

**BELOW IS AN EMAIL SENT TO ALL OWNERS
JULY 12, 2018**

This email is to advise Beachside Villas owners of current events regarding owner and guest use of and access to the beach. This beach access matter is constantly evolving but the following is provided as an update on the matter and it is the best information the Beachside Villas HOA can provide at this time:

Walton County has reluctantly been drawn in to in a legal dispute regarding beach access between private property owner's and their beach rights verses "customary use" of the beaches by the public and whose rights will prevail.

BSV does NOT have "private" deeded access to the beach. The 66 foot wide section of beach access located at the end of the boardwalk adjacent to our BSV complex is "public" access and it is available for BSV owners and guests and for anyone else to use. This area is bordered by the Sugar Dunes complex on the east and a newly under development parcel on the west (where the big dune is located).

Related to this, a law was passed by the Florida Legislature this year that voided Walton County's past "customary use" ordinance as of July 1, 2018. Customary use provided public access to virtually all beach areas (except, as examples, to the dunes and turtle nesting areas). However, due to the change in the state law, Walton County is now, at least for the time being, required to enforce the property rights of beach front property owners. This means that the public (including BSV owners and guests) legally have access only to the mean high tide water line on the beaches. Currently this is being interpreted as "wet sand".

This issue is still very much in flux, is unsettled and is appropriately being dealt with by Walton County. It is believed that, in the end, Walton County's previous "customary use" policy will eventually prevail and that Beachside Villas will have a long term solution ensuring we have sufficient beach access and privileges. In the interim, the following applies:

To the west of the 66 foot public beach area, the developer has put up no-trespassing signs. Beachside Villas property management has met with him and he indicated that he will enforce his rights as a property owner. Owners and guests will therefore not be permitted to set up their own umbrellas, tents, chairs etc. on the adjacent west side of the public beach area without getting a warning or being evicted. Alternately, if owners and guests rent beach equipment from their on-site vendor, the use of the west side beach area will be permitted.

To the east, the president of the Sugar Dunes Homeowner's Association has graciously advised us that we are welcome there provided we follow certain minimum rules in respect to them. These rules apply to the Sugar Dunes beach area on the east side of the public beach area and are as follows:

1. No tents
2. No large canopies
3. Do not set up in front of the existing umbrella line
4. Regular size umbrellas and chairs are permitted
5. Pick up your trash

This matter has certainly had an effect upon all of us at Beachside Villas. Please know that your board is working on this issue and to obtain additional clarity and direction. We will keep you informed as more information becomes available.

Bill Godwin