

RESOLUTION

Sandestin Owners Association, Inc.

Lake Bank Maintenance Responsibility

The Board of Directors (the "Board") of Sandestin Owners Association, Inc., a Florida not-for-profit corporation ("SOA"), having held a duly noticed and lawful meeting pursuant to the Bylaws of SOA (the "Bylaws") and Florida Statutes on this 20th day of November, 2014, hereby take the following corporate actions on behalf of SOA intended to affect the community of Sandestin.

RECITALS

WHEREAS, SOA operates and manages the community known as Sandestin;

WHEREAS, after conducting considerable due diligence, the Board has determined in its thoughtful and calculated business judgment that it is in the best interest of SOA and consistent with the governing documents of SOA to clarify the responsibilities for maintenance and repair of lands adjoining the lakes and bodies of water located within Sandestin, which lakes and bodies of water are Common Property of SOA; and

WHEREAS, Article VI, Section 1(d) of the By-Laws of Sandestin Owners Association, Inc. expressly authorizes the SOA Board "to adopt and publish rules and regulations governing the use of the Common Area or Common Roads or any parcels thereof and the personal conduct of the members and their guests thereon....;" and

WHEREAS, Article IV, Section 4(d) & Section 4(e) of the Sandestin Declaration of Covenants, Conditions, & Restrictions gives the Association the right to adopt reasonable rules and regulations pertaining to the use of Common Properties and any facilities included therein;

BE IT RESOLVED that the following policy regarding the performance of maintenance tasks and repair affecting terrain and flow of water on all Common Property, including but not limited to Common Property lakes adjoining individually owned lots, as well as the shoreline along both the Bay and Gulf of Mexico, shall henceforth be governed by the following policy:

1. SOA has no obligation to maintain, repair, or otherwise modify the banks and/or shores adjoining Common Property bodies of water or lakes, or the shoreline extending to the Bay or Gulf of Mexico. The property line of each privately owned lot adjoining a Common Property body of water or lake shall be understood to extend to the "mean high water line," of said body of water. SOA's responsibility for maintenance and repair of Common Property lakes and bodies of water shall

not extend to the banks or shores of such bodies of water beyond this property line.

2. The maintenance and repair, including erosion prevention, of land adjoining any SOA Common Property lake or body of water is solely the responsibility of the land-owner whose property extends to the mean high water line, including but not limited to property owned by the Golf Course, Homeowner or Condominium Associations.
3. Lot owners are free to retain, at their expense, the services of private contractors to do maintenance and repair work for privately owned land adjoining Common Property bodies of water, provided such services are duly noticed to the SOA prior to commencement and approved by the Architectural Review Board; and provided that such services do not interfere with the reasonable enjoyment of other adjoining property owners of the Common Property bodies of water.
4. Seawalls or retaining walls are the responsibility of the property owner whose property adjoins the water's edge and each such wall requires ARB approval prior to installation and must meet governing agency requirements, if applicable.
5. The SOA will repair and maintain Common Property portions of land which adjoins Common Property bodies of water or lakes, or the shoreline extending to the Bay or Gulf of Mexico, if applicable, if such repair or maintenance is deemed necessary by the Board of Directors.

IT IS SO RESOLVED.

Adopted this 20 day of NOVEMBER, 2014.

Sandestin Owners Association Board of Directors

By Hollis Ruelly President