may rescind approval for parking at anytime, and will provide seven (7) days notice to remove the trailers, boats, golf carts, motorcycles, or designated commercial vehicles from the Common property.

6. Owners are responsible for informing their renters and rental agents of this policy. The failure to inform renters of the policy does not provide an exception to the policy.
7. The Master Association Board may provide exceptions to this policy.
8. Master Association Declaration Section 8.6 Parking.  
Automobile parking spaces may be used only for parking automobiles that are in operating condition and for no other purposes. Trucks, commercial vehicles, campers, recreational vehicles, boats, trailers, or any vehicle not susceptible to registration by the State of Florida as an "automobile" may not be parked in parking spaces and may not be kept on the Common Property, except in areas (if any) specifically designated for the same. Truck, as used herein, is defined as a commercial vehicle, and does not include small pickups, customized vans, minivans and other such vehicles customarily used for personal transportation and not business use. No vehicular or boat repair or maintenance shall be performed on the Property, except for emergency repairs sufficient to either start or tow a vehicle there from. Each Constituent Association shall be entitled to designate areas within the parking lots used by such Constituent Association for storage of bicycles.

**Rentals:** Rentals are allowed in Village Place Condominiums at Blue Mountain Beach

**Trash:** Trash cans are located in the parking lots behind the condominium buildings. Trash pick-up days are Mondays and Thursdays.

**Newsletter:** A community newsletter is included in the statements each quarter. Newsletters may also be found on our web site. Your stories and input are welcome. Contact the editor, Michael Galvin at galvin.michael1@gmail.com

## **Village Place At Blue Mountain Beach**

### **Property Rules and Regulations**

1. On property speed limit is 16 mph.
2. Minors are not allowed to consume alcohol anywhere on property (the legal age in Florida is 21 years old).
3. Bikes are to be placed in the bike racks at all times and are not to be parked on the common areas including sidewalks, grassed areas, and plant beds.
4. Nudity and indecent exposure, as defined by Florida Statutes, will not be tolerated in any public or common area of the property, including any areas which are exposed to public view.
5. Only OWNERS are allowed to have pets on property. Neither rental guests nor owner's guests are allowed to bring pets on property. Dogs must be on leash at all times. Owners are required to "scoop the poop."

6. Water balloon slingshots and water balloon throwing are prohibited.
7. Throwing any item, including cigars and cigarettes, from balconies and walkways is considered dangerous and is a Felony in Florida.
8. Fireworks and laser pointers are strictly prohibited on property.
9. Do not hang towels or other articles on balcony or walkway railings overnight.
10. Walkways and stairwells are fire exits lanes. No articles (exception of shoes and welcome mats) shall be left in these areas at any times. Items left are subject to removal by the association.
11. In accordance with state and local fire ordinances, the use of charcoal/gas grills and hibachis are prohibited on all balconies/common areas (sidewalks and grass areas). Grilling is only allowed in the designated grill areas. No exceptions.
12. Site "Quiet Hours" are between 10:00 p.m. and 8:00 a.m. All owners and guests shall refrain from any activity that would disturb other residents at any time, especially during these hours.
13. Destructive behavior is prohibited. If any guest is found vandalizing or destroying the common property, the unit owner will be notified and asked to have that guest evicted from property. Unit owners/guests will be responsible for damages. Destructive behavior includes jumping pool gates or fence. If damage is significant, criminal charges may be pursued.
14. Unit owners violating these rules may face fines.

## **Pool Rules**

1. Pool hours are dawn to 11:00 p.m.
2. Pool cards are to be used by owners, guests, and tenants. Climbing over the fence is not allowed. Individuals without pool cards will be asked to leave.
3. No floats or mattresses in pool when it is crowded.
4. Other guests should be considered when throwing balls, etc in the pool. The pool is for the enjoyment of all guests and owners.
5. No glass containers are allowed within pool enclosure. This includes the exercise room and pavilion. Glass containers such as beer and wine bottles even if in a cooler ARE NOT ALLOWED.
6. No diving allowed in pool.
7. No running and jumping into pool.
8. No running on the pool deck.

9. Children under 12 must be accompanied by an adult when using pool.
10. No one under the age of 14 may use or be in the exercise room.
11. Bicycles, skates, skateboards, or roller blades are not allowed on pool deck. This is the area enclosed by the fence
12. ALL food or drinks are prohibited within 4 feet of the pool.
13. Smoking is prohibited within 4 feet of the pool.
14. Pets are not allowed on the pool deck. This is the area enclosed by the fence.
15. Children under the age of 12 months must use "swim diapers"
- 16. There is no lifeguard for the pool. Swim at your own risk.**

**Village Place Owners Association Board Members:**

Michael Galvin	Unit 822	803-617-8786	galvin.michael1@gmail.com
Carlyle Reynolds	Unit 511	678-728-8714	carlyle.reynolds@live.com
Mike Shields	Unit 724	205-800-2999	mike.shields6@icloud.com
Stacy Stewart	Unit 811	423-400-8364	stewart_stacy67@yahoo.com
Tripp Cash	Unit 613	850-687-2741	trippcash88@gmail.com

**Master Association Owners Board Members:**

Debbie Cooner, President	334-328-1652	coonerdebbie@gmail.com
Michael Galvin, Vice President	803-617-8786	galvin.michael1@gmail.com

**Board Meeting Dates:** All Village boards meet every other month at a regularly scheduled day and time. Owners are encouraged to attend either in person at the AMS office or by conference call. The dates and times are posted on the web site and a notice is posted on the pool notice board. Contact Nikki @ AMS to get the call in number for the particular meeting you want to attend.

## Area Information

**Recycle Bins:** Glass, can, and paper containers at CR83 beach access plus most other beach access sites.

**Beach Permits:** Dog & vehicle – Walton County Clerk of Courts  
Bonfire – South Walton Fire District

**Fishing License:** Florida Fish and Wildlife Conservation Commission, Walmart

**Handymen:** Association Management Services maintains a list of businesses it uses. Friends & neighbors also have lists.

**Medical:** Emergency Care – Sacred Heart Hospital, about 7.5 miles west of Hwy 98 on right  
Urgent Care – Dr. Smiley's, about 6 miles east on CR30A.  
Veterinary – 30a Vet at Gulf Place, two miles west off 30a

**Postal Service:** P.O. boxes at Village Hwy 83 entrance.  
USPS – about 3 miles west on Hwy 98 in strip mall on the right.

**Hardware:** Franks – CR283 in Grayton Beach about 3 miles west  
Ace: couple of miles west on Hwy 98  
Lowe's & Home Depot – Destin about 15 miles west on Hwy 98

**Car Repair:** John-John's – around 4 miles west on Hwy 98 just before 30A junction

**Entertainment:** [www.30a.com](http://www.30a.com);  
The Rep at Seaside – a quality regional theater with shows year round.  
[www.lovetherep.com](http://www.lovetherep.com)