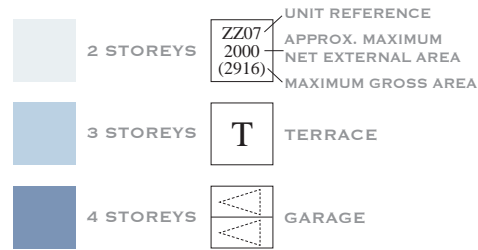


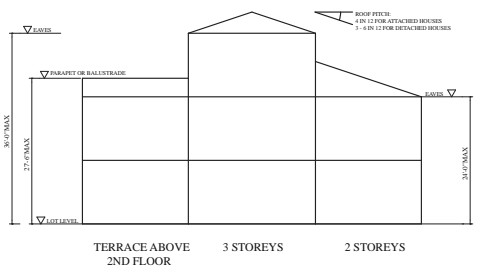


ALYS BEACH

BEACHFRONT MASTERPLAN-A MAY 1, 2008

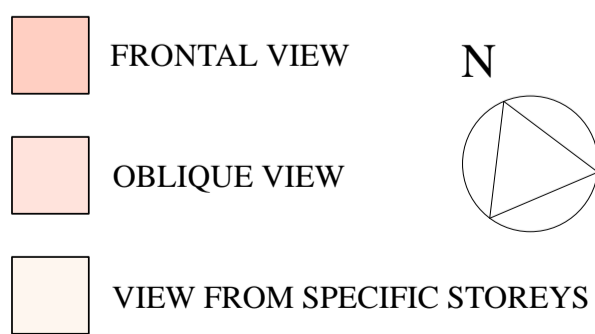
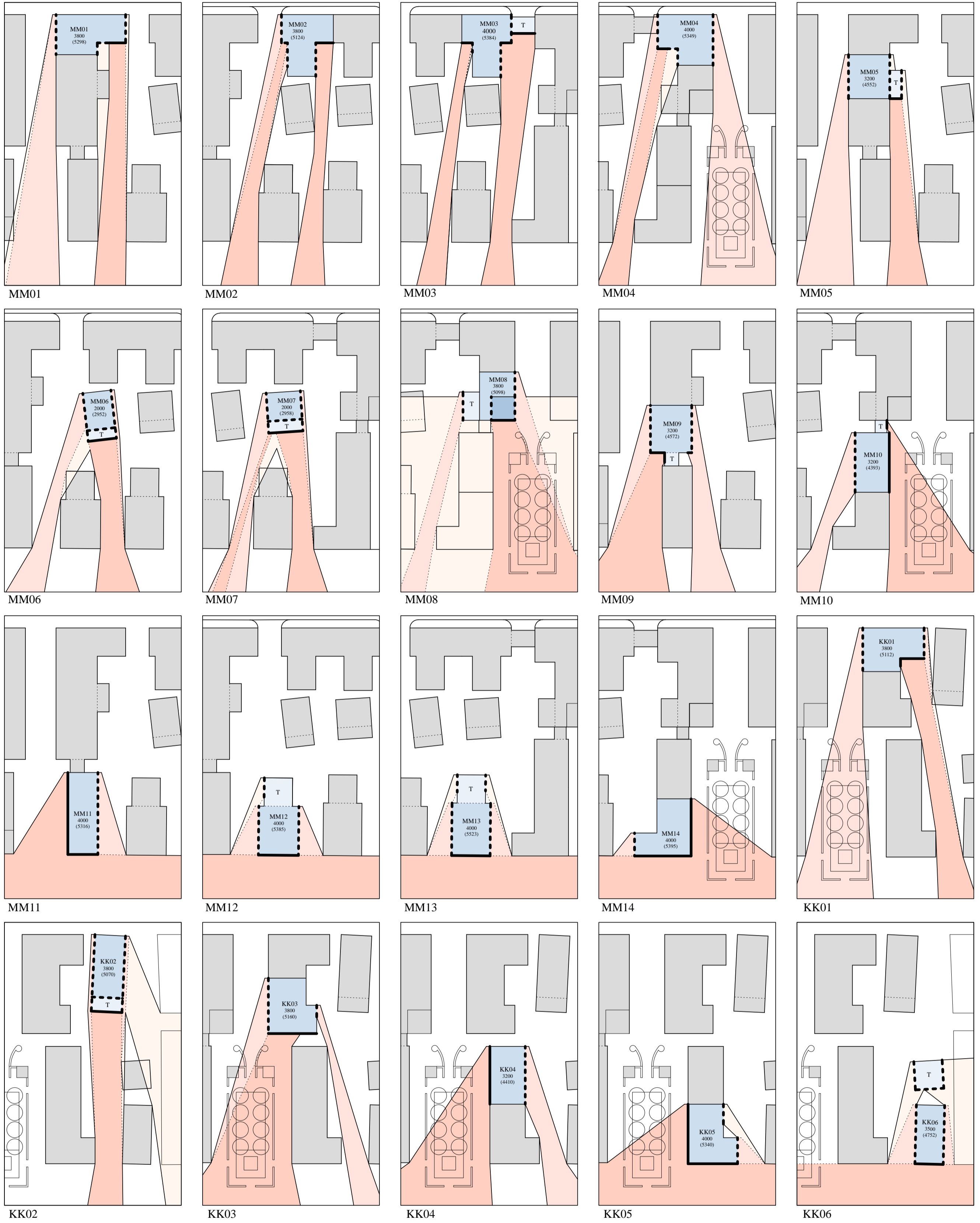


LINE	LENGTH	LINE	LENGTH	LINE	LENGTH
L1	24.38'	L23	24.00'	L45	29.00'
L2	22.96'	L24	16.33'	L46	12.17'
L3	8.43'	L25	14.86'	L47	4.00'
L4	20.75'	L26	29.38'	L48	4.52'
L5	7.45'	L27	16.42'	L49	24.01'
L6	10.78'	L28	26.00'	L50	12.99'
L7	9.21'	L29	4.67'	L51	15.29'
L8	10.52'	L30	38.50'	L52	2.00'
L9	22.44'	L31	22.50'	L53	30.00'
L10	24.38'	L32	11.36'	L54	22.50'
L11	9.00'	L33	24.50'	L55	13.61'
L12	29.06'	L34	25.50'	L56	32.45'
L13	6.31'	L35	29.36'	L57	8.85'
L14	29.00'	L36	24.00'	L58	24.00'
L15	9.24'	L37	13.04'	L59	24.00'
L16	35.48'	L38	18.18'	L60	15.41'
L17	9.86'	L39	24.00'	L61	13.14'
L18	3.98'	L40	10.37'	L62	20.06'
L19	26.77'	L41	16.30'	L63	17.46'
L20	5.15'	L42	9.73'	L64	15.15'
L21	24.38'	L43	6.69'		
L22	5.31'	L44	25.50'		



SEA GARDEN STREET

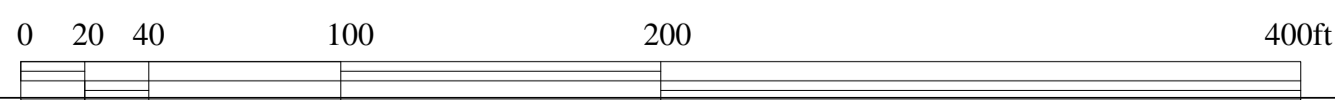




ALYS BEACH
 BEACHFRONT MASTERPLAN
 APRIL 2007
 PRELIMINARY DESIGN

VIEWS ANALYSIS - B
 FOR BLOCKS MM & KK
 1" = 60'

PORPHYRIOS
 ASSOCIATES



ALYS

B E A C H
MASTERPLAN FOR BLOCKS MM & KK

MASTERPLAN FOR BLOCKS MM & KK
PORPHYRIOS ASSOCIATES
MAY 1, 2008

APPLICATION OF DECLARATION AND DESIGN CODE

Prior to commencement of any clearing or grading work or the construction of any improvements on the Lot, the then owner of the Lot must satisfy all of the design, construction and other requirements set forth in the Declaration of Covenants, Conditions and Restrictions for the Neighborhood of Alys Beach dated February 16, 2005 and recorded in OR Book 2654, Pages 2958-3058 with the Clerk of the Court of Walton County, Florida, as amended from time to time (collectively, the “**Declaration**”), along with the Book of Operating Principles attached thereto, as amended from time to time (collectively, the “**Book of Operating Principles**”), the Alys Beach Design Code, as amended from time to time (collectively, the “**Design Code**”), and the requirements of the Town Architect (collectively, the “**Design Requirements**”). *Capitalized terms not otherwise expressly defined herein shall have the same meanings given to such terms in the Declaration or Book of Operating Principles, as applicable.*

In addition to the Design Requirements, the Founder has adopted the following additional requirements for all lots MM 01 through MM 14 and lots KK 01 through KK 06 situated within Alys Beach Phase III, Block MM & KK (the “**Site Plan**”), as reflected on the attached, reduced size copy of a site plan entitled “Beachfront Masterplan – A” dated May 1, 2008, which additional requirements shall be binding upon all of the lots shown on the Site Plan. The original Plan, which will be retained by the Town Architect, will control in the event of any ambiguities created by the attached, reduced size copy of the Plan. The Site Plan is a part of and is hereby incorporated by reference into this Masterplan for Blocks MM & KK.

CONTEXT

Blocks MM & KK are located within the overall masterplan for Alys Beach as drawn up by Duany Plater Zyberk (“**DPZ**”). They are beachfront blocks, situated south of Sea Garden Street. The outer perimeter of each, together with the size and location of the main public spaces that they frame, corresponds with the DPZ plan. The southerly boundary of the blocks lies against the dune. Landscaped public squares lie to the east and west of block MM.

BLOCK ACCESS

Vehicular entry to the blocks is from Sea Garden Street, from where alleys provide access to the garages of individual plots shown the Site Plan. In addition to the alleys, pedestrian routes run north-south at the edges of the block (giving access to the beach) and east-west (providing lateral permeability). In some cases, plots may also be accessed from the squares or the street. Where plots are accessed from a square, the approach should coordinate with the general landscape proposal.

PLOTS

The blocks are divided into a series of irregular plots as shown on the Site Plan. These are designated MMO1, MMO2, etc., and KKO1, KK02, etc. Buildings may be erected on the plot only within the footprint area shown in blue on the Site Plan. Any proposed setbacks from the outer face of the footprint line, particular where the plot fronts a public space, should be agreed by the Town Architects, Garages should be located as designated on the plan. The remainder of the plot is given over to garden space.

Those plots immediately fronting the sea incorporate a zone beyond the CCCL line to the south of the plot that cannot be built on. Details of all terraces are to be approved by the Town Architects.

STOREYS AND HEIGHTS

The number of permissible storeys varies from 2 (shown light blue on the Plan), 3 (mid blue) to 4 (dark blue). Volumes marked with 'T' on the Site Plan may incorporate a terrace above the number of designated storeys.

Plots are given a datum on the Plan that represents the lowest permissible finished level at the first floor, measured above sea level (e.g. for MMO1 this is +29). The actual first floor of the building may be up to 2 feet above this datum (although any requirement for level access will need to be considered) but this will not increase the maximum permissible eaves height. Three storey volumes may be built up to 36' (measured to the eaves of the roof) above the datum. Two storey volumes may be built up to 24' above the datum. Where a volume is marked with 'T', the height to the top of the parapet should be a maximum of 27'6" above the datum.

The area of permissible footprint projected vertically by the permissible height of its volumes represents the 'permissible building envelope.

A building may have fewer storeys than allowed, at the discretion of the Town Architects.

AREAS

As reflected on the Site Plan, each plot is assigned area allowances, measured in square feet. The first is the maximum net external area (e.g., for MMO1 this is 3800 square feet). This represents the maximum permissible area of internal space (ordinarily air-conditioned) and includes the depth of the external walls, but excludes garages. The second is the maximum gross external area (e.g., for MMO1 this is 5298 square feet). This represents the maximum permissible area of internal space plus the garage and any loggias or terraces; it includes external walls and parapets, but excludes projecting balconies.

MASSING

Volumes should typically incorporate a pitched roof. Where the building is attached, within a terrace, the roof pitch should be 4 in 12. Where the volume is detached, the pitch may be between 3 and 6 in 12. Chimneys may project above the pitched roof line. Flat roofs will only be allowed at the discretion of the Town Architects.

In addition to those areas marked 'T', loggias and terraces may be incorporated within the maximum permissible envelope. The areas described above allow for about 20% on top of the maximum net external area to be assigned to such spaces. The actual area may be more than this, provided that the maximum gross external area is not exceeded and that the fabric of the building is not unduly eroded.

Balconies may project beyond the permissible envelope, but should not extend further than 4'. Balconies over the street, pavement or alleys are encouraged, that they conform to relevant codes. Balconies should not extend closer than 4' from a neighboring plot.

Pergolas at ground floor or above should be contained within the permissible envelope. They should not be built above a terrace marked 'T'.

The position of windows, loggias, terraces and balconies should be designed to minimize any overlooking of adjacent properties.

BOUNDARY TREATMENT

Large areas of glazing at the ground floor facing public spaces should be avoided. Where the garden of a plot faces a public space (marked with a double line on the plan), a wall of minimum height 6' should be erected in accordance with the general landscaping proposal. Openings within this wall should be kept to a minimum and should be gated. Where the garden lies adjacent to the garden of another property (marked with a single line on the plan), the boundary may be a wall, fence or hedge between 4 and 6' high.

VIEW CORRIDORS

The masterplan and the Site Plan have been designed so that every house has the potential to provide a view of the sea from one or more points. These view corridors need to be protected in perpetuity. Tree locations, as shown on the plan, are positioned so that they are owned by that property. No other trees or shrubs should be allowed to grow more than 10' in height. Similarly, views should not be obstructed by pergolas, awnings or canopies that extend beyond the permissible envelope.

CCCL CONSTRUCTION RESTRICTIONS

The Site Plan indicates the location of the CCCL (Coastal Construction Control Line). Notwithstanding anything allowed by applicable governmental authorities, absolutely no buildings, terraces, structures, walkways or other improvements shall be located, erected, installed or constructed within the CCCL for any of the lots shown on the Plan. The foregoing shall not be applicable to any such improvements within the Common Areas shown on the Site Plan and shall not be applicable to overhanging balconies if approved by the Town Architect.

MATERIALS & ARCHITECTURAL LANGUAGE

Materials and architectural language should be as defined in the Design Code.

INTERPRETATION

All of the terms and provisions of this Masterplan for Blocks MM & KK, as well as the Site Plan attached hereto and all of the other Design Requirements, are subject to interpretation by the Town Architect, whose interpretation shall be final, conclusive and binding on all owners of any lots shown on the Site Plan.

ENFORCEMENT

The terms and provisions of this Masterplan for Blocks MM & KK constitute part of the Design Code. Should the owner of any lot shown on the Site Plan violate any of the terms, provisions or requirements of this Masterplan for Blocks MM & KK, then the Founder and the Association shall each have the right to exercise all of their respective rights and remedies set forth in any of the Declaration, the Book of Operating Principles and in any of the other Design Requirements, if applicable.