



at Seascape in Miramar Beach, FL

Visitor packet



Provided by:

Ariel Dunes II Condominium Owners Association, Inc.

WELCOME TO ARIEL DUNES II AT SEASCAPE

Whether you have been visiting Ariel Dunes II at Seascape in Miramar Beach, FL for years or are here for the first time, and whether you are staying in a friend/family member's condo or renting a unit, this packet was created primarily to provide **information about ADII and Seascape to all visitors, but especially to short-term vacation rental guests.**

This packet is divided into the following sections:

- Part 1:** Preparing for your Trip to ADII
- Part 2:** Upon Arrival & During Your Stay @ ADII
- Part 3:** About Seascape
- Part 4:** Resources for Visitors, Renters & Guests

The first section suggests specific things visitors should try to learn prior to their trip to Ariel Dunes II, such as what to expect upon arrival at ADII/Seascape. The second section provides basic information about Ariel Dunes II in general, including the ADII pools, fitness center, luggage carts, etc. The third section provides basic information about Seascape in general, including amenities at Seascape. The last section focuses on providing various resources for visitors, renters and guests about ADII & Seascape policies in general and where to find relevant things such as grocery stores and restaurants near ADII.

This packet is **provided as a courtesy** by the Ariel Dunes II COA office and ADII Board of Directors and is **not intended to provide legal, financial, rental management or other professional advice** pertaining to visiting ADII at Seascape. If you have specific questions about your trip to ADII at Seascape, it is recommended to **seek guidance from professional service providers such as your travel agent or rental manager.**



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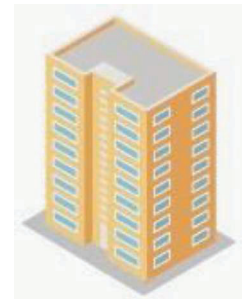
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Part 1:

Preparing for

your Trip

to ADII



INFO TO OBTAIN BEFORE YOU ARRIVE

Before your trip to Ariel Dunes II, be sure to touch base with your rental manager or unit owner to obtain / confirm the following information. This will help ensure a smooth arrival to your rental unit at ADII at Seascape.



UNIT ADDRESS / LOCATION	
Rental Unit Address	122 Seascape Dr, Unit # _____ Miramar Beach, FL 32550
Building	Ariel Dunes II
Community	Seascape



CHECK-IN & CHECK-OUT Process	
Check – IN Time	_____ PM
Check-In Location	
How to obtain the Door Code	(Ask your rental manager when you should expect to receive the door code and how – via email, text, etc.)
Check – <u>OUT</u> Time	_____ AM



NOTE: All questions pertaining to arrival or departure procedures should be directed to your rental manager or the unit owner of the unit you are renting.

Other Important Info Upon Arrival	
Where to Find Vehicle Pass(es)	Most vehicle passes can be found inside the unit, but be sure to confirm with your rental manager.
Where to Find ADII Wrist Bands	- ADII wrist bands are required when using all amenities at Seascape (pools, fitness ctr, pickleball, tennis, basketball). - Most ADII wrist bands can be found inside the unit. Any lost ADII wrist bands will be charged to the renter /guest at a minimum of \$30 each
Pool / Beach Towels (not provided)	Towels for the pools / beach are not provided. Visitors must bring their own beach towels.





IMPORTANT CONTACT INFO FOR VISITORS

IN CASE OF ANY EMERGENCY DIAL 911



Fire Department
850-837-2250

Walton County Sheriff
850-892-8111



Rental Unit Address	122 Seascape Dr, Unit # _____ Miramar Beach, FL 32550
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Rental Management Company Contact Info (if applicable)	
Rental Mgt. Company	
Primary Contact	
Phone Number	() -
Email Address	



Water Out?

Call 844-873-4256 (number also on bathroom mirrors)

ADII units are protected by the HALO Leak Detection system. Water in a unit will **automatically shut off** if a potential leak is detected.

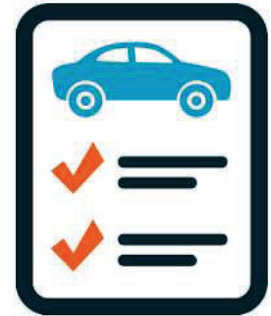
Seascape Property Patrol Contact Info		
Security Patrol Rover	Southeast Guard House	North Guard House
850-865-7327	850-461-0716	850-461-0732



VEHICLES, VEHICLE PASSES & TICKETS

All visitors at ADII at Seascapes 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.

If a vehicle pass was **not** left in your rental unit, or if you need **additional vehicle passes**, please **contact the rental management company or the unit owner** in which you rented this unit. If your rental company directs you to the Seascapes HOA Office for additional passes – you must have your rental agreement to show the Seascapes HOA office front desk attendant in order to purchase a vehicle pass.



Fill Out the Vehicle Pass

All fields on the vehicle passes **must be completed** to avoid being ticketed. Fields on the vehicle pass include the following:

Building #	
Arrival Date	____ / ____ / ____
Vehicle Tag #	

Unit #	
Departure Date	____ / ____ / ____
State	

Display the Vehicle Pass

Vehicle passes should be **hung from your rear view mirror** or **placed on the dashboard** on the driver's side. The **front** of the pass **must** be visible.

Avoid Being Ticketed

Short-term vehicle passes are valid for the duration of your stay with a **maximum allowed duration of 30 consecutive days** per short-term vehicle pass. Vehicle passes are **single-use passes** (one vehicle) and **cannot be shared**. Sharing of vehicle passes will result in a ticket being issued.

As stated on the front of the vehicle passes, failure to accurately complete these fields will result in a **\$25.00 ticket**. Other violations of Seascapes HOA rules may result in additional fines.

Appealing a Ticket

To initiate an appeal to a ticket issued on your vehicle, email the Seascapes HOA office at info@visitseascapes.com. The HOA's Fines & Appeals committee meets on the third Tuesday of each month to consider appeals to tickets issued in the prior month.



GOLF CARTS, SCOOTERS, TRAILERS/RVS

Golf Cart Parking

Guests at ADII are permitted to park a golf cart in the ADII parking lots or the ADII designated Golf Cart parking area in the ADII overflow parking lot. The overflow parking lot is visible from the balcony side and is located south of the pool in the lot across Seascap Drive.

Note: Golf Carts must be registered with both the ADII Association office and Seascap HOA office and must display a vehicle pass for both.



Scooters, Scoot Cars, Scooter Trikes, Mopeds, Motorcycles

- Rental guests and visitors **may enter Seascap** on a scooter, scoot car, scooter trike, moped or motorcycle but are only permitted to **drive straight to the unit and/or destination at Seascap**.



Trailers or RVs – Prior authorization required. Visitors planning to bring a trailer or vehicles of excessive size that occupy no more than two (2) designated parking spaces must obtain advance approval from the ADII Association Office prior to arrival. A non-refundable administrative fee of \$15.00 will apply which provides for a parking permit not to exceed fifteen (15) consecutive days for parking.



If authorization is granted a Seascap vehicle pass will need to be purchased and displayed on the trailer or RV at all times.

The vehicle is not permitted to be used as lodging within Seascap.

PETS AT ADII – NOT PERMITTED BY GUESTS

Guests and renters are NOT permitted to have a pet at ADII.

Violations are subject to eviction and a fine.

Note: Only owners at ADII are permitted to have a pet at ADII. Owner's pets must be registered with the Association and display an ADII lanyard at all times.



Grills at ADII

Gas grills are available and are located on the west side of the building.

Access to the grills is on a first-come first-serve basis.

Grills (any type) are NOT permitted on balconies.



Part 2:

Upon Arrival & During your Stay @ ADII



UPON ARRIVAL AT ADII

Ariel Dunes II is NOT a Hotel

ADII consists of individually-owned condo units and is not a hotel. Please be mindful that many residents live here full-time.

There is no front desk for check-ins. You must coordinate your check-in with your rental company.

Luggage Carts

Luggage carts and grocery carts are available for guests to use and are located in the lobby. Please **RETURN all carts to the Lobby ASAP** so carts are available for others to use.

Do NOT store the grocery carts inside your unit.



Quiet Hours: 10 pm - 8 am

Quiet hours are daily from 10pm to 8am. Please be considerate and respect that Seascape is home to many residents.

To report a noise disturbance:

- 1) Courtesy Patrol (850-865-7327)
- 2) Walton Cty Sheriff (850-267-2000)



Wifi & Internet

Network	Seascape-guest.encowifi.com
Password	43431776





DO'S and DON'TS

- 1 Throwing or dropping any objects, including food, beverages, water, ice, or other items, from balconies or walkways is strictly prohibited. Not only is discarding anything from a balcony illegal, but it is also extremely dangerous to residents and guests on the floors below. Violators are subject to eviction and possible criminal prosecution under Florida Statute 790.19. **Ariel Dunes II is monitored by 24-hour video surveillance.**
- 2 Unit occupancy must not exceed the number specified on the rental agreement and comply with the Walton County Fire Code standards.
- 3 Hanging of objects, such towels, from the balcony or walkway railing is prohibited.
- 4 Please observe quiet hours, 10:00 pm – 8:00 am, daily. Noise at any time must not be heard from outside the unit.
- 5 No pets are allowed in rental units. Only owners may have pets.
- 6 **No jumping in the elevators.** Offenders will be charged for damages.
- 7 Luggage carts must be returned to the cart area in the lobby immediately after use so that they are available for others.
- 8 Vehicles must display a valid Seascape Vehicle Parking Pass and be properly parked at all times. Oversized vehicles and trailers must be pre-approved by the Association. In addition to the required Seascape parking pass, owners and guests must purchase and display an Association-issued ADII "TRAILER" pass. Approved trailers and oversized vehicles must park in the ADII South "Overflow" parking lot only. All guests requesting a trailer pass must complete and submit the required registration form to the Ariel Dunes II office prior to arrival.
- 9 Do not leave items outside the unit doors on the common area walkways.
- 10 **Grilling on balconies is prohibited. Grills are provided in the designated area onsite.**
- 11 ADII wrist bands are required at the Pool & Fitness Center.
- 12 This unit is equipped with a water leak detection system. **For water issues** (no water or beeping sound) please call ENCO at **844-873-4256**.
- 13 For security related issues, call **Seascape Security at 850-865-7327** or the **Walton County Sheriff's Office at 850-267-2000**.
- 14 The use or operation of "Unmanned Aircraft", referred to as **drones**, at the Condominium is **strictly prohibited**.

DO NOT THROW ITEMS FROM BALCONIES

WARNING



Throwing and / or dropping any item from a balcony or elevated walkway is a FELONY and may result in immediate eviction.

Also, do not hang towels from your balcony railing.

Surveillance cameras are placed throughout the property and have been instrumental in identifying the unit in which falling objects have originated.

To report an incident, contact Walton County Sheriff (850-267-2000).

Balcony Furniture Advisory

This area experiences strong winds and quick pop-up storms. **It's the responsibility of the unit occupant to bring balcony furniture inside in anticipation of storms and hurricanes.**

Please be mindful of the balcony furnishings on your balcony, especially on upper floor units. Strong winds can cause unsecured furnishings to blow off balconies. This can pose a major safety threat to persons / vehicles on the ground level.

Note: No glass tables on balcony.



GARBAGE DISPOSAL & SINK ADVISORY

The Association requests your cooperation in helping to keep our Kitchen drain lines unclogged and clear of debris.

Specifically, we request you avoid putting the following items down the kitchen sink drain:

- **Grease**
- **Fat & Fatty Foods**
- **Pasta & Rice**
- **Egg Shells & Shrimp Shells**

Please dispose of the above referenced items, and other items known to clog drains, in the trash container instead of the kitchen sink drain or garbage disposal.



Trash Chutes are Located on Each Floor (2-24)

Please place your trash in small bags & drop down the chute. First floor units take trash to the dumpsters located outside on the ground level.

Please take large items and large trash bags that don't fit down the chutes to the dumpsters on the first floor.

Please do NOT leave trash bags on the floor in the trash room.



OTHER RULES

Do NOT Jump in the Elevator!

Elevator service repairs as a **result of jumping or other misbehavior** will be **YOUR FINANCIAL RESPONSIBILITY**.

Surveillance cameras are in all 4 elevators and have been instrumental in identifying folks that have misbehaved while in the elevators.



Drones are NOT allowed on property during your stay.

No Running in the Building!

Please let your kids run outdoors and not in the hallways (every floor), lobby or your unit. Please be considerate and respect that this is home to many residents.

Smoking – NOT permitted in ADII Common Areas

Smoking is not permitted in ADII common areas. Common areas include the following: lobby, stairwells, elevators, lobby, floor hallways & pools.

Where smoking is permitted, please properly dispose of your cigarette butts.



ADII POOLS

There are three (3) private pools at ADII that are only available for ADII renters and guests to use. Children (under 12) must be accompanied by an adult (18+) at all times.

In addition to these pools, ADII owners, renters & guests can access the five pools provided by Seascape HOA. Refer to the Seascape Map in this packet for locations of these 5 pools.



Pool Hours: 8:00AM – 10:00PM daily

Wrist Bands

All owners, renters and guests are required to have an official ADII wristband when using the pools. There must be a wrist band for everyone in the group. Lost wrist bands will be charged to the renter / guest.

Pool Code

Please request the pool code from your rental management company.

NOT Allowed at ADII Pools

- No glass
- No running
- No jumping over pool fence
- No smoking
- No drinks, food or pool furniture within four (4) feet of the pool
- No audible music on pool deck
- Do not sit/stand/jump from the waterfall wall on the east pool
- Refer to other rules per signage posted at the pools



Note: There is no lifeguard on duty, swim at your own risk.

ADII FITNESS FACILITY

There is a private indoor fitness center in the ADII lobby that is available for all ADII renters and guests. Must be 18 years of age or older to be in fitness room.



Fitness Center Hours

The fitness center is open from 6:30 am – 10 pm daily.

Wrist Bands

All owners, renters and guests are required to have an official ADII wristband when using the fitness center. There must be a wrist band for everyone in the group. Lost wrist bands will be charged to the renter / guest.

Fitness Center Access

Please obtain the Fitness Center code from your management company.

Part 3: **About Seascape**



ADDITIONAL AMENITIES

Ariel Dunes II is one of 4 high rise buildings located within Seascape. Seascape is a unique 330-acre **beachfront community** 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 1,332 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, basketball court, beach volleyball court and 5 restaurants.



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 some 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



Additional
Pools (5)



Basketball
Court



Playground



Pickleball
Courts



Tennis
Courts



Beach
Volleyball



Golf
Course

Villa Neighborhoods

High Rise Buildings

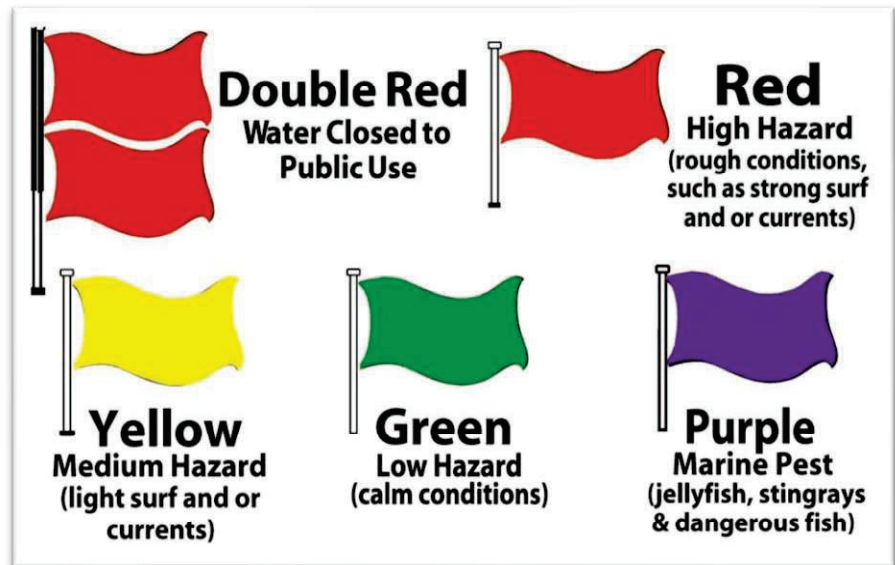
BEACH AT SEASCAPE

Seascape is fortunate to have 2,000 feet of wide-open beachfront access. The Seascape beach is within **easy walking distance of ADII**. When going to the beach, always use one of the crosswalks when crossing Scenic 98.

Seascape Beach offers several paid amenities that may be of interest to visitors. These include waterfront **beach chairs & umbrellas** provided by La Dolce Vita as well as a **fun mix of water sports** like paddleboards, kayaks, and jet skis.

Beach Flag Warning System

All South Walton (SoWal) beaches utilize a four-color beach flag system to **alert beachgoers of general warnings** about overall surf conditions. This Beach Flag Warning System has been utilized since 2005 across all the beaches of South Walton, including Seascape.



Note: Absence of flags does not assure safe waters.

Additional Pools Available

There are five additional pools available for all ADII rental guests and visitors to enjoy at Seascape. Ariel Dunes II wrist bands are required at these pools as well.



TENNIS & PICKLEBALL COURTS AT SEASCAPE

Tennis Courts

There are six (6) clay tennis courts at Seascape, located in Tennis Village. These tennis courts are managed by the Destin Tennis Club (DTC). These courts are free for owners, renters & guests at ADII.

ADII wrist bands are required to verify your access to Seascape amenities, so please bring yours with you.



The court hours vary by season. Arrangements to play must be made through the Tennis Pro Shop. **For more info, call (850) 654-4287 or visit DestinTennisClub.com.**

Pickleball Courts

Seascape offers six (6) clay pickleball courts. Seascape's pickleball courts are open daily from 6am-3pm, weather permitting. The pickleball courts are ***free for use by all Seascape owners, renters, and guests.***

ADII wrist bands are required to verify your access to Seascape amenities, so please bring yours with you.



The pickleball courts are located in the Triangle neighborhood of Seascape. Triangle is located in the center of the Seascape property.

Play is on a first-come basis. Please wear clay-court friendly shoes (i.e., not too much tread). Sweep the court after use. Other rules are posted at the courts.

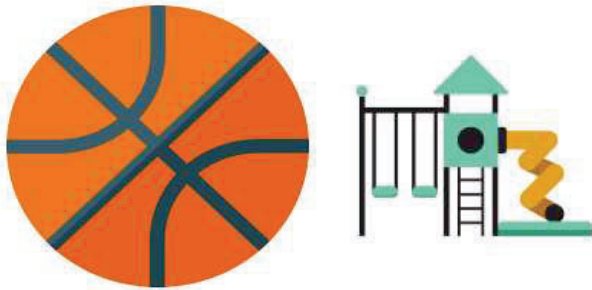
Note: We recommend use of **Onix Pure 2 outdoor balls** for play on the clay courts. Other types of balls may not perform well on the clay.

For more information, please visit the '**Seascape Pickleball & Tennis**' Facebook group: facebook.com/groups/SeascapePickleballTennis/.

BASKETBALL, GOLF COURSE & BEACH VOLLEYBALL

Basketball Court & Playground

Seascape's basketball court is a multi-surface sport court with two hoops for full-court play. The basketball court is open daily from dawn to dusk.



The basketball court is free to use. Play is available on a first-come, first-serve basis.

ADII wrist bands are required on the basketball court and playground

The court and playground is located on the west side of Seascape, on N. Driftwood Bay near Tennis Village. Refer to map at the beginning of this section.

Beach Volleyball

Seascape's beach volleyball court is located on the beach, just east of Whale's Tail. Play is on a first come, first serve basis.

The volleyball court is *free for use by all Seascape owners, renters, guests and other beach patrons*. Seascape wrist bands are NOT required on the court.



Seascape Golf Course

Seascape offers an 18-hole golf course that wraps around the quaint villa units and picturesque lakes at Seascape.

Seascape uses a dynamic pricing strategy for tee times - meaning the tee time prices often fluctuate, impacted by things such as weather, competition, local events and more.

For more info and to schedule a tee time, call (850) 654-7888 or visit Seascape-Resort.com.



FISHING AT SEASCAPE – CATCH N RELEASE ONLY

- Catch n release fishing is permitted in these locations only at Seascape:

1) Stewart Lake

- Only permitted in front of condo buildings and on the Boardwalk
- Not permitted on golf course around Stewart Lake
- Refer to the map below (green = acceptable fishing locations)



2) Golden Pond

- Permitted on all areas around Golden Pond
- Fishing is **NOT** permitted on any golf course lakes / ponds
- The lakes/ponds at Seascape contain **reclaimed water** from South Walton Utility for irrigation purposes, and as such, it is unhealthy to consume fish caught in these lakes / ponds
- A **fishing license** is not required for catch n release fishing at Seascape
- When fishing, be sure to park on paved areas only. **Parking on the grass is not permitted.**
- For **more** info on fishing in Florida lakes / ponds, please visit the website for **Florida Fish & Wildlife Conservation Commission**

Where to Fish on Stewart Lake

**GREEN =
Acceptable
Fishing
Locations**

**RED =
NO Fishing**



Part 4:

Resources for

ADII Visitors





CABLE TV – CHANNEL GUIDE

2 ABC - WBBM (Pan. City)	27 Syfy	46 TNT	69 Fox Sports Florida
3 ABC - WEAR (Pensacola)	28 Freeform	47 E! Entertainment	70 OWN
4 WECP - CBS (Pan. City)	29 Lifetime	48 A&E	72 Hallmark
5 CBS - WKRG (Mobile)	30 Discovery	49 Bravo	73 GSN
6 COX6	31 TLC	50 AMC	74 Fox Business Channel
7 NBC - WJHG (Pan. City)	32 HGTV	51 Spike	75 FXX
8 NBC - WPMI (Mobile)	33 Animal Planet	52 BET	77 SEC Network
9 PBS - WSRE (Pensacola)	34 HLN	53 VH1	78 SEC Network 2
10 FOX – WPGX	35 CNN	54 MTV	80 C-SPAN
11 TBS	36 CNBC	55 Fox News Channel	81 C-SPAN 2
13 CTN - WHBR (Mobile)	37 MSNBC	56 Comedy Central	82 C-SPAN 3
14 TBN - WMPV (Mobile)	38 Weather Channel	58 TV Land	83 National Geographic
16 IND - WJTC (Mobile)	39 ESPN 2	59 Cartoon / Adult Swim	84 POP
19 HSN	40 ESPN	60 Travel Channel	85 MoviePlex
20 QVC	41 Fox Sports 1	62 History	86 ION
23 IND - WAWD (Ft Wltn)	42 NBC Sports Network	63 TCM	87 Hallmark HMM
24 WGN	43 Fox Sports Sun	64 Golf Channel	88 Jewelry TV
25 Nickelodeon	44 USA Network	65 CMT	90 Unimas
26 Disney	45 FX	68 Food Network	901 - 950 Music Channels

CABLE TV – REMOTE TROUBLESHOOTING GUIDE



Basic Functions

1. Use only the COX Cable remote pictured here for TV operations.
2. Press POWER to turn on and off TV.
3. VOLUME and CHANNEL Up/Down arrows will control basic operations.
4. Use GUIDE and selection arrows in the center of the remote to preview channels and program scheduling.

Troubleshooting

1. If TV is showing “No Signal”, ensure that the cable box is powered on. If TV is still reading “No Signal”, a new input may need to be selected.
2. Select new input by pressing INPUT button to ensure remote is controlling TV functions. The input button will also be used to change to DVD or other devices. Use directional arrows to navigate and select appropriate input.
3. HDMI1 or HDMI2 should be the proper input selection for the cable box.
4. If you are still having difficulties, contact COX at 855-512-8876 and press option 1 for assistance.



RESTAURANTS NEAR ADII

There are seven (7) restaurants onsite at Seascap, from the beach to the Seascap Towne Centre, & more within walking distance of ADII.

Near ADII	
1	Cabana Café * (next door in ADI) 850-424-3574
2	Whale's Tail Beach Bar (Seascap Beach) 850-650-4377

Seascap Towne Centre	
3	Acme Oyster Bar 850-460-7773
4	Mezcal Mexican Grill 850-837-8350
5	Sandlot Sports Bar 850-424-8900
6	Two Birds Café 850-279-3375
7	Moo La La - Ice Cream 850-654-3333

Other Nearby Restaurants
Pascalli Kitchen (1/4 mile west on Scenic 98)
Royal Palm Grille (inside Surfside, next door)
Surf Hut (3/4 miles east on Scenic 98)
Pompano Joe's (1 mile west on Scenic 98)
Crab Trap (2 miles west on Scenic 98)

* Cabana Café offers discounts to ADII owners, rental guests and visitors. And, Cabana offers free delivery to ADII units.



This list is provided as a courtesy by ADII and does not imply endorsement of any establishment.

GROCERY STORES NEAR ADII

Four major grocery stores are conveniently located within four miles of Seascape: Winn-Dixie, Publix, Whole Foods and Fresh Market.

Located EAST of Seascape (towards Sandestin / Panama City)

Winn Dixie	65 Poinciana Blvd, Miramar Beach, FL (Located just west of the Scenic 98 & Hwy 98 intersection, accessible from Seascape via Scenic 98)
Publix at Grand Blvd	2038 US Highway 98 W Santa Rosa Beach, FL (North side of Hwy 98, at Grand Blvd)
Walmart	6712 US-98 W, Santa Rosa Beach, FL (North Hwy 98, in Santa Rosa Beach)

Located WEST of Seascape (towards Destin)

Whole Foods	4402 Legendary Dr, Destin, FL (North side of Hwy 98, Destin Commons / Lowe's)
Publix at Kelly Plantation	4425 Commons Dr E, Destin, FL (North side of Hwy 98, north of Commons Dr)
The Fresh Market	4495 Commons Dr W, Destin, FL (North side of Hwy 98, near Home Depot)



