



RULES AND REGULATIONS

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SANDY CREEK AIRPARK

RULES AND REGULATIONS

1 Sandy Creek Airpark Rules and Regulations

The purpose of this letter is to establish the rules and regulations for use of the Sandy Creek Airpark airstrip and common areas. These rules were developed by the Board of Directors and approved for implementation effective Sep 8, 2016. The authorities to develop and implement these rules are contained in Article X of the Amended and Restated Declaration of Covenants and Restrictions dated July 12, 2007.

1.1 CONDITIONS SANDY CREEK AIRPARK (PRIVATE)

1.1.1 Aircraft Operations

Aircraft Operations must be conducted in accordance with all applicable Federal Aviation Regulations (FAR's).

1.1.2 Limited Operations

Aircraft operations are limited to use as a private airport only by the licensee, the licensee's authorized tenants and its specifically invited guests in accordance with the Sandy Creek Airpark Owners Association Invitee Policy, (Attachment 1).

1.1.3 Authorized Services

Any authorized services are limited to the licensee and its specifically invited guests.

1.1.4 Use by the Public

The public may not be generally solicited or advertised to come and use Sandy Creek Airpark.

1.1.5 Operations Subject to Review

Flight patterns, operational procedures and minimum safety standards are subject to review by the Florida Department of Transportation prior to licensing.

2 OPERATIONAL PROCEDURES

2.1 Aircraft Procedures at Sandy Creek Airpark

2.1.1 Ownership

Sandy Creek Airpark is a privately owned airport for the exclusive use of the members, tenants and specifically invited guests as defined in the Sandy Creek Airpark Owners Association Invitee Policy Statement. (Attachment 1)

2.1.2 Location

The Airpark is located at 12 DME on the 120 degree radial from Panama City VOR. The West end of Runway 27 is 1/2 mile outside of Tyndall AFB Class "D" airspace. Tyndall Approach Control (119.1MHz) will vector aircraft to Sandy Creek upon request.

2.1.3 Runway

The runway is a 60 foot wide paved strip oriented 09/27, with a displaced threshold on the approach end of 09. Runway is lighted with a windsock located at the west end of the field on the south side of the runway. A rotating beacon is located at the West end of the runway on the north side. Approaches to runway 09 are obstructed by trees in the approach path and require maintaining a minimum of 150 feet AGL until on a standard glide slope to land at the displaced threshold for runway 09. Runway threshold lights exist for both runway 09 and 27.

2.1.4 Traffic Patterns

All pilots should be aware that the departure end of runway 27 is within 1/2 mile of Tyndall Class "D" airspace and high speed jet fighter aircraft pass over the field at 2000 feet MSL during VFR conditions and 1500 feet during IFR operations. The following traffic pattern altitudes are in effect:

The Standard traffic pattern is a left hand pattern to runway 09 and a right hand pattern to runway 27 at 800 feet at standard FAA prescribed airspeeds. Do not exceed 1000 feet to the maximum extent when entering or exiting the traffic pattern so as to avoid conflicts with Tyndall aircraft on downwind.

2.1.5 Runway Entry Procedures

If over flight of the Airpark is required for pattern entry it should be accomplished at 1000 feet MSL to the maximum extent.

2.1.5.1 Straight in approaches

Straight -in approaches to runway 09 are discouraged but may be accomplished if in contact with Tyndall Class "D" airspace. Straight-in approaches to runway 27 are discouraged but not prohibited. Pilots must announce their intentions and position straight-in approaches on 122.9 MHz.

2.1.6 Use of Multicom

2.1.6.1 Radio Equipped Aircraft

All aircraft equipped with an operational radio will announce arrival and departure intentions and make appropriate position reports on 122.9 MHz.

2.1.6.2 Non-radio equipped aircraft

While operation without a functioning aircraft radio is not encouraged it is not prohibited. Pilots will fly a standard traffic pattern entry and exit and are prohibited from flying straight-in approaches.

2.1.7 Noise Abatement

All pilots will use the noise abatement procedures published for their aircraft by the manufacturer.

2.1.8 Standard Departures

Aircraft exiting Sandy Creek Airpark will follow the following procedures:

2.1.8.1 Runway 09

Utilize standard VFR departure procedures when exiting. Do not exceed 1000 feet MSL until in contact with Tyndall RAPCON or beyond 1 mile of the traffic pattern.

2.1.8.2 Runway 27

If not in contact with Tyndall Tower on departure turn right to avoid Tyndall Class D airspace. Do not exceed 1000 feet until outside 1 mile of the traffic pattern.

2.1.9 Taxing and Run-ups

If radio equipped, announce taxi movements and takeoff intentions. Do not use the runway for back taxing where taxiways are available. Non-radio equipped aircraft must be especially vigilant during all operations. When running up or when holding for departure, consider where your prop wash is going. Run-ups will not be accomplished in the common areas with prop wash blowing into or at a hangar or other structure. See the diagram at attachment # 3 for standard run-up areas.

2.1.10 Flight Operations (Day)

Operations are limited to those operations addressed in appropriate aircraft operations manuals or equivalent publications for the particular aircraft. Practice of emergency procedures is discouraged due to the absence of emergency response services.

2.1.11 Flight Operations (Night)

Night operations are limited to normal take off and landings. No simulated emergencies shall be conducted. Night run-ups for flight will be conducted at the run-up positions at each end of the runway. A low pass may be conducted to insure the runway is clear of animals or other obstructions prior to landing. Night operations are prohibited if the runway environment lighting is not operable.

2.1.12 Aerobatic Flight

Except for specifically approved air shows for which a waiver has been obtained from the FAA, acrobatics are prohibited within the confines of Sandy Creek Airpark.

2.1.13 Closed Runway Operations

When the runway is closed takeoff and landings are prohibited unless an emergency situation has developed then the pilot may use at their own risk.

2.1.14 Helicopter Operations

Helicopters should be cautious of rotor wash while operating at Sandy Creek. Helicopters will make a standard helicopter approach and hover taxi to the parking area.

2.1.15 Aircraft Registration

All FAA registered factory built aircraft, experimental home built aircraft and ultra light aircraft in flyable condition based at Sandy Creek Airpark will be registered with the Association using Attachment 2. Registration forms will be provided by the Association and kept in the Association's files. This requirement is to facilitate ramp searches and accounting for owner and tenant based aircraft.

2.1.16 Violations

Willful or repeated violations of the above procedures, whether intentional or unintentional, may result in a monetary fine or loss of privileges to use of the common areas or both as determined by the Board of Directors IAW the Covenants and Restrictions.

These conditions and restrictions approved by the Board of Directors, Sandy Creek Airpark Owners Association on the 7th day of September 2016 to be effective September 8th, 2016.
For the Board

Kevin D. Cruson
Board Member

Attachments:

1. Invitee Policy
- 2 Aircraft Registration Form
3. Ground Safety Policy
4. Entrance Gate Use, Security and Safety Rules

ATTACHMENT 1 - INVITEE POLICY

Whereas, Sandy Creek Airpark Owners Association Inc. (hereinafter SCAOA) is the Corporation Not-For -Profit designated by the various Covenants and Restrictions applicable to Sandy Creek Airpark to enforce and implement said Covenants and Restrictions; and

Whereas, the Members of Sandy Creek Airpark Owners Association, their tenants and guests have a non-exclusive easement of enjoyment for the normal use of taxiways and runways and other Common areas of Sandy Creek Airpark, hereinafter (Airpark); and

Whereas, said non-exclusive easement is subject to the rules and regulations of the Association; and

Whereas, limitations on the use of the common areas including the runway or taxiways/roadways combination may be imposed by law, governmental or Association regulations; and

Whereas, Sandy Creek Airpark is licensed as a private Airpark as defined by Florida Statutes 330.27 (5) and SCAOA is the named Licensee at the Airpark; and

Whereas, the number of members who are pilots, their tenants and guests who fly and others who use Sandy Creek Airpark is such that an orderly system is necessary to regulate what constitutes "use by invitation of the Licensee" (i.e. SCAOA)

Now therefore the Board of Directors (BOD) of SCAOA does hereby resolve and adopt the following Rules and Regulations concerning "use" of Sandy Creek Airpark Common Areas:

A. Definitions:

1. **"Member"** means a member of the Sandy Creek Airpark Owners Association as defined by its Articles of Incorporation to include both the husband and wife that jointly own a property.
2. **"Lessee"** means a person who leases and entire property from a "Member" and thus the "Member" relinquishes all rights to use of the common areas to the lessee. However the "Member" still maintains his or her voting rights.
3. **"Tenant"** means a person who rents, leases or uses a portion of a "Members" property to access the common areas of Sandy Creek Airpark for a period in excess of 60 days during a calendar year.
4. **"Guest"** means any person who's right to use the taxiways, runways, and other common areas at Sandy Creek Airpark is solely derived from a valid "invitation" for less then 60 days during a calendar year and for which the "Member" receives no compensation.
5. **"Invitation"** means a specific oral or written offer to allow a specific person or persons to visit or use Sandy Creek Airpark, with or without compensation or remuneration by a Member, Commercial Member or Tenant.

6. **"Commercial Member"** means a member who owns a commercial lot.
7. **"Airpark"** means the Common areas owned by SCAOA including taxiways and runway.
8. **"SCAOA"** means Sandy Creek Airpark Owners Association.
9. **"Association"** means the SCAOA
10. **"BOD"** means the Board of Directors of the Sandy Creek Airpark Owners Association.
11. **"EAA"** means Experimental Aircraft Association Chapter 202
12. **"Annual User and Maintenance Fee"** means the cost in US dollars set by the BOD each fiscal year to operate in the Sandy Creek Airpark as an Invitee or tenant.

B. Use of Airpark Facilities:

1. ~~The owner or operator of any aircraft that utilizes the Sandy Creek Airpark runway must pay an annual user and maintenance fee of \$500.00.~~ Invitee and tenant aircraft owners or operators that utilizes the Sandy Creek Airpark runway must pay the "Annual User and Maintenance Fee". The fee must be paid before January 10 of each year. The fee, once paid, is nonrefundable should the owner or operators of an aircraft discontinue the use of the runway before the end of the year for which the fee has been paid. If the owner or operator of an aircraft has not paid the use and maintenance fee, he or she shall not be entitled to use the runway.
2. All Members, Leases, and Tenants shall bind and maintain with a reputable insurance company, at no cost and expense to SCAOA, aircraft liability insurance (with Broad form Endorsement – which provides premises liability insurance) against property damage, personal injury or death arising out of use of these aircraft – occurring on or about SCAOA Premises, with liability limits for property damage and personal injury combined, per accident, of \$1,000,000 USD. SCAOA shall be named as an additional insured on the Members or Tenant's liability policy. All Members and Tenants acknowledge that they have the risk of loss of his/her aircraft or other property located on the SCAOA Premises. The owner or operator must deliver to the Board of Directors of the Sandy Creek Airpark before January 10 of each year a pre-paid Certificate of Liability Insurance on the aircraft that is owned or operated by the person desiring to use the runway.
- 3.
4. A "Member" may always use the "Airpark" when in good standing with SCAOA that has completed Attachment 2 and complied with the previous rules outlined in Section B of this document. A "Member" may invite "guests" to visit the Airpark. A "Member" may extend an "Invitation" for a maximum of 2 aircraft per lot as invitees
5. A "Lessee" may use the "Airpark" when in good standing with SCAOA that has completed Attachment 2 and complied with the previous rules outlined in Section B of this document. The "Lessee" and "Member" must specify in the lease who is responsible for paying the annual user and maintenance fee. The "Member" then relinquishes all rights to use of the common area to the "Lessee".

6. A "Tenant" may use the "Airpark" provided the "Tenant" pays SCAOA ~~an annual user fee of \$500~~ the "Annual User and Maintenance Fee (not pro-rated) and has completed Attachment 2 and complied with the previous rules outlined in Section B of this document.

7. A "Guest" may use the "Airpark" provided they have been invited by a "Member" and the member ensures that the "Guest" has adequate insurance and has reviewed the rules and regulations.

(a)

8. A "Guest" or "Tenant" may not extend "Invitations" to other persons to use Sandy Creek Airpark.

9. The EAA Chapter 202 is a member of the Sandy Creek Owners Association that is granted access to the common areas of SCAOA, provided they adhere to the rules and regulations in this document. Anyone that is a member of or associated with EAA Chapter 202 and bases their aircraft at the EAA hangar or Sandy Creek Airpark must comply with all of the above Airpark use requirements. This includes payment of the annual user and maintenance fee and providing proof of insurance outlined in Section 1 & 2 above. EAA Chapter 202 must obtain approval from the association for scheduled fly-ins, other than monthly meetings prior to advertising any scheduled activities. EAA Chapter 202 shall be responsible for ensuring compliance of all ground and safety regulations. EAA Chapter 202 members may invite "Guests" to visit the Airpark provided:

(a) The "Guest" is invited for the purpose of using the EAA Chapter 202 properties and has complied with the rules and regulations applicable to all "Guests."

10. All payments and a copy of all documents should be sent to:

Sandy Creek Airpark Owners Association

~~C/O Linda Carpenter~~

~~PO Box 1031~~

~~Buena Vista, CO 81211~~

C/O Patrick Harvey

Community Association Manager

Burg Management Company, Inc. – An Associa® Company

2827 Joan Avenue, Suite B

Panama City Beach, Florida 32408

C. Enforcement:

Violations of the provisions of Section B above which are reported and found to be true will result in either: A) the "Member" or "Tenant's" suspension of his or her right to use the common areas and to extend invitations for others to use the areas for such a period as the BOD of SCAOA considers appropriate pursuant to Article IV, Section 5(c) of the Covenants and Restrictions as amended or: B) the levy of a fine against the offending "Member" or "Tenant" in a reasonable amount to be determined by the BOD of SCAOA: or C) both.

ATTACHMENT 2 - AIRCRAFT REGISTRATION FORM

**SANDY CREEK AIRPARK OWNERS ASSOCIATION
12901 PARK WAY
PANAMA CITY, FL 32404**

Sandy Creek Airpark Aircraft Registration

Aircraft Registration Number:

Aircraft Owner:

Address:

Telephone Number

Home

Cell

Work

Alternate Contact and Phone:

Email Address:

Sponsoring Owner

Lot on which aircraft is or is to be parked:

Name and address of insurance company:

Liability Policy Number

Hull Coverage: (not required by SCAOA)

YES

NO

I _____ certify I have read, understand, and agree to
comply with the Rules and Regulations developed and approved by the Sandy Creek Airpark
Owners Association.

Signature

Date

ATTACHMENT 3 - GROUND SAFETY RULES FOR COMMON AREAS

1. There are two main taxiway/roadways (Park Way and Air Way) and four taxiways connecting the taxiways to the runway. Aircraft have the right-of-way on these road/taxiway combinations. There is one runway. No resident, tenant, guest, or visitor vehicles are allowed on the runway without permission from the Association.
2. In accordance with the Association's Covenants and Restrictions, all unattended aircraft shall be tied down if left unattended. Visiting aircraft will be tied down in designated tie-down areas if in the common area or, if on the member's lot, clear of the taxiway/roadway. Aircraft owners will be subject to monetary fine by the Association for parking illegally in the common area.
3. All flyable aircraft and automobiles parked outside of hangars or garages shall be registered in accordance with Federal, State, and local laws.
4. Tied down aircraft are off-limits to anyone not authorized by the owner.
5. Aircraft only are permitted on the runway and run-up areas except during runway maintenance/inspections. The use of unauthorized bicycles, golf carts, motor bikes, automobiles and walking on the runway is prohibited.
6. When on any taxiway/roadway combination, aircraft have the right-of-way. Be extremely careful and move to the side well clear of the aircraft wings when an aircraft appears. Do not attempt to race the airplane in order to avoid having to pull clear. The speed limit on all taxiway/roadway combinations is 30 miles per hour.
7. Lot owners or tenants are reminded to tell builders, repairmen, delivery men, and visitors not to drive on the runway, speed limits, and right-of-way rules on the taxiway/roadways. In addition, these and all other rules and regulations should be passed on to subsequent owners or tenants.
8. No objects may obstruct the runway/taxiways/roadways. Garbage must be secured so as ensure no taxing aircraft will be damaged.
9. Parking is not authorized on the taxiways/roadways or within the easement area of the runway/taxiways/roadways.
10. Motorized vehicles: Motorized vehicles operated on Sandy Creek Airpark taxiways/roadways must be licensed vehicles and operated by licensed operators unless approved by the board of directors of the Association. Golf carts are permitted on the roadway/taxiways but will not be driven on or across the runway.

ATTACHMENT 4 – ENTRANCE GATE USE, SECURITY AND SAFETY

ENTRANCE GATE USE, SECURITY AND SAFETY RULES

Issuance and use of keys, codes, remotes, and entry into the directory

Any lot owner or homeowner may obtain the current Home Owner code. All EAA members will be issued a specific code for access. Remotes can be purchased from the Secretary or any board member of Sandy Creek Airpark Owners Association (SCAOA) for the current price established by the Board. There is no limit to the number of remotes a homeowner may purchase. The resident shall, at his or her option, choose to be included in the directory at the front gate. Keys, codes, remotes, and inclusion in the directory may be obtained by calling any board member of the SCAOA.

Use of keys, codes, and remotes

The residents should exercise caution and prudence when giving out codes, keys, and remotes.

General Guidelines:

1. Guests: All guests should use the directory to call the resident when gaining access.
2. For large parties, residents may call any member of the SCAOA board and have the gate temporarily opened for guests to arrive.
3. Realtors may utilize a specific realtor code, which will be held with the Multiple Listing Service database.
4. Construction Workers shall utilize a specific construction code. Gate remotes shall not be given to construction personnel.
5. Repair personnel shall be treated as guests.
6. Regular cleaning, yard, or contract personnel can be given a specific code only if they perform their duties while you are NOT home.
7. House sitters should be given a remote.
8. Package or paper delivery service providers have access with a special code that grants access during delivery hours from 0700 to 2000 Local.
9. Emergency personnel have access through the SOS II – Siren Operated Sensor system.
10. Residents are responsible for protecting their code and the use of the code. A resident may be liable for misuse or negligent use of their code.

Safety

The gates open automatically. Please warn all users to include children to be cautious around the gates. When entering or exiting the subdivision on foot, please use the pedestrian gates only.

Changes or Termination of keys, codes, remotes, and inclusion in the directory

1. If a resident loses a remote or feels that the homeowner code has been compromised in any way, they are required to contact any board member of the Association so that the compromised codes or devices can be terminated. New codes and/ or remotes will be issued. The resident may be required to purchase new remotes.
2. If the resident changes his or her phone number, the resident should contact the President with the new information so that the directory can be updated.
3. If any resident's code is being used for unauthorized purposes, the resident is required to notify a board member of SCAOA.
4. If a resident misuses or is neglectful with his or her code, the Association Board may terminate the code or suspend the code or cause any other related action in order to keep the resident from compromising the security and safety of the other residents of the subdivision.
5. When a property is sold all remotes are deactivated, and the resident's record is removed from the directory database. All remotes and keys to the pedestrian gate shall be returned to a SCAOA board member.
6. For security reasons, and at the discretion of the Board, the Association may from time to time change all or part of the codes in the system.

SCAOA is not liable for any damages or injuries sustained by the operation of the gate located at the entrance to Sandy Creek Air Park.

All users of SCAOA are liable for any damage incurred to the gate or entrance area.