



**Beach Life Oceanfront Resort's
Guide
for Owners in the Driftwood and
Tides Buildings**

Synopsis of the Master Deed for Tides/ Driftwood/Oasis Horizontal Property Regime

1. Structure of Beach Life Resort HOA Operations

a. What is the structure of maintenance and operations for properties at Beach Life Resort?

The Beach Life Resort currently is comprised of two Housing Associations. A Master Homeowner's Association (Sea Mist Master Homeowners Association or "Master HOA") and a subordinate association, the Tides/Driftwood/Oasis Horizontal Property Regime ("Sub HPR").

The Master HOA is responsible for overseeing and maintaining the ground of the property and its amenities. The Master HOA sets forth rules for usage of the commercial areas of the resort and all common areas, as well as maintenance of all commercial and common areas of the property.

The Sub HPR is responsible for setting forth rules and regulations for those owners in the Tides/Driftwood/Oasis buildings.

b. Who is a member of the Master HOA?

Members of the Master HOA are all owners of any parcel on the Beach Life Resort property and any subordinate HPR.

c. Who is a member of the Sub HPR?

Members of the Sub HPR are all owners of any unit in the Tides/Driftwood/Oasis buildings, as well as the owners of the commercial buildings at the Property. Each owner of a unit at the Tides/Driftwood/Oasis buildings receives one vote for all Sub HPR matters. The owners of the commercial units receive four votes on all Sub HPR matters.

d. Who is on the board of directors of the Master HOA?

The board of directors of the Master HOA is comprised of three persons appointed by the owner of Beach Life Resort.

e. Who is on the Board of Directors of the Sub-HPR?

The Members of the Sub HPR may elect up to 4 directors by a majority vote. In addition to directors elected by the members, the owners of Beach Life may appoint a fifth director.

II. Master HOA

a. What is the role of the Master HOA?

The Master HOA is responsible for prescribing rules and regulations covering all areas of the property, including the common areas associated with the Tides/Driftwood/Oasis buildings. The Master HOA is also responsible for maintaining all common elements of the property, including the Tides/Driftwood/Oasis buildings. This includes general upkeep, as well as provision of utilities to all units and buildings on the Beach Life Resort property.

The Master HOA does not regulate the interior of any owner's unit, provided that any alterations made by individual units do not impact any portion of the property that is outside of an individual owner's unit.

b. What are the rules and regulations of the Master HOA?

The Master HOA is responsible for prescribing rules and regulations regarding all common areas at the property, as well as use of any commercial spaces. The Master HOA does not prescribe rules and regulations regarding the use of each individual unit owner's unit. The Sub HPR is responsible for setting forth rules and regulations governing each individual unit owner.

c. What kind of maintenance does the Master HOA undertake?

The Master HOA is responsible for keeping all common areas of the property, including common areas within the Tides/Driftwood/Oasis buildings clean and in good repair. The Master HOA is also responsible for providing utilities to the entirety of the property. This includes water, electric, cable, internet, and telephone.

d. Who pays for maintenance and repairs to the property?

The cost of all maintenance and repairs at the property is apportioned on a prorata basis by the Master HOA. All maintenance and repair costs associated with the property, including all the common and commercial areas, is assessed to the owners of parcels at the Beach Life Resort property as well as the Sub HPR. This proportionate share assessment includes utilities such as water, electric, cable, internet, and telephone, as well as pest control and general maintenance.

e. Can an individual unit owner opt-out of paying maintenance and repair costs assessed by the Master HOA?

Proportionate share assessments are made to the owners of the lots at the property as well as directly to the Sub HPR. Individual unit owners will then receive an assessment for their proportionate share by the Sub HPR upon such terms as the Sub HPR determines reasonable. Members of the Master HOA cannot opt-out of an assessment. Individual unit owners may not opt-out of Master HOA assessments, however, a unit

owner may request an opt-out from the Sub HPR. A decision on any such request by an Individual unit owner will be made by the board of directors of the Sub HPR.

III. Tides/Driftwood/Oasli HPR

a. What Is the role of the Sub HPR?

The Sub HPR is responsible for regulating and managing the units and owners of units exclusively at the Tides/Driftwood/Oasis buildings. The Sub HPR prescribes rules and regulations in addition to those prescribed by the Master HOA. The Sub HPR also acts as a liaison between the Master HOA and the individual unit owners at the Tides/Driftwood/Oasis buildings.

b. Does the Sub HPR maintain the Tides/Driftwood/Oasis buildings?

Maintenance for each individual unit at the Tides/Driftwood/Oasis buildings is the responsibility of each Individual unit owner. Maintenance and repairs for all common areas within the Tides/Driftwood/Oasis buildings is the responsibility of the Master HOA. The Sub HPR may, in its discretion, hire additional service providers, however, the Sub HPR remains responsible for their pro-rata share of all maintenance and repairs provided by the Master HOA.

c. Who creates the rules and regulations for the Tides/Driftwood/Oasis buildings?

The Master HOA prescribes rules and regulations for all common areas. The Sub HPR may, at the discretion of the board of directors, create additional rules and regulations for the buildings and unit owners.

d. Does the Sub HPR provide security for the Tides/Driftwood/Oasis buildings?

The Master Association provides security for the grounds which is included in the common services assessment. The Sub HPR is free to hire additional security, provided that it does not disrupt or unreasonably impede operations at Sea Mist. Additionally, the Master Association provides credentialed access (i.e. key cards or fobs) to occupants of the Tides/Driftwood/Oasis buildings to ensure after-hours access is limited to only the occupants of the Tides/Driftwood/Oasis buildings.

IV. Individual Unit Owners

a. What Beach Life Resort amenities do unit owners have access to use?

The Master Association may, in its discretion, grant access to Beach Life Resort amenities such as pools, beach access, saunas, volleyball courts, ballrooms, fitness

center, parking garages and structures, public restrooms, elevators, landscaped areas, and other open spaces. For amenities and common areas that access is granted to the Sub HPR, the Sub HPR is responsible for its pro-rata share of maintenance associated with such common areas.

b. Do unit owners have access to parking at Beach Life Resort?

Individual unit owners, and their families and guests (not including commercial renters) have access to parking at the locations assigned by the Master Association. The Master Association will provide the location of parking available to Sub HPR members and will notify the Sub HPR of any changes to parking assignments when such changes occur.

c. Are unit owners permitted to rent their units?

Rental of units in the Tides/Driftwood/Oasis buildings is permissible at the discretion of the Sub HPR. Currently, the Sub HPR allows for rentals of individual units on a short-term and long-term basis. The board of directors of the Sub HPR may, in its discretion, prescribe any restrictions it deems necessary to regulate the rental and leasing of units in the Tides/Driftwood/Oasis buildings.

d. Do tenants of unit owners have access to Beach Life Resort amenities?

Use of Beach Life Resort amenities and common areas at Beach Life Resort for which the Master Association has granted access to the Sub HPR is limited to only unit owners, their families, and non-commercial guests. Use of common spaces at Beach Life Resort, such as pools, beach access, saunas, volleyball courts, ballrooms, fitness center, parking garages and structures, public restrooms, elevators, landscaped areas, and other open spaces for commercial purposes (such as short-term rental guests) is strictly prohibited by the covenants of the Master Deed. Commercial tenants may use walkways and stairwells to get to and from their unit but may not otherwise use common areas at Beach Life Resort.

Sea Mist Resort offers rental management services that grant access to resort amenities for unit owner's short-term and long-term rental guests. All unit owners who wish to provide access to resort amenities to their rental guests are encouraged to contact the Sea Mist rental office to inquire into becoming part of Beach Life Resort's rental management program.

e. Do rental guests of unit owners have access to parking at Beach Life Resort?

Parking at locations assigned by the Master Association are limited to unit owners, their families, and non-commercial guests of unit-owners.

Beach Life Resort offers rental management services that provide access to resort parking for unit owner's short-term and long-term rental guests. All unit owners who wish to provide access to resort parking for their rental guests are encouraged to contact the Beach Life Resort property management to inquire into becoming part of Beach Life Resort's rental management program.

f. Can unit owners rent their unit through a third-party rental company?

Third party rental of individual units at the Tides/Driftwood/Oasis buildings is regulated by the Sub HPR. Currently, unit owners may use outside rental companies to lease their units for both short-term and long-term guests. All third-party rental companies leasing units at the Tides/Driftwood/Oasis buildings are required to maintain general liability insurance in an amount no less than \$1 Million per occurrence, \$2 Million in the aggregate, and \$5 Million in excess Insurance. All third-party rental companies must provide proof of insurance with an additional insured endorsement naming both the Sea Mist Master Homeowner's Association and the Tides/Driftwood/Oasis Horizontal Property Regime as additional insureds. Failure to provide proof of the required insurance prior to accepting any rental reservation may result in fines by the Master Association and/or the Sub HPR.

g. Can the owners hire their own utility providers for their unit?

The Master Association provides the Tides/Driftwood/Oasis buildings with water, sewer, electric, cable, and internet. Individual unit owners are free to purchase additional utility services provided that installation of such utilities does not require any structural or external modifications to any part of the property.

**This FAQ Is a summary of frequently asked questions concerning the Beach Life Resort property. For owners who wish to learn more about the Master HOA, the Sub HPR or the rights and obligations of individual unit owners at the Tides/Driftwood/Oasis buildings, please contact the board of directors of the Tides/Driftwood/Oasis Horizontal Property Regime for a copy of the Master Deed, Bylaws, and Declarations.