

seascape

PROSPECTIVE BUYER PACKET



Provided by:


SEASCAPE
HOMEOWNERS
ASSOCIATION

with input from current
owners at Seascape

ABOUT THIS PACKET FOR PROSPECTIVE BUYERS

Whether you have been interested in purchasing a unit at Seascap in Miramar Beach, FL for years or have just started looking, and whether you are interested in a villa unit or a high-rise unit, this packet was created primarily to provide accurate **information about Seascap to all prospective buyers considering purchasing a unit at Seascap.**

This packet is divided into the following parts:

- Part 1:** Specifics about Unit For Sale
- Part 2:** Specifics About Seascap
- Part 3:** Seascap Amenities & Recreation
- Part 4:** Resources for **Prospective Buyers** at Seascap
- Part 5:** Seascap Maps

The first section provides information that prospective buyers are recommended to obtain regarding the specific unit for sale. The second section focuses on providing accurate information about Seascap HOA and Seascap in general. The third section provides information on the Amenities at Seascap. The fourth section contains various useful resources for prospective buyers. The last section includes a few maps of Seascap.

This packet is **provided as a courtesy** by the Seascap HOA office and Seascap HOA Board and is **not intended to provide legal, financial, rental management, or other professional advice** regarding purchasing a unit at Seascap. If prospective buyers have specific questions about purchasing a unit at Seascap, it is recommended that they **seek guidance from professional service providers.**



Here is the URL to access an electronic version of this packet: tinyurl.com/YYONRAD6



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Part 1:

Specifics about Individual Units For Sale





IMPORTANT CONTACT INFO FOR PROSPECTIVE BUYERS (SEASCAPE HOA & PHASE COA)

Seascape HOA (master association HOA at Seascape), contracts with a local association management company to handle the day-to-day activities of the HOA. The contact info for Seascape HOA is provided below. The Seascape HOA Office is open daily from 9 am to 5 pm, including weekends.

Contact Info for Seascape HOA (master association)	
Management Company	Virtuous Management Group
CAM / HOA Manager	Danny Lightfoot
Assistant CAM/HOA Manager	Jordan Graham
Mailing Address	11490 US HWY 98W, Ste 300 Miramar Beach, FL 32550
Phone Number	850-269-0122
Email Address	info@VisitSeascape.com



There are 18 Phases at Seascape, and all units belong to one Phase. A list of Phase Managers is provided in Part 3 of this Packet. If the Phase name/number is unknown, prospective buyers should contact the realtor or the seller of the unit to obtain the contact info for the unit's Phase management company. More information on Phases is provided in this packet.

Contact Info for Phase Condominium Association (COA)	
Phase Name / Number	
Management Company	
CAM / Phase Manager	
Primary Contact	
Mailing Address	
Phone Number	
Email Address	



ASSESSMENT & DUES INFO FOR PROSPECTIVE BUYERS (SEASCAPE HOA & PHASE COA)

It is recommended to enter the unit address and number of bedrooms in the fields below.

Full Unit Address at Seascape	, Unit # Miramar Beach, FL 32550	
Total Number of Bedrooms in Unit		

All units at Seascape belong to two (2) associations based on the number of bedrooms in the unit: 1) Seascape HOA (master association) and 2) Condominium Association (phase COA). As such, all units pay dues to two separate entities. The table below is provided for prospective buyers to fill in the assessments and dues for each association. To obtain the dues info, use the contact info for the management companies on the prior page.



	Seascape HOA	Phase COA
Current Year Annual Assessment Amount	\$	\$
Payment Frequency	Quarterly	
Due Dates	Jan 1, Apr 1, Jul 1, Oct 1	
Payment Methods Available	Online Payments, Electronic Bill Pay, Coupon Books	
Upcoming Special Assmt, if applicable	None	
History of Special Assmts	None	
Other Info Pertaining to Assessments or Dues		

For information on **Seascape HOA's financials**, such as the budget, click the following link: tinyurl.com/YZERZOKG.

LIST OF ITEMS COVERED BY SEASCAPE HOA QUARTERLY DUES

Seascape HOA quarterly dues cover the costs associated with the items and services listed below.

Seascape HOA COMMON AREAS

- 5 HOA Pools
- 6 Tennis Courts
- 6 Pickleball Courts
- Basketball Court
- Playground
- 50+ Charcoal Grills
- Beach Showers
- Video Surveillance
- Perimeter Fences
- 3 Entrance Gates
- 2 Guardhouses
- Street Maintenance
- Street Light Maintenance via FPL
- Pond and Fountain Maintenance
- Drainage Maintenance
- Pool Restrooms
- Infrastructure (water / sewer pipes)
- Property Signage
- 20+ Pet Waste Stations

Seascape HOA COMMON SERVICES

- Basic Cable
- Internet
- Trash Removal
- Lawn Service
- Irrigation
- Landscaping
- Water / Sewer Services
- Storm Drainage (Common Areas)
- Security /Gates and Patrol
- Electricity (Common Areas only)
- HOA Association Management Services
- Insurance (Common Areas)
- Legal Services (HOA Board)
- Common Area Maintenance
- Association Management
- Accounting Services
- Insect Control Pool Houses
- FMT (Facilities Maintenance Team)

OTHER EXPENSES PERTAINING TO THIS UNIT

In addition to Seascape HOA quarterly dues (master association) and Condominium Association dues (Phase COA), there are **additional expenses associated with units at Seascape, such as property taxes, condo insurance, electricity in the unit, etc.** The table below is provided for prospective buyers to fill in the other expenses associated with the unit.

Property Taxes	
Parcel ID Number	
Annual Property Tax Expense	\$
Walton County Tax Collector Site	http://www.waltontaxcollector.com/services/property-taxes/real-estate-property-tax



Condo Insurance	
Current Insurance Provider	
Annual Insurance Expense	\$



Electricity	
Electric Provider	Florida Power and Light
Annual Electric Expense	\$
Florida P&L Customer Service	800-225-5797



Other Expenses	
Vehicle Passes	Refer to Seascape HOA's Amenity Fee Policy
Other: _____	\$
Other: _____	\$



Part 2: **Specifics** **about** **Seascape**



COMMON TERMINOLOGY AT SEASCAPE

Below are a few definitions to help all homeowners have a better understanding of Seascape.

OWNERS / HOMEOWNERS: Refers to everyone owning a unit at Seascape. There are currently 1,429 units at Seascape. Since several units are owned by more than one owner, it's estimated that there are approximately 4,000 total owners at Seascape.

SEASCAPE: The property, in general, all 300+ acres. Seascape consists of property owned by Seascape HOA, 18 Phases (COAs), and the Developer (Seascape Resort, Inc./ SRI). Seascape includes both residential and commercial property as well as undeveloped property. It also includes the golf course, Stewart Lake, pools, tennis courts, condo buildings, Town Center, etc.

PHASE: There are 18 phases at Seascape. Every unit belongs to one Phase, depending on when the unit was built. Phases can be as small as 8 units or as large as 288 units. Phases are separate COAs and are governed by Florida Statute 718.

CONDOMINIUM OWNER ASSOCIATION (COA): Sixteen Phases (out of 18 total phases) at Seascape are separate COAs to which the owners in that Phase pay dues. COAs are governed by Florida Statute 718.

HOMEOWNERS ASSOCIATION (HOA): The Seascape Homeowners Association is also referred to as the Master Association and/or the Master HOA. Every unit belongs to the Seascape HOA, and as such, every unit pays quarterly HOA dues based on the number of bedrooms in the unit. HOAs are governed by Florida Statute 720.

ASSOCIATION MANAGER / CAM / COMMUNITY ASSOCIATION MANAGER: Each of the 18 phases hires an association manager or is self-managed. In addition, the Master HOA hires a management company with a manager and staff to support daily operations. A list of Phase Managers may be found further along in this packet.

BOARD OF DIRECTORS: Seascape HOA, as well as every Phase, elects a board of directors. The Seascape HOA Board of Directors is controlled by the Developer. As such, the Developer appoints four members and holds majority seats on the Seascape HOA board. The homeowners elect three members (staggering 3-year terms), all of which are homeowners at Seascape.

DEVELOPER: The Developer at Seascape is SRI / Seascape Resort Inc., as defined in the HOA documents. The current Developer also owns the golf course, restaurants, Town Center, Seascape Rental Management Company, etc. The Developer appoints four board members to the HOA board, and as a result, the Developer controls the HOA board.



HOA COVENANTS, CONDITIONS, AND RESTRICTIONS (CCRS)

The **CCRs** for Seascope HOA include the following general categories:

- 1) Declaration of Covenants
- 2) Articles of Incorporation
- 3) By-Laws
- 4) Current Rules & Regs
- 5) Annual Documents



The first three categories listed above outline various procedures that strongly influence and sometimes specifically determine how the property is managed, now and in the future. These docs cover things like how the Seascope HOA Board of Directors is set up, how assessments are to be levied, and what responsibilities the Developer has to the property, among many other topics.

The fourth category includes various Rules that have been established in recent years, such as the Amenity Fee Rule, Member Participation Rule, Committees Rule, General Rules & Regulations, etc. The fifth category includes current-year documents, such as the Budget, Quarterly Assessments, Amenity Fee Pricing, etc.

A summary sheet PDF of the CCRs is available as a courtesy which lists every document and includes the official recorded number when applicable.

Here is the link to access the CCRs summary and all the documents:
tinyurl.com/YYERZOKG

The recorded documents are also available on the Walton County Clerk of Courts website:
http://www.clerkofcourts.co.walton.fl.us/public_records/official_records_new.html

Additionally, all HOAs in Florida are governed by Florida Statute **720**.

VEHICLE PASSES AT SEASCAPE

All owners and guests at Seascape are required to purchase & display a valid vehicle pass while on the premises, whether driving or parked. Vehicle passes are required for ALL vehicles, including motorcycles, scooters, mopeds, scoot cars, golf carts, etc. **ALL fields on the vehicle passes must be filled out completely.**



Here is some additional information pertaining to vehicle passes at Seascape.

- Owners are responsible for making sure family members & guests have a valid vehicle pass.
- Vehicle passes are **single-use passes** (one per vehicle) and cannot be shared.
- Vehicle decals are valid for the entire calendar year (Jan 1 – Dec 31). Deeded owners can purchase vehicle decals for themselves as well as non-owners, such as family and friends. The price varies for owners and non-owners and is discounted for deeded owners.
- Short-term vehicle passes are valid for the **duration of the stay**, with a **maximum allowed duration of 15 consecutive days** per short-term vehicle pass.
- **ALL fields on the short-term vehicle passes must be completed.** Fields on the vehicle pass typically include the following: building/unit #s, arrival/departure dates, and vehicle tag/state.
- The front of the vehicle **pass must be visible at all times inside the vehicle** while the vehicle is on the property. Vehicle passes should be **hung from the rear-view mirror** or placed on the dashboard on the driver's side.

For information on **current vehicle pass rates**, please review the current Amenity Fee Price Sheet, which can be found here: tinyurl.com/YYERZOKG. Click on folder #5: Annual Documents.

Golf Carts & Golf Cart Charging Stations

- Golf carts, electric cars, and other types of electric vehicles must be **charged from a safely installed electric charging station**. All such charging stations are managed by the sponsoring Condominium Owner Association (COA) under rules and cost as determined by that COA.
 - Contact the Phase COA associated with the unit for more details.
- Note: Not every unit has access to a golf cart charging station.



Trailers / Watercraft / RVs – NOT Permitted at Seascape

In general, owners and visitors are **NOT permitted to park trailers, watercraft, RVs, or any oversized vehicle at Seascape**. If you intend to bring a trailer, watercraft, RV, or any oversized vehicle on the property, please make arrangements to **store it off-site**.



ENTITIES AT SEASCAPE

There are three basic types of entities within Seascape, equating to 20 total entities.

- 1) The Developer – Seascape Resort, Inc. (SRI)
- 2) Seascape HOA – master association
- 3) Seventeen COAs – phases

The ownership, management, and responsibilities of each entity are detailed on the next pages.

DEVELOPER

“SRI”

Seascape Resort, Inc.



SEASCAPE HOA

**All 1,429 units
at Seascape**



18 PHASE COAS



Ph. 1



Ph. 2



Ph. 3



Ph. 4



Ph. 5



Ph. 5A



Ph. 6A



Ph. 6B



Ph. 7



Ph. 7C



Ph. 8A



Ph. 9A



Ph. 10



Wyndham



Maj. Sun



ADI



ADII



The Grove

ENTITIES AT SEASCAPE – CONT.

1) The Developer: SRI

The current Developer, Seascope Resort, Inc. (SRI) has been the developer since June 1983.



SRI maintains ownership &/or control of the following:

- Seascope Golf Course
- Seascope Conference Center
- Seascope Town Center
- Whales Tail restaurant/bar & Mezcal restaurant
- Beach Front (1,800 feet of beach from Whales Tail on the west to the Seascope HOA Beach on the east)
- Beach Parking Lot
- Private Storage Lot for RVs/Boats/Trailers, etc. (monthly fee based on size)
- Stewart Lake & the Boardwalk over Stewart Lake
- Main road leading from Highway 98 to the Boardwalk villas intersection
- Maintenance Yard (for SRI employees, SRI staff, and the HOA's Facilities Maintenance Team)
- Numerous parcels of land within the property

Additionally, the Developer owns a property management company, called Seascope Rental Management, which manages approximately 200 rental units onsite. And, the Seascope HOA Board of Directors remains a developer-controlled board. As such, the Developer appoints 4 of the 7 board positions.

2) Seascope HOA: 'Master Association'

Seascope Homeowners Association (Seascope HOA) is the master association in which owners of all 1,429 units at Seascope belong.



SEASCOPE HOA BOARD of DIRECTORS

The HOA board meets quarterly and is comprised of seven (7) members, including:

- Four (4) Class B members appointed by the Developer.
- Three (3) Class A homeowner members elected by the homeowners for three-year terms.

SEASCOPE HOA MANAGEMENT

The HOA contracts through Virtuous Management Group to manage the Seascope HOA master association. The HOA management team for Seascope includes a property manager (Danny Lightfoot, CAM), office staff, a Facilities Maintenance Team (FMT), and an accounting team. Together, they manage the office, handle HOA dues payments, and oversee day-to-day operations of the HOA.

ENTITIES AT SEASCAPE – CONT.

SEASCAPE HOA RESPONSIBILITIES

Seascape HOA is responsible for the following: Seascape roads (except the main road from Hwy 98), five villa pools, 7 tennis courts, 3 pickleball courts, cable, Wi-Fi, trash service, water/sewer, public restrooms, landscaping, irrigation system (excluding golf course), entry gates and gate security, roving patrol, perimeter fences, and 200 feet beachfront. Additionally, the HOA enforces the HOA Rules & Regulations and monitors the general appearance of the property.

3) 18 COAs – Phases

Every unit at Seascape also belongs to one Condominium Owners Association (COA), aka “Phase”. There are currently eighteen (18) phases at Seascape. 13 phases are named by numbers (1, 2, 6a, etc.). Five phases are named by building name (Majestic Sun, Wyndham, AD I & II, and The Grove). Each unit pays separate COA dues directly to the Phase COA.



PHASE / COA MANAGEMENT

Each Phase is a separate COA (Condominium Association) and has a board of directors. Each Phase hires or contracts a property manager or CAM (community association manager) or is self-managed.

PHASE / COA RESPONSIBILITIES

Each phase is responsible for matters directly related to the residential buildings, including painting, replacing the roof, performing building repairs, maintaining common areas, contracting pest control, and monitoring the general appearance of the residential buildings.

RESPONSIBILITY BREAKDOWN: HOA VS COA VS UNIT OWNER

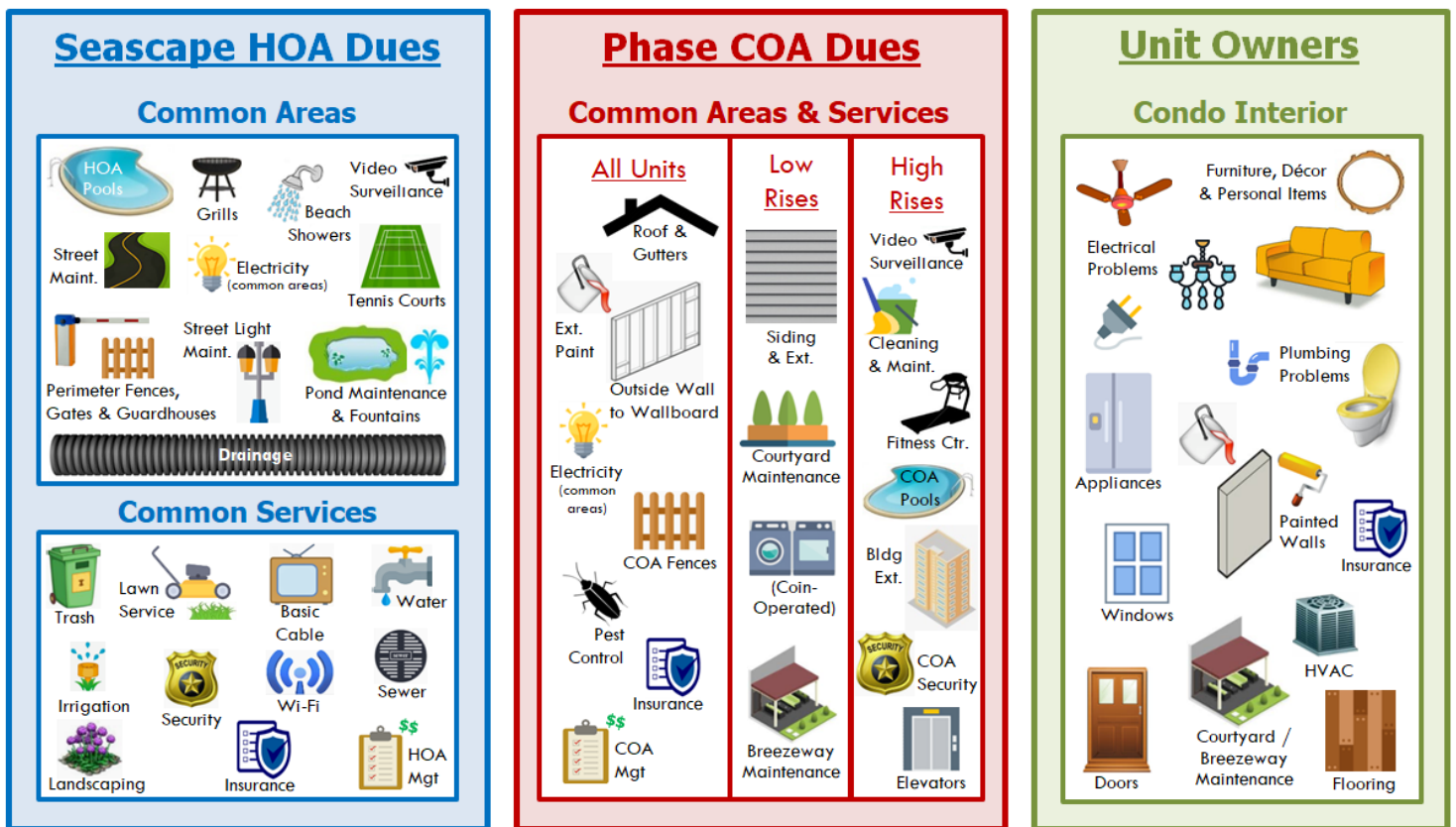
The images below illustrate the responsibility breakdown of services that are covered by the quarterly Seascape HOA dues vs the unit's Phase COA dues vs. the responsibility of individual Unit Owners.

On average, Seascape HOA dues make up the smallest portion of the total dues paid by each unit. The majority of the total dues structure is allocated to the unit's Phase COA. The dues structure for each of the 18 Phases varies by Phase.

In this illustration, the HOA dues are split between 'common areas' and 'common services' that are provided for the benefit of all units. The Phase COA is split into three columns: 1) Services applicable to all units, 2) Services applicable only to Low Rise units, and 3) Services applicable only to High-Rise units. The third part on the right illustrates the interior aspects that are the responsibility of individual unit owners.

Note: The HOA covers the street maintenance with the exception of the main north road (Seascape Drive) off of Hwy 98. The HOA covers all landscaping & lawn maintenance with the exception of the golf course & other property owned by the Developer/SRI, and the HOA covers pond maintenance on the two ponds it owns: 1) Golden Pond & 2) Turtle Pond. Other ponds/lakes at Seascape are owned/maintained by the Developer/SRI.

Note: This graphic is intended to be helpful and is not to be interpreted as a legal depiction of the responsibilities between the HOA, COAs, and individual units. The specific breakdown between the unit owner and the Phase can vary from Phase to Phase within Seascape. It is recommended for prospective buyers to review the Phase's documents to see specifically what is covered or not covered. For further clarification, prospective buyers are encouraged to contact Phase board members or the Phase Manager. Please refer to the General Rules for additional information.



FUTURE DEVELOPMENT AT SEASCAPE

Current Residential Development

Building Name –Seascape HOA Units	# Units
Ariel Dunes I	220
Ariel Dunes II	230
Majestic Sun	288
The Grove at Seascape Resort	97
Wyndham	68
Villas (Lakefront, Boardwalk, Golden Pond, Triangle, Tennis Village, & other Golf Villas)	526
Total Current Units within Seascape HOA	1,429

Building Name – Additional Units	# Units
Empress	44
Lockout Units at Wyndham	28
Combined Units	3
Total Additional Units Included in DRI	75

Total Current Units at Seascape (Included in DRI Total Count)	1,504
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Future Residential Development (To be completed by 2031)

Building Name	Location	Estimated # Units
24-Story Building	East of Ariel Dunes I	250
12-Story Building	Current Conference Center Location	200
4-Story Villas	Between Town Center & Ariel Dunes II, on both sides of Seascape Dr.	583
Other TBD	TBD	TBD (60 max.)
Total Units to Be Developed		Max. 1,093

Residential Development

The Development of Regional Impact (DRI) for Seascape includes multiple commercial units and a maximum of 2,500 residential units, all of which are to be developed by the current expiration date of Sept 2031.

Seascape currently includes 1,429 residential units, but there are 1,504 units counted in Seascape's DRI (1,429 plus the additional 75 units listed in the table). Per the DRI, future residential development at Seascape consists of:

- 1) a 24-story condo building (250 units)
- 2) a 12-story condo building (200 units)
- 3) multiple four-story villas (583 units)

At this time, it is unknown when plans for the above residential units will begin.

Commercial Development

Upcoming development plans for Seascape Resort, Inc. (SRI) will include another commercial center to be constructed in the area to the east of the Town Center, along HWY 98.

This new development will include a combination of retail space, restaurants and office space.

Part 3:

Seascape Amenities & Recreation



AMENITIES AT SEASCAPE

Seascape is a unique 330-acre **beachfront community** located in Miramar Beach in beautiful South Walton (SoWal). Situated on the Gulf of Mexico in the Florida Panhandle, Seascape is a large and diverse property that contains 1,429 units and over 100 residential buildings, including both modern high-rises and charming golf/garden villas.

Seascape offers many fantastic amenities. Perhaps Seascape's top amenity is a wonderful 2,000-foot stretch of undeveloped **white sand beach that is within easy walking distance of the entire property**. Seascape also has 12 pools, 6 clay pickleball courts, 6 clay tennis courts, an 18-hole golf course, a basketball court, a beach volleyball court, a children's playground, and 5 restaurants.



Seascape Beach



Seascape Pools



Basketball Court



Triangle
Pickleball Courts



Golf Course
(pay to play)



Beach Volleyball



Fishing
(catch n release)



Tennis Village Courts
(pay to play)



Seascape
Playground

Refer to the map on the next page for the locations of these amenities at Seascape. The table below provides the contact info to make reservations for the paid amenities at Seascape.

Contact Info for Paid Amenities		
Seascape Golf Course	850-654-7888	seascape-resort.com/book-tee-times
Destin Tennis Club (tennis courts in Tennis Village)	850-654-4287	DestinTennisClub.com
La Dolce Vita (beach services)	850-650-0289	facebook.com/ldvbeachservice/

SEASCAPE MAP WITH ENTRANCE GATES & AMENITIES

There are **three entry gates** (in **ORANGE** in the image below) for owners to enter Seascape, one of which requires an automated keycard for entry (SW Gate). The GPS addresses for the two main entrance gates are as follows:

- **North Gate:** 90 Seascape Dr, Miramar Beach, FL
- **Southeast Gate:** 1130 Scenic Gulf Dr, Miramar Beach, FL

The **5 HOA pools**, **7 tennis courts**, **3 pickleball courts**, and the **basketball court and playground** also appear below as **BLUE circles**, **GREEN rectangles**, and an **ORANGE circle**, respectively.



BEACH AT SEASCAPE

There are **two sections of beach** in front of Seascape, both of which are open to the public:

1. 200-foot section owned by Seascape HOA
2. 1,800-foot section owned by Seascape Resort, Inc. (aka SRI or the Developer)

The image below illustrates the beach boundaries.

The 200-foot section owned by Seascape HOA is located directly across the street from the southeast gate/entry road and just to the west of the Surfside beach (where Beach Bar is located). Seascape HOA has never actively managed its section of beach, and it is effectively a public beach.

The 1800-foot section owned by SRI extends west from the HOA beach to the boundary where beachfront homes begin shortly beyond Whale's Tail. Beach vending services by La Dolce Vita (LDV) are provided on SRI's portion of the beach. The HOA has no input into what SRI does with its portion of the beach.

Per the 1983 Scenic Easement, the beaches at Seascape must be managed consistent with the terms outlined in the Easement, which states that the beach must be maintained "for the benefit of the general public".

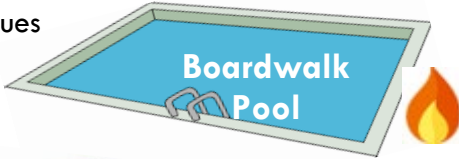


	Developer / Seascape Resort, Inc. (SRI) Beach:	1,800 feet
	Seascape HOA Beach:	200 feet

POOLS AT SEASCAPE

There are five HOA pools available for all owners and guests at Seascape to use: 1) Triangle Pool, 2) Tennis Village Pool, 3) Golden Pond Pool, 4) Lakefront Pool, and 5) Boardwalk Pool. All 1,429 units can access the five HOA pools. There are also private pools for each of the high-rise phases. Only residents of those respective Phases (Majestic Sun Pools, Ariel Dunes I & II Pools, The Grove & Wyndham visitors – MJS pools only) can access them.

Wristbands are required at every pool at Seascape. The high-rise wristbands will be honored at all five HOA pools in addition to the private pools within their Phase. Refer to the illustration below.



Five HOA Pools

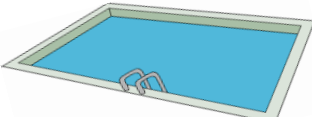
- **Access:** All Phases (all 1,332 units at Seascape)
- **Pool Bands:** New villa pool bands AND existing high-rise bands
- **Maintenance:** Seascape HOA Facilities Maintenance Team (FMT)
- **Pool Expenses:** Seascape HOA dues



Private Phase Pools:

Majestic Sun Pools, Ariel Dunes I & II Pools, & The Grove

- **Access:** Majestic Sun, Wyndham, Ariel Dunes I & II, & The Grove
- **Pool Bands:** Private Phase pool bands only
- **Maintenance:** Private Phase Maintenance Staff
- **Pool Expenses:** Private Phase COA dues

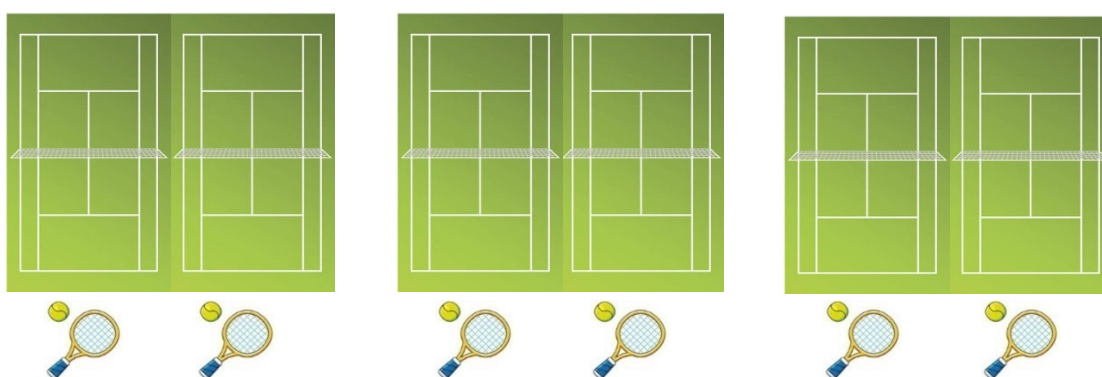


TENNIS & PICKLEBALL COURTS AT SEASCAPE

There are six (6) clay tennis courts and six (6) clay pickleball courts at Seascape.

Tennis Courts (Tennis Village, 6 tennis courts)

The six (6) tennis courts located in Tennis Village are managed by the Destin Tennis Club (DTC). These courts are available to owners, guests, and renters – limited to one session of tennis per unit, per day at no charge. A session means a 1-hour session for singles play or 1.5 hours for doubles play. Reservations can be made by calling (850-654-4287) or going to seascapetennis.skedda.com. Locals can play through hourly court rates or memberships. For more info on the Tennis Village courts, call (850) 654-4287 or visit DestinTennisClub.com.

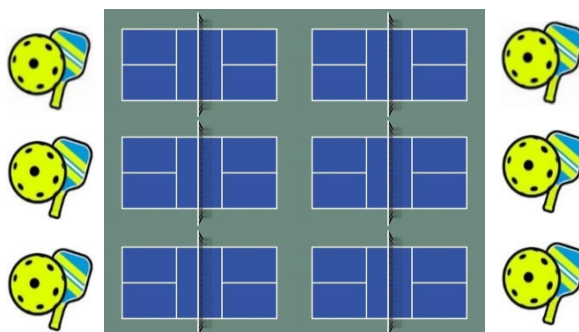


Pickleball Courts (Triangle, 6 pickleball courts)

The six (6) pickleball courts located in the Triangle at Seascape are managed by Seascape HOA.

The Triangle courts are open daily from 8am-10pm. Courts are only closed if it's raining or the courts are too damp to play.

The pickleball courts are available to owners, renters & guests for free, no reservations required.



For more info on the Triangle courts, visit the 'Seascape Pickleball & Tennis' Facebook group (www.FB.com/groups/SeascapePickleballTennis).

Part 4:

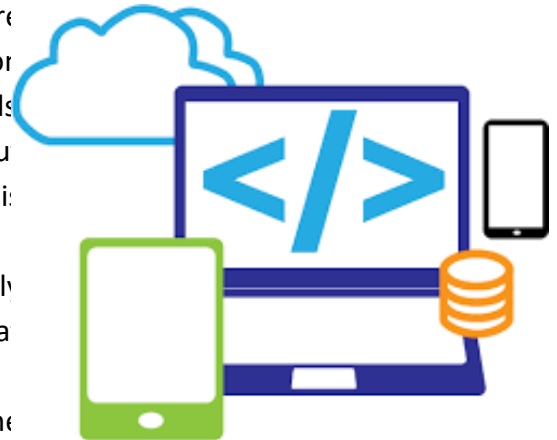
Resources for Prospective Buyers at Seascap



COMMUNITY WEBSITES

1. **Seascape Master HOA Website** - www.visitseascape.com

- **Owners Links** - While the website itself is public, there are two specific links for owners.
 - *Assessments* - There is a link that will direct you to pay your quarterly dues online.
 - *Service Requests* - This link will allow you to quickly enter the necessary information for us to assist you with your service requests. Please provide photos if possible to better assist us.
- **Beaches** - Includes info on the beach & amenities that are available there, as well as on restaurants located on the beach for your enjoyment
- **Pools** - Explains the pools available to all vs. which are private to certain buildings. It also contains information on which pools are heated and have kiddie or zero-entry pools
- **Pickleball / Tennis** - Here is where you can find out about the type, locations, and access to the pickleball and tennis courts at Seascape.
- **Contact Link** - You may click on this link to contact us directly through the website, and it also offers the link to email us at info@VisitSeascape.com
- **Gallery** - This offers plenty of aerial view photos of the property



2. **Seascape HOA Owner Portal** - visitseascape.com/pay-dues

- The Seascape HOA Owner Portal is where owners can log in and access the owner profile, dues payments as well as shared documents such as the Seascape HOA Budget and HOA Board Meeting Minutes.

3. **Community Groups on Facebook**

- Take a look on Facebook and you can find a number of community FB groups related to Seascape, such as ***Seascape Owners***, ***Seascape Condos For Sale***, ***Seascape Rentals***, ***Visit Seascape***, ***Seascape Pickleball & Tennis*** to name a few. Additionally, some Phase COAs at Seascape have its own FB page as well.
- Note: The Facebook groups are independent community pages and have no affiliation with Seascape HOA or the Seascape HOA Board of Directors.



LIST OF ASSOCIATION MANAGERS AT SEASCAPE

In addition to being a member of the Seascape HOA, all 1,429 units at Seascape also belong to one of 18 Condominium Owner Associations (COAs, commonly referred to as 'Phases'). The original thirteen (13) phases are named by numbers (1, 2, 6a). The five (5) high-rise phases are named by building name (Majestic Sun, Wyndham, The Grove, and AD I & II).

Phase COAs are governed by Florida Statute 718, whereas the HOA is governed by Statute 720. Each Phase elects its own board of directors and hires a property manager / CAM (community association manager) or is self-managed. Refer to the table below for a list of the current association managers at Seascape.

Phase	Association Manager	Phone	Email Address
Phases 1	<u>First Service Residential</u> Elizabeth Baker	850-691-0971	elizabeth.baker@fsresidential.com
Phases 2 & 3	<u>Progressive Mgmt of America, Inc</u> Carol Williamson	850-374-7717	cwilliamson@pmainfo.com
Phase 4 & 5A	<u>Emerald Coast Association Mgmt.</u> Lisa Gelder	850-654-8660 Ext. 202	lgelder@ecam.net
Phases 5 & 7	<u>Gulf Coast Mgmt</u> Waverly Johnson	850-654-3866	gulfcoastmgmt@msn.com
Phase 6A & 6B	<u>Absolute CAM Services, LLC</u> Mechala Miner	850-424-5541 Ext. 125	mminer@absolutecamservices.com
Phase 7C	<u>Panhandle Property Group</u> Jon McLeod	850-226-8811	jmcleod@panhandlepropertygroup.com
Phase 8A	<u>Self-Managed</u> Greg Franklin	850-691-5568	gfranklin1203@bellsouth.net
Phase 9A	<u>Emerald Coast Association Mgmt.</u> Erin Huegerich	850-654-8660 Ext. 229	lgelder@ecam.net
Phase 10	<u>Virtuous Mgmt. Group</u> Kandi Reeves	850-217-2610	kandi@virtuousmg.com
Wyndham	<u>Wyndham</u> Erin Maloney	850-269-3000	erin.maloney@wyn.com
Majestic Sun	<u>First Service Residential</u> Leigh Ann Johnson Jessica Brown, Admin	850-837-0977	leighann.johnson@fsresidential.com jessica.brown2@fsresidential.com
Ariel Dunes I	<u>Virtuous Mgmt. Group</u> Debbie Kotke, CAM Stephanie Bargas, Admin	850-269-7723	dkotke@virtuousmg.com ad1admin@virtuousmg.com
Ariel Dunes II	<u>Virtuous Mgmt. Group</u> Pam Miller, CAM Donna Reavely, Admin	850-837-0965	pmiller@virtuousmg.com ad2admin@virtuousmg.com
The Grove	<u>Virtuous Mgmt. Group</u> Nicole Neumann, CAM	850-961-4212	nneumann@virtuousmg.com
Seascape HOA	<u>Virtuous Mgmt. Group</u> Danny Lightfoot, CAM Jordan Graham, Asst CAM Kelly Cipriani, Admin	850-269-0122	danny@visitseascape.com jordan@visitseascape.com admin@visitseascape.com

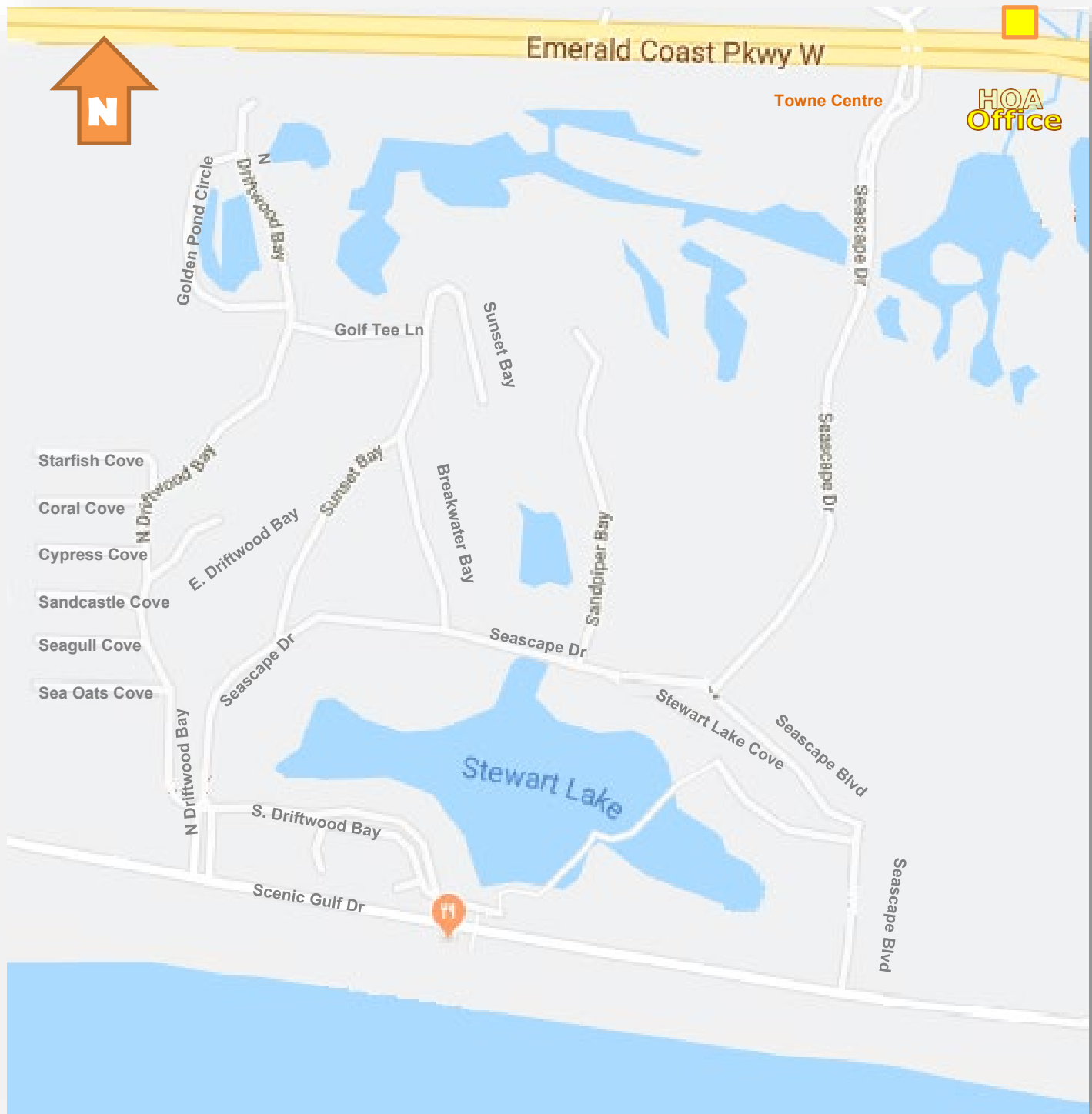
Part 5:

Seascape Maps



SEASCAPE MAP WITH STREET NAMES

All streets within Seascape are listed in the map below.



SEASCAPE NEIGHBORHOODS – CONT.

This map illustrates the boundaries of the Seascape neighborhoods - - the nine (9) villa neighborhoods are in orange and the four (4) high-rises are in purple. The Grove, currently under construction, is in blue.



Additionally, each Seascape neighborhood is featured in the Visit Seascape packet.
Link to view the Visit Seascape informational packet:





Charcoal Grill Locations at Seascape

Grill(s) =



SEASCAPE
Home Owners Association

850-269-0122

Units 1-45, 91-99: C, D, B, A, H, G, F, E
Units 51-90: A, B, A, B
GOLF VILLAS
TENNIS VILLAS

BLDG.#	UPPER	LOWER	
154	273-275	175-179	
122	276-281	180-187	
94	282-284	188-192	
48	285-290	193-199	
8	291-298	200-205	
BLDG.#	UPPER	LOWER	
86	160-165	166, 155-159	
152	148-153	154, 143-147	
171		101-106	
151	208-210	107-111	
135	213-218	112-118	
111	220-225	119-125	
85	226-231	126-132	
35	232-234	133-136	
885	307-314	300-306	
825	407-414	400-406	



Pet Waste Station Locations at Seascope

Pet Station(s) =

