

**Seaside Landings at Flagler Beach
Rules, Regulations and Community Guidelines**



Adopted August 17, 2026
This version supersedes all prior versions

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Introduction	3
Section 1 – Exterior Appearance.....	4
1.1 Landscape and Lawn Maintenance.....	4
1.2 Decorations and Ornaments.....	4
1.3 Storm Shutters	5
1.4 Vacant Lots.....	5
1.5 Pets and Pet Hygiene	5
1.6 Signage	6
1.7 Holiday Decorations and Signs.....	6
1.8 Flags and Flagpoles	7
1.9 Parking	7
1.10 External Structures.....	8
1.11 Dwelling Exterior	8
Section 2 – Docks	9
Section 3 – Amenities and Their Use	9
3.1 Kayak Storage.....	9
3.2 Firepit	9
3.3 HOA Marina Slip.....	10
3.4 Book Library	10
3.5 Community Gazebo.....	10
Section 4 – Safety.....	10
4.1 Reporting Damage, Hazards and Safety Matters.....	10
Section 5 – Utilities	10
5.1 Gate Access	10
5.2 Garbage and Recycling.....	11
5.3 Mailboxes	11
Section 6 – Leases	12
6.1 Lease Restrictions	12
6.2 Lease Registration with Management Company.....	12
Section 7 – Dispute Resolution and Appeals	12
7.1 Compliance Protocol.....	12

Seaside Landings at Flagler Beach Rules - Regulations and Community Guidelines

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Introduction

Seaside Landings is a community of custom homes in the heart of Flagler Beach nestled between the Intracoastal and Bulow Creek along John Anderson Highway. We are all proud of our community and strive to keep it well cared for, supporting the best lifestyle Flagler Beach has to offer.

As a community we would like to maintain certain standards and norms which allow for the homes and common area shared spaces across Seaside Landings to be at a level that offers our residents maximum enjoyment and pride in our community. While we celebrate and encourage the diversity of architectural ambitions of all our Owners, we also want to maintain a set of appearance and utility baselines which Owners are required to maintain to contribute to the appearance and property values of the community.

To that end, these Community Guidelines offer a strong foundation toward that goal and, as members of the Community we ask that our Owners and residents become familiar with them and follow them.

Within this document the term Owner shall refer to any Seaside Landings property owner. All rules, regulations and guidelines articulated within this documents shall apply to all Owners, residents, and property lessees.

These Community Guidelines are a sister document to the Architectural Review Board (ARB) Guidelines which address the construction standards for new homes and any subsequent renovations and the Declaration of Covenants, Restrictions and Easements for Seaside Landings at Flagler Beach (f/k/a Bulow Shores) recorded at Official Records Book 2339, Page 1371, *et seq.*, of the Public Records of Flagler County, Florida ("Declaration"), the Association's Articles of Incorporation, and the Bylaws, which address key operational and administrative aspects of the community. As a member of the Community, we ask that our Owners and residents become familiar with each of these documents, which can be accessed from the management company portal at <https://www.watsonassociationmanagement.com/communities/seaside-landings-at-flagler-beach/>.

Contact Information:

Report HOA Emergencies 24x7: (772)-871-0004

Our HOA Management Company, Watson Association Management

Community Association Management information portal:

<https://www.watsonassociationmanagement.com/communities/seaside-landings-at-flagler-beach/>

Community Association Management owner portal:

<https://portal.watsonassociationmanagement.com/dashboard>

James Lurkins, CAM

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Our Board of Directors

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Seaside Landings at Flagler Beach Rules - Regulations and Community Guidelines

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Section 1 – Exterior Appearance

Please refer to the Bylaws Article VIII, Section 1 for general provisions. The following is provided for additional information and clarification.

1.1 Landscape and Lawn Maintenance

- Owners are required to maintain a well-groomed and manicured lawn, edged hardscape and with landscape beds free of excessive weeds and dead spots.
- Grass height should not be excessive.
- Driveways and paved walkways should similarly be kept free of weeds.
- An irrigation system must be in good working order and operate regularly to provide necessary watering to all live landscape elements.
- Any invasive plant species such as Brazilian Peppers should be promptly removed.
- Mulch of natural materials as defined in the ARB Guidelines should be used to fill in or accentuate spaces as needed.
- Potted plants may be used to accentuate entryways. They must be secured or removed ahead of a wind event so as not to pose a risk to neighboring properties.
- Landscape elements shall not encroach on a neighboring lot unless expressly agreed upon between the respective Owners.
- Major additions to, or removal of existing landscape beds are subject to ARB approval and must be submitted to the ARB as a Minor Modification. Routine maintenance and upkeep of landscape beds which does not change their layout or appearance, does not require ARB approval.

1.2 Decorations and Ornaments

Properties at Seaside Landings may utilize a wide variety of exterior decorations and ornaments provided they meet the following criteria:

- They add to the overall appearance of the property with elements which are consistent with the property architecture and color scheme.
- Lawn ornaments shall each be no larger than 24 inches tall. No more than three (3) lawn ornaments as visible from the street are permitted per home; they must be placed within landscape beds. No artificial plants are permitted.
- Windchimes and similar sound generating ornaments are not allowed.
- No lawn furniture is permitted to be permanently placed on the front of the property except in contained areas such as within the front porch, patio or similar enclosures.

Seaside Landings at Flagler Beach Rules - Regulations and Community Guidelines

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- All other decorations and ornaments not satisfying the above-referenced criteria shall be submitted to the ARB for review.

1.3 Storm Shutters

Storm Shutters shall be installed no earlier than upon issuance of a tropical storm warning or hurricane watch as notified by Flagler County and must be removed no later than 3 days after the passing of the storm or hurricane.

1.4 Vacant Lots

Owners of vacant lots are obligated to maintain their lots so as not to create an unkept or untidy appearance. Specifically:

- Grass or ground cover on vacant lots shall be regularly trimmed so as not to exceed a height of 12 inches. Seasonal adjustments should be made as needed to the mowing frequency to account for faster and slower growing seasons.
- Keep the area of their lot mowed and free of debris (palm fronds, fallen limbs, construction or other deposited material, etc.).
- Owners of undeveloped property across the street from their home site or their vacant lot along Seaside Landings Drive South are required to maintain the road shoulder of that property up to 20 ft from the street curb (or as far as the slope allows) to the same standards as for other vacant lots as described in this section.
- Specifically exempt from requirements contained in these Guidelines are Lots 1 through 10, i.e. lots west of John Anderson Highway.
- Invasive Plants Eradication
 - i. The vacant lot owner is responsible for clearing all invasive plants from their lot in a timely manner, but not less frequently than once every 2 months.
 - ii. Invasive plant species are defined as, but are not limited to, any of the following: Melaleuca quinquenervia, Brazilian pepper, cogon grass, camphor trees, Australian pine, and various species of vines like Japanese honeysuckle and Old World climbing fern.
- Vacant lots shall not be used for storage of any kind. No sheds, shacks, carports, campers, etc. are to be erected on vacant lots at any time. However, a vacant lot adjacent to a lot under construction may be used to temporarily store construction materials with the permission of the owner of that vacant lot.

1.5 Pets and Pet Hygiene

- Pet owners are required to remove and properly dispose of any feces left by their animals on any property.
- Owners are required to manage their pets so that they do not engage in excessive barking or exhibit aggressive behavior toward other pets or humans.
- Owners of caged birds shall not leave them outdoors.

Seaside Landings at Flagler Beach Rules - Regulations and Community Guidelines

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1.6 Signage

- Please refer to the ARB Guidelines for specifications of permitted “For Sale” and “No Trespassing” signage. Signage specifications can also be found on the Information Portal.
- Caution, warning or reasonably required signs left by vendors following the completion of a maintenance service e.g. after a chemical applied to lawn or pest control, must be removed within 3 days following completion of the service.
- No advertising signs, business services promotions, club or other organizational signs are permitted.
- Special event signs in advance of Owner’s privately celebrated event (e.g. birthday, anniversary, sporting event, etc.) are allowed provided they are removed no later than 3 calendar days following the celebrated event.
- Only For Sale and/or No Trespassing signs as approved by the ARB are permitted on a vacant lot property

1.7 Holiday Decorations and Signs

Owners may display temporary holiday decorations, including signs, lighting, and yard ornaments on their private parcels. All displays must comply with the objective standards in this section.

- Permitted Timeframe
 - i. Winter Holidays: Displays for holidays occurring in November and December may be installed starting November 1. They must be completely removed by January 15 of the following year.
 - ii. Other Holidays: For all other calendar holidays, displays may be installed up to 14 days before the holiday. They must be completely removed within 7 days after the holiday concludes.
- Location Restrictions
 - i. Decorations and signs must be placed strictly within the boundaries of the owner's private lot.
 - ii. Only HOA board or committee staff can place decorations, signs, or hardware on HOA common areas, community turf, shared walls, or association-maintained areas.
 - iii. Items must not block sidewalks, driveways, streets, or sightlines for drivers.

Seaside Landings at Flagler Beach Rules - Regulations and Community Guidelines

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- Illumination and Sound
 - i. Illuminated displays and projected animations must be turned off between the hours of 10:00 PM and 7:00 AM daily.
 - ii. Music, or sound-producing decorations are strictly prohibited unless audible only within the resident's home.
- Maintenance and Safety
 - i. All displays must be maintained in good, safe, and neat condition.
 - ii. Frayed wiring, torn inflatables, or wind-damaged items must be repaired or removed immediately.

1.8 Flags and Flagpoles

- The United States flag may be flown on the Owner's property in accordance with the US Flag Code (see: Title 4, United States Code, Ch. 1), as well as a state, POW/MIA or military service flag. Any other flags flown shall follow the guidelines for "Holiday Signs" in Sect 1.7 of these Guidelines.
- Placement of flagpoles is subject to ARB approval and in accordance with the ARB Guidelines.

1.9 Parking

Please reference Article IX, Section 3, of the Declaration for restrictions related to parking at Seaside Landings. In addition:

- Owners are only permitted to park their vehicles within their driveways and garage enclosures on their Lots. When the driveway is occupied, curb parking can be used by owner's guests as needed (e.g. gatherings and events), provided however that care is taken to ensure that passage along the street is not obstructed and no hazardous condition is created as a result.
- Recreational Vehicles, including any motor vehicle that contains temporary living quarters designed for camping, travel, or recreational use (an "RV"), may be parked on a driveway only if the entire RV, including all attachments and accessories, is located completely within the boundaries of the driveway and does not encroach onto any sidewalk, roadway, landscaped area, common area, or adjacent property. RVs may be parked for no more than seven (7) consecutive or cumulative days in any rolling 30-day period, with any portion of a day counted as one day and temporary removal of the RV not restarting or extending the permitted parking period. RVs may be connected only to electrical service and may not be connected to water, sewer, gas, cable, internet, or any other utility service. No generator, engine, or engine-powered equipment may be operated while the RV is parked on the driveway.

Seaside Landings at Flagler Beach Rules - Regulations and Community Guidelines

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- Boats and trailers may be parked on the driveway for a maximum of 2 days and for no more than 4 days in aggregate in any 30-day period. An exception shall be made in anticipation of, and throughout a storm or hurricane event, for the storage of a properly secured boat on a trailer on the property Owner's driveway.

1.10 External Structures

- No tent, shed, shack, trailer, mobile home, or other out-building structure shall be placed on any Lot at any time other than during an ARB approved construction, improvement or renovation project, either temporarily or permanently. Please refer to the ARB Guidelines for additional details.
- On property Lots 1 through 10 accessory structures such as garages, barns, sheds, gazebos, guest houses, docks and the like that are detached from the main residential dwelling are allowed as long as they are erected in conjunction with or after the construction of the main residential dwelling. On remaining property lots which exceed 1 acre, detached garages and guest houses are permitted. Accessory structures must complement and conform to the architectural scheme and appearance of the dwelling and be approved by the ARB.

1.11 Dwelling Exterior

Each Owner shall maintain the exterior of the dwelling and all appurtenant improvements in a clean, safe, and well-maintained condition so as to preserve the aesthetic appearance and property values within SSL.

The exterior of each home shall be kept free from visible deterioration, damage, excessive wear, or neglect, including, but not limited to:

- Windows, window frames, screens, shutters, and trim
- Exterior doors
- Garage doors and garage door trim
- Soffits, fascia, eaves, and gutters
- Exterior siding, stucco, brick, or other wall finishes
- Exterior paint or stain, which shall not be faded, peeling, blistering, or chipped
- Roof surfaces, vents, flashing, and visible roof components
- Driveways, walkways, and entry features that are cracked, broken, or otherwise unsafe
- Lighting fixtures, house numbers, and other exterior appurtenances

Owners shall promptly repair or replace any exterior component exhibiting visible damage, deterioration, rot, corrosion, missing materials, broken glass, holes, warping, or similar conditions. Temporary repairs shall not satisfy this requirement unless approved by the ARB.

This rule applies only to exterior features visible from a street, neighboring parcel or parcel directly across a canal, common area, or other location as permitted by Section 720.3035, Florida Statutes. The HOA shall not regulate features that are not visible as prohibited by Florida law.

Seaside Landings at Flagler Beach Rules - Regulations and Community Guidelines

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Section 2 – Docks

- Docks located on an Owner's Lot shall be maintained in a clean, orderly, and safe condition.
- Furniture placed on a dock shall be designed for outdoor or marine use and maintained in good repair. Furniture or personal property that is broken, deteriorated, torn, rusted, unstable, or otherwise creates an unsightly appearance or safety hazard is prohibited.
- Construction materials, appliances, household furniture intended for indoor use, debris, refuse, and other items not customarily associated with the recreational use or maintenance of a dock shall not be stored or accumulated on a dock except while actively engaged in construction, maintenance, or repair, and such materials shall be removed promptly upon completion of the work.
- The maximum boat size, including the outboard motor(s), allowed to be docked shall be such so as not extend more than 5 feet past the most extended piling.
- Boats docked outside of the slip to the waterward edge of the dock may be docked for no more than seven (7) consecutive or cumulative days in any rolling 30-day period, with any portion of a day counted as one day and temporary removal of the boat not restarting or extending the permitted docking period.
- Kayaks and other floatation devices may be stored on the Owner's occupied Lot, including on their dock, provided that they are stored and secured in the back of a home in proximity of water frontage and are not conspicuously visible from the street.
- Nothing in this rule is intended to prohibit the installation, display, or storage of items protected by Florida law.

Section 3 – Amenities and Their Use

3.1 Kayak Storage

Kayak storage racks are located and available near the Marina. Please contact the Community Association Management Company to reserve a dedicated rack.

3.2 Firepit

There is a community firepit adjacent to the marina at the end of Seaside Landings Dr. South. While all Owners are welcome to use it for their personal events, please refer to any communications which may be sent to Owners which would announce a community event scheduled to take place at the location at a given time. Community events take precedence over private events.

Upon completing the use of the firepit it must be fully extinguished so as not to pose any fire threat.

Seaside Landings at Flagler Beach Rules - Regulations and Community Guidelines

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3.3 HOA Marina Slip

There is a single slip at the Marina which is designated for use by all Owners. This slip is numbered 20 and is the east-most slip along the marina dock. The slip can be used for transient mooring of boats, kayaks and other watercraft launching. Boats may not be moored at this slip past 11pm. Users of this slip should familiarize themselves with the Marina Use Agreement terms and conditions which can be found on the management company portal, which are incorporated into this document by reference.

3.4 Book Library

A community book library is provisioned near the front gate mailboxes. Owners are encouraged to deposit and borrow books from the library at any time. The HOA does not monitor use of the library and does not review the content of the books in the library and makes no representations as to their suitability for any purpose.

3.5 Community Gazebo

A gazebo is located at the north end of Tract D, west of Anderson Highway. The gazebo is an amenity available for Owners' use. The gazebo is located within a heavily wooded and largely natural area of Tract D that contains uneven terrain, wildlife, vegetation, and other natural conditions that may present hazards. Access to and use of the gazebo and surrounding areas are undertaken at the user's own risk. Owners and guests should exercise caution when entering or traversing Tract D. The Association does not monitor, supervise, improve, maintain, or represent that the natural areas of Tract D are free from hazards.

Section 4 – Safety

4.1 Reporting Damage, Hazards and Safety Matters

Owners and residents are encouraged to report conditions across all Common Areas which can potentially be unsafe or lead to future unsafe conditions. If you observe any such condition, please contact the CAM or, if posing imminent danger to life, to 911.

Section 5 – Utilities

5.1 Gate Access

Seaside Landings is a gated community with access restricted to Owners, residents and their invited guests. Community access is controlled by a main gate for access to Lots on the east side of John Anderson Highway. Lots on the west side of John Anderson Highway operate privately owned gates (not HOA managed) onto their private driveways.

Seaside Landings at Flagler Beach Rules - Regulations and Community Guidelines

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Gate entry function is controlled by either:

- A personal code issued to each resident which, once entered into the gate keypad, opens the gate. Enter your code followed by #.
- Resident lookup and selection from keypad menu at front gate; Owner is notified to their registered phone and can open the gate remotely by answering the call and pressing 9.
- Use of a remote key fob issued and registered to an Owner which, when pressed near the gate, opens it
- RFID tag issued to an Owner and placed on the front windshield, which when read by the RFID reader upon approach, opens the gate.

Please contact the Management Company to:

- Change or create a new entry code for your property
- Obtain one or more RFID tags for your vehicle(s)
- Obtain one or more key fob remote entry devices

The gate to the east side properties remains open during designated weekday hours to enable the free flow of construction vehicles to and from properties under development. These hours change based on seasons. It is anticipated that, as the volume of construction decreases with the build-out of the community, this gate will remain closed.

5.2 Garbage and Recycling

Household waste pick up is Monday and Thursday. Recycle materials are picked up on Fridays. Yard waste is picked up on Wednesday. Bulk pick up of items such as household appliances and other large items occurs on Thursday after scheduling at 386-586-0800.

Garbage containers may be placed at the curb no more than 24 hours prior to pick up and must be removed no more than 24 hours after pick up. To avoid encroachment by wildlife, garbage should be placed in a sturdy container, with a lid where applicable.

Owners must provide their own garbage bins. Recycle bins are available from WastePro or can be provided by the Owner.

5.3 Mailboxes

All USPS mail deliveries at Seaside Landings are to individually assigned mailboxes near the entrance gate. The CAM will provide the Owner with a mailbox number. It is the Owner's responsibility to have a new lock and key installed.

Large packages are delivered either to a keyed box within the mailbox complex, or if oversized, delivered to the door.

Seaside Landings at Flagler Beach Rules - Regulations and Community Guidelines

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Outgoing mail can be deposited into one of several mail slots designated and labeled within the mailbox complex.

No individual standalone mailboxes are allowed on the Owner's Lot.

Section 6 – Leases

Please reference Article IX, Section 5, of the Declaration for general provisions.

6.1 Lease Restrictions

An Owner may lease their property subject to the following restrictions:

- i. Lease duration must be one year or longer with not more than one lease per year. Specifically, no short-term rentals or leases are permitted.
- ii. Lessee is not permitted to sublease the property or any part thereof.

6.2 Lease Registration with Management Company

A copy of the lease shall be filed with the Association Management Company, and the Owner shall be responsible to obtain a gate access code on the tenant's behalf. RFID tags shall not be issued to tenants; however, Owner can purchase an additional key fob access device, register it with the Association Management Company and issue it to their tenant for the duration of the lease. Upon lease termination the key fob access device can be reissued to future tenants upon registering the new tenant with the Management Company.

Owner continues to be responsible for all matters relating to tenant's compliance with these Rules, Regulations and Community Guidelines.

Section 7 – Dispute Resolution and Appeals

7.1 Compliance Protocol

- i. In the event an HOA non-compliance is observed, a Courtesy Notice will be issued and delivered to an Owner by the Association or Management Company by mail to the address of record citing the violation, the provision violated, and the corrective action to be taken with a specific deadline by which to become compliant.
- ii. If noncompliant after 10 days, the Board of Directors will review, to impose a fine of according to the procedure set forth in the Amended and Restated Resolution Establishing Compliance Committee and Process for Imposition of Fines and Suspensions, issue additional notices, and/or refer to legal counsel for further action.

We encourage Owners to be active in supporting the Board with ideas and recommendations on improvements in our community and working with the respective committees in their implementation.