

**WATERCOLOR**  
**CONTRACTOR STANDARDS**  
**(Amended February 26, 2026)**  
**[Effective April 1, 2026]**

The following shall apply to any and all construction, improvement, alteration, demolition or maintenance of any structure, to any change to the exterior of any structure and grading, excavating, tree removal, and landscaping or any other change to the grounds of a single-family site within WATERCOLOR. In the event a violation of these criteria and guidelines takes place, the construction or work being performed shall cease until conformance is achieved. Infractions of the construction rules may be cause for a fine per infraction of \$100.00 or more, and/or suspension of a contractor or subcontractor from the community.

THESE CONTRACTOR STANDARDS ARE SUPPLEMENTED AND MODIFIED BY ALL COMPLIANCE BULLETINS IN EFFECT ON THE DATE OF SUBMISSION OF COMPLETED APPLICATION OF CONSTRUCTION. CONTRACTORS ARE RESPONSIBLE FOR REVIEWING AND BECOMING FAMILIAR WITH ALL CONTRACTOR STANDARDS AND COMPLIANCE BULLETINS.

**1. BUILDING CONTRACTORS**

All builders and general contractors must have all appropriate Florida licenses and be included on the "Preferred List of Builders/Contractors". Licensed builders and general contractors other than those pre-approved by Declarant may be utilized with submission of credentials to the Reviewer and their approval based on past performance and experience.

**2. START OF CONSTRUCTION**

No lot clearing or placement of portable toilets will be permitted until all required governmental permits are obtained and formal written approval of the Reviewer has been granted. Construction fences on the property perimeters are mandatory.

**3. PORTABLE TOILETS**

Prior to commencing work, a portable toilet must be placed on the job site and in a manner so as to least disturb other residences and other construction.

**4. CONSTRUCTION TRAFFIC AND PARKING**

All construction traffic shall access the community through the designated construction entrance. For security purposes, all contractors must register a complete list of their sub-contractors and other employees who are permitted entry into the community with the Design Review & Compliance Office.

**No vehicle shall be parked on any street or on any Lot other than the Lot which is the specific job site, except as permitted below.**

Parking of any construction vehicles on the street is strictly prohibited unless (i) all garage and driveway spaces on the subject Lot are already occupied, and (ii) the on-street parking complies with all applicable site-specific parking requirements.

Site-specific parking will be designated at the pre-construction meeting for each project which is subject to review and approval by the DRB, and all persons working on such project must comply with the site-specific parking requirements. The site-specific parking requirements shall give strong preference to limiting the number of vehicles which may be parked on any street to the number that will fit in front of the Lot which is the specific job site. Street parking, when permitted, will be permitted only on one designated side of the street. Unless otherwise stated in the site-specific parking plan, the designated side of the street will be the NORTH side of the street if the street runs East and West, and the EAST SIDE of the street if the street runs north and south.

Improperly parked vehicles are subject to fines and/or towing without additional notice. It is the responsibility of each contractor to make transportation arrangements for all workers to/from the community without bringing in more vehicles than may be safely parked in accordance with these rules. Washing of any trucks on the streets is prohibited.

**5. CONSTRUCTION HOURS**

The construction working hours are currently 7:00 am until 5:00 pm, Monday through Saturday, except on or around some nationally recognized holidays. *These construction hours, workdays, and the holiday schedule are subject to change by the Association at its discretion.* A 24-hour emergency telephone number must be kept on file at the office of the Design Review & Compliance Officer.

**6. SITE CLEAN-UP**

All construction sites must be maintained in a neat and orderly fashion. All contractors are required to provide one (1) small covered trash dumpster as approved by the Reviewer for every residence under construction. Location of dumpster will be approved on the submitted site plan. Dumpsters must be emptied on a regular basis. The builder is responsible for trash that blows off the site and shall retrieve such trash immediately.

**7. CLEARING**

Only plants, vegetation and trees directly within the planned structure, roof overhangs, or driveway shall be removed. Any plants, vegetation or trees uprooted or cut down on the job site shall be removed from the job site and from the community as soon as is practical but not later than five (5) working days.

The maximum allowed for root raking is three feet (3') outside the building footprint. Hand clearing with lot specific permission is allowed to five feet (5').

**Contractors are strongly encouraged to remove no more natural vegetation than absolutely necessary.**

#### **8. CONSTRUCTION DAMAGE**

Any damage to streets and curbs, drainage inlets, sidewalks, street lights, street markers, mailboxes, walls, etc., will be repaired by Declarant or the Association and such costs billed to the responsible contractor.

**No spray painting is allowed** on any portion of the property.

#### **9. CONSTRUCTION SPILLAGE**

**CONCRETE WASH MUST BE INTO A PLASTIC RECEPTACLE AND REMOVED WITHIN 24 HOURS OF POUR.**

Contractor must designate a responsible person for receiving concrete and to report disposal of concrete wash to compliance office.

Operators of vehicles are required to see that they do not spill any damaging materials while within the community. If spillage of a load occurs, operators are responsible for cleaning it up. Clean-ups done by the Declarant or the Association will be billed to the responsible party. Please report any spills as soon as possible.

#### **10. UTILITY, TELEPHONE/CABLE TV LINES**

If any telephone, cable television, electrical, water, etc., lines are cut; it is the contractor's responsibility to report the accident to Declarant within thirty (30) minutes.

#### **11. DRESS**

All Construction workers will be required to wear clothing compatible with safe performance of their specific job requirements. **Shirts will be worn at all times.**

#### **12. CONSTRUCTION SITE APPEARANCE**

All personnel working in the community are to keep all of their areas free of discarded materials such as lunch bags and odd materials. Objects should not be thrown out of cars and trucks. All sites must have designated garbage cans and be cleaned of all trash and cigarette butts daily. **No dumping of paint or washing out paint in native vegetation.** Designate one place for all painters to clean brushes and wash supplies.

#### **13. NOISE LEVELS**

Loud radios or noise will not be allowed within the community. Normal radio levels are acceptable; however, speakers mounted on vehicles or outside of homes under construction are not permitted.

#### 14. VEHICLES AND EQUIPMENT AND MATERIALS

**No vehicles, trucks, trailers, mixers, equipment, materials, etc. may be parked or left on the community streets.** Construction equipment may be left on the job site while needed, but must not be kept on the street. With prior approval from the Association, exceptions to these restrictions may be granted based on site-specific hardship.

**Do not spread supplies, equipment or materials out on adjoining lots or in front of adjoining lots.** Do not allow too much material to be delivered to worksite at one time. Be present on worksite to direct placement of all deliveries to insure rules are complied with.

#### 15. PERSONNEL

Only bona fide workers are allowed on the property and are required to exit the property upon completion of their work. Spouses may drive workers to and from the site, but must not remain on the property unless they are actual employees of the sub-contractor. For safety reasons, children will not be permitted on the job site. No alcoholic beverages are permitted on or near the job site. Contractor personnel will not be permitted to bring pets on the property.

#### 16. SIGNAGE

During construction, one (1) approved standard construction sign shall be allowed within the front setback of the lot to assist subcontractors and others in locating the job site. **No other signs such as sub-contractor signs are allowed.**

#### 17. COMPLIANCE OFFICER

The Compliance Office and the Design Review Board are authorized to enforce these standards and to issue warnings or fines (up to \$100 per infraction unless a higher amount is set forth herein) at his/her discretion. Recommendations for suspension or removal of a contractor or sub-contractor will be reviewed by the Design Review Board. All pre-construction site conferences must be scheduled with the Compliance Office. Compliance Deposits, Construction Management, and Impact Fees are due at that time.

#### 18. COMPLETION PROCEDURES

At the completion of construction and **BEFORE OCCUPANCY** all requirements associated with a Certificate of Construction Compliance must be submitted to the Design Review & Compliance Officer. The Builder is required to notify the Compliance Office after receiving a final inspection by Walton County Building Department for a Certificate of Occupancy and to complete the Final Walkthrough Process. **No home may be occupied until the Design Review & Compliance Coordinator receives a copy of the Certificate of Occupancy issued by Walton County Building Department. Failure to complete this process will be cause for**

**forfeiture of the compliance deposit.** Refer all requests by owners / clients to circumvent this requirement to the Design Review and Compliance Officer. No home will be accepted into the rental program that cannot show a LETTER of COMPLETION AND CERTIFICATE OF OCCUPANCY.

COMPLIANCE BULLETIN NO. 1

**Fence Required Around Houses Under Construction**

1. **Scope:** The provisions of this Compliance Bulletin shall be applicable to lot owners, general contractors, builders or any other entity directly responsible for carrying out the commencement, construction progress, and completion of any house upon lots or neighborhoods within the development.
2. **Damage to Adjacent Lots & Property:** It is apparent that such damage is occurring presently. Debris is being scattered without efforts to recover and discard; water from cleaning paint equipment has been poured upon vegetation; dry wall compound has been dumped upon adjacent lots; surplus concrete has been discarded on adjacent properties, and overspray from unauthorized exterior spray painting has been discovered. This unauthorized and unwelcome disturbance and damage to next-door lots and property cannot continue.
3. **Immediate Need to Screen Disturbing & Unsightly Construction Activity:** As more and more houses are completed and occupied, more emphasis must be placed upon the need for builders to be good neighbors and confine all construction activity within lot boundaries; give more attention to regular clean-up and material storage; and erection of a construction fence with priority given to maintaining the fence to effect establishment of a desired screen.

**The most obvious permanent access opening where no fence would be required would be at the side or end of the lot from which to logically let work go on with the least restriction and disturbance to adjacent streets, landscaping, utilities, etc; therefore authority is given for that side or end fence to be omitted. Other 12' removable fence panels may be erected in locations where one-time or occasional access is required, but removable panels must be replaced as soon as the purpose for access is fulfilled.**

**4. Who Must Comply Now: Upon receipt of construction commencement authority and upon completion of clearing and grubbing of only that vegetation and material authorized by the Pre-construction Site Conference, a construction fence as described in attachment 1 hereto will be erected and maintained just outside the 5' clearing permitted around the exterior building lines.**

Builders may elect to build fences after foundations are complete, but before any other work is commenced after foundation completion, the construction fences must be erected.

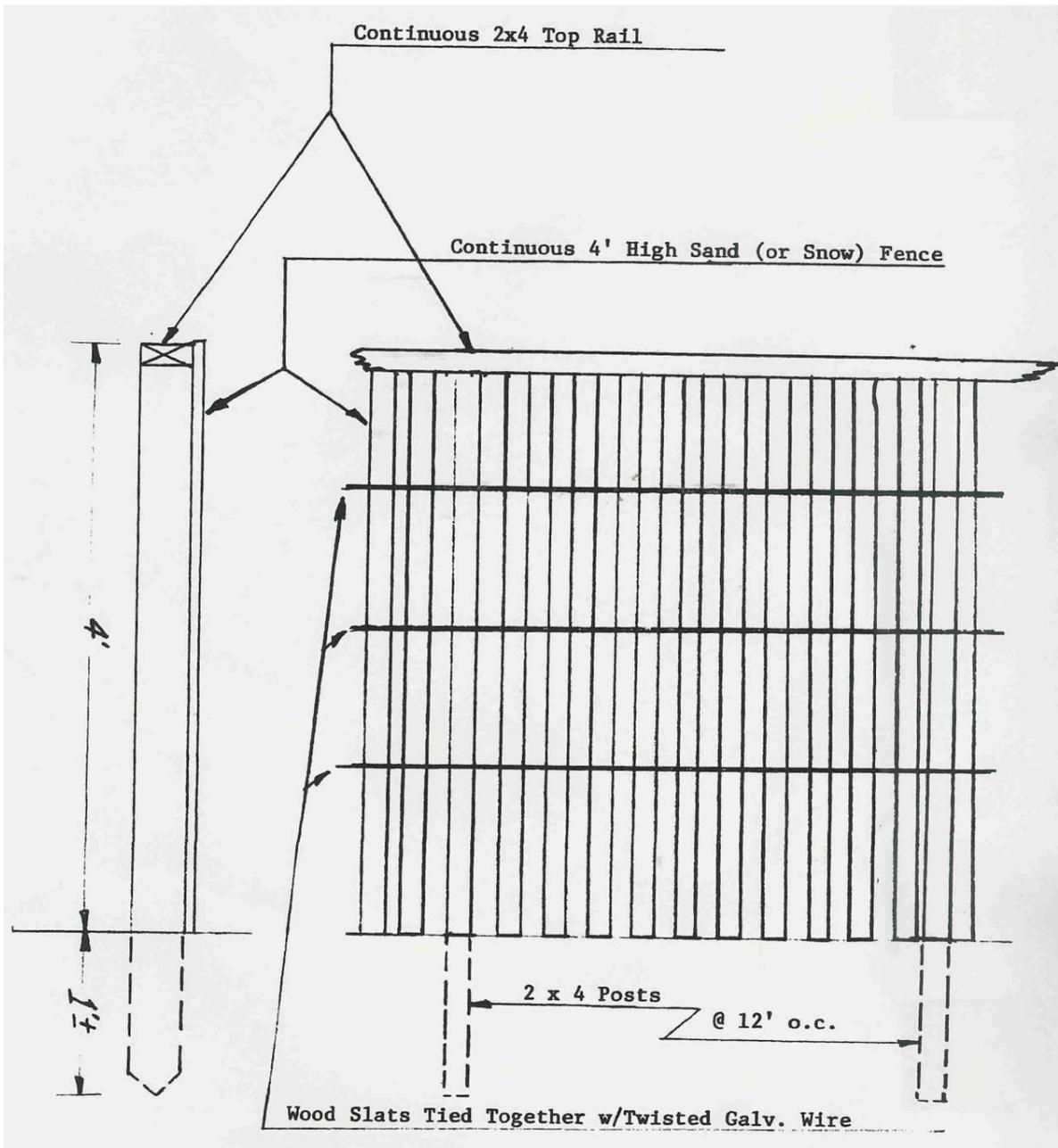
**In order to remove construction fencing, houses must be complete on the exterior including roofing, painting, and all other exterior finish applications and if the remaining interior work can be confined to house interiors without substantial amounts of materials**

stored outside. If this discretion is chosen, all debris and outside clean up will be placed in dumpsters or removed from lots each workday.

5. Compliance Office Coordination: Times may arise when it is unclear where fencing should be located. Builders are strongly encouraged to call the Compliance Office at 231.2543 for a meeting at the lot before fence construction begins.

**Fence Required Around Houses Under Construction**

**Attachment #1**



**Fence Required Around Houses Under Construction**  
**Addendum**

**As an addendum to Compliance Bulletin #2, it is now a requirement that in addition to the required Sand Fencing, a Silt Fence also be installed to the inside or outside of the Sand Fence.**

The Silt Fence may be substituted for hay or straw bales that are staked into a permanent position during the construction process.

The purpose of this is ensure the storm water runoff quality and to protect neighboring properties as well as pervious alleyways and drives.

This Addendum shall become effective December 01, 2004 on all new construction. This does not apply to construction projects currently underway; however each contractor should assess each project for problems.

**Strict Ban on Spray Painting**

**PURPOSE:** A strict spray painting ban is hereby placed into effect. This ban has also been previously placed into effect by the Construction Standards within paragraph 8, CONSTRUCTION DAMAGE - ... "No spray painting is allowed on any portion of the property."

1. **Scope:** The provisions of this Compliance Bulletin and all subsequent bulletins issued by the Compliance Office shall be applicable to lot owners, general contractors, architects, builders or any other entity directly responsible for carrying out the commencement, construction progress, and completion of any house upon lots or neighborhoods within the development.
2. **Property Damage:** Exterior spray painting has been occurring extensively and as a consequence, foliage, plants, equipment, vehicles and houses have been damaged when airborne paint particles settle. Some damage has been to the extent that complaints have been lodged, claims submitted, and insurance settlements made on behalf of injured parties. Obviously, there is not way to control open-air paint fallout and damage will continue to occur unless strict enforcement is monitored and a resigned acceptance of the no spray ban is demonstrated by homeowners, builders and painters.
3. **Fines:** Violators of this no spray prohibition will be fined without any warning issued. Violators will be fined \$200.00 for this infraction. Continuing infractions will be fined at \$200 per day. This does not include any cost upon violators who are billed for repair of damages.
4. **Interior Spray Painting:** The ban on exterior spray painting does not extend to the interiors of the buildings. Spray painting may be accomplished within home interiors.

### **Construction Site Clean Up & Trash Removal**

**PURPOSE:** Given that many of the homes are completed, and homeowners and guests will be in residence while many other homes remain under construction, it is imperative that we satisfy the need for better housekeeping and trash removal. This Compliance Bulletin will establish a minimum acceptable requirement for job cleanliness and dumpster removal.

1. **Scope:** The provisions of this Compliance Bulletin and all subsequent bulletins issued by the Compliance Office shall be applicable to lot owners, general contractors, architects, builders or any other entity directly responsible for carrying out the commencement, construction progress, and completion of any house upon lots or within the development.
2. **Dumpsters:** Only 15 yard dumpsters will be used on WaterColor lots because of limited space. Paragraph 6 of the WaterColor Construction Standards states that "contractors are required to provide one (1) small covered trash dumpster ... Location of dumpster will be approved on the submitted site plan."

**Please anticipate when dumpsters will be full, allow sufficient lead-time for pickup, call the waste disposal company and have them changed out before overflowing occurs.**

3. **Requirement for Dumpsters to be Covered:** All dumpsters must be covered and have a tarpaulin tied down over them every afternoon Monday through Saturday by 5:00 PM and remain covered on Sunday. This requirement has changed to improve an otherwise unsightly scene and to prevent debris from blowing out.
4. **Site Clean Up:** Most builders contractually obligate their subcontractors to clean up waste and debris generated by them. Trash should be placed into the dumpsters each day. If contractors elect to work Saturdays, which they may from 7:00 AM to 5:00 PM, then be sure to re-cover the dumpsters for the remainder of the weekend. Daily clean up and covering of dumpsters will be closely monitored.

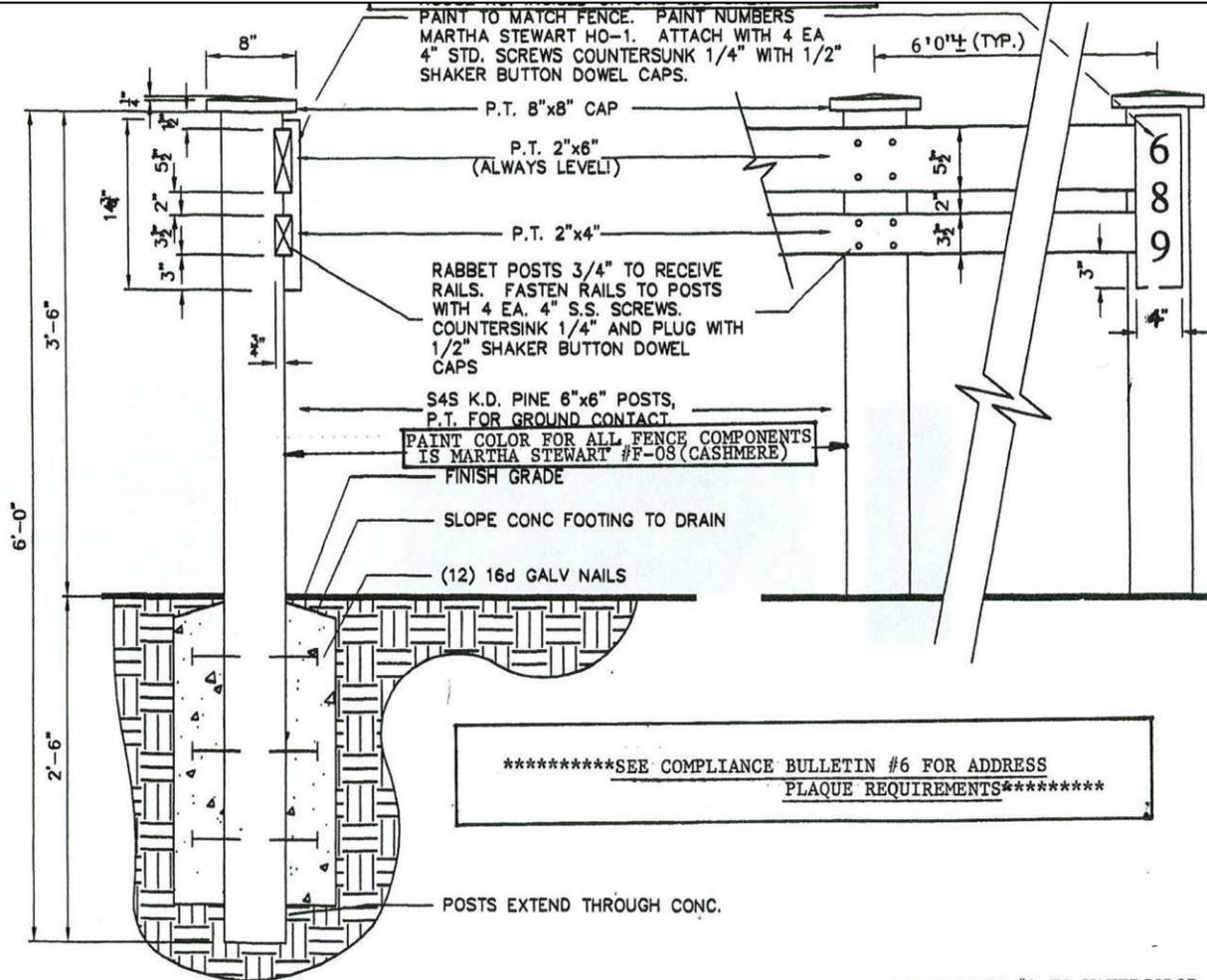
**A clean job site with tarpaulin covered dumpsters will be much more attractive to our homeowners, guests, and potential owners.**

**Post and Rail Fences at WaterColor**

**PURPOSE:** To identify those responsible for constructing fences, to make known established standardized design and colors; and to convey applicable locations and construction details to homeowners, contractors and builders.

1. **Scope:** The provisions of this Compliance Bulletin and all subsequent bulletins issued by the Compliance Office shall be applicable to lot owners, general contractors, builders, architects, subcontractors and vendors who may be providing services, materials, labor at any lots or neighborhoods within the WaterColor development.
2. **Standard Design and Color:** The WaterColor post and rail fence, when required, will be constructed in accordance with details shown in Attachment #1 to this bulletin. Fence materials will be exclusively #1 or hand selected #2 kiln dried Osmose treated Southern Yellow Pine. Fences will be painted with oil base paint to match paint color #F-08 (Cashmere) by Martha Stewart. Other manufacturers' paint may be used if a color match is achieved.
3. All rails are to be level. Grade changes, if applicable, are to be made at a post with a blank 1-1/2" x 4" whatever length is necessary to accept both sides of rails with 3" maintained below lowest rail. It is preferred that grade changes be made at property corners when feasible. Blank panels measuring 1-1/2" x 4" x 14-3/4" are to be used on the 6 x 6 post on the appropriate side of entries opposite the 1-1/2" x 4" x 14-3/4" panel on which the street numbers are incised.
4. **Who Will Build:** Homeowners and/or contractor/builders are responsible for constructing fences in locations as shown on Attachment #2 for Phase I, and Attachment #3 for Phase II. Wherever fences are required (whether front yards, side yards, or both), they will always be constructed on property lines. Fences are considered an element of landscaping and will be completed before the DRB Process of Final Completion inspections are scheduled.
5. **Address Plaques and Single 6 x 6 Posts for Plaques Where Applicable:** See Compliance Bulletin #6 for establishment of this requirement.

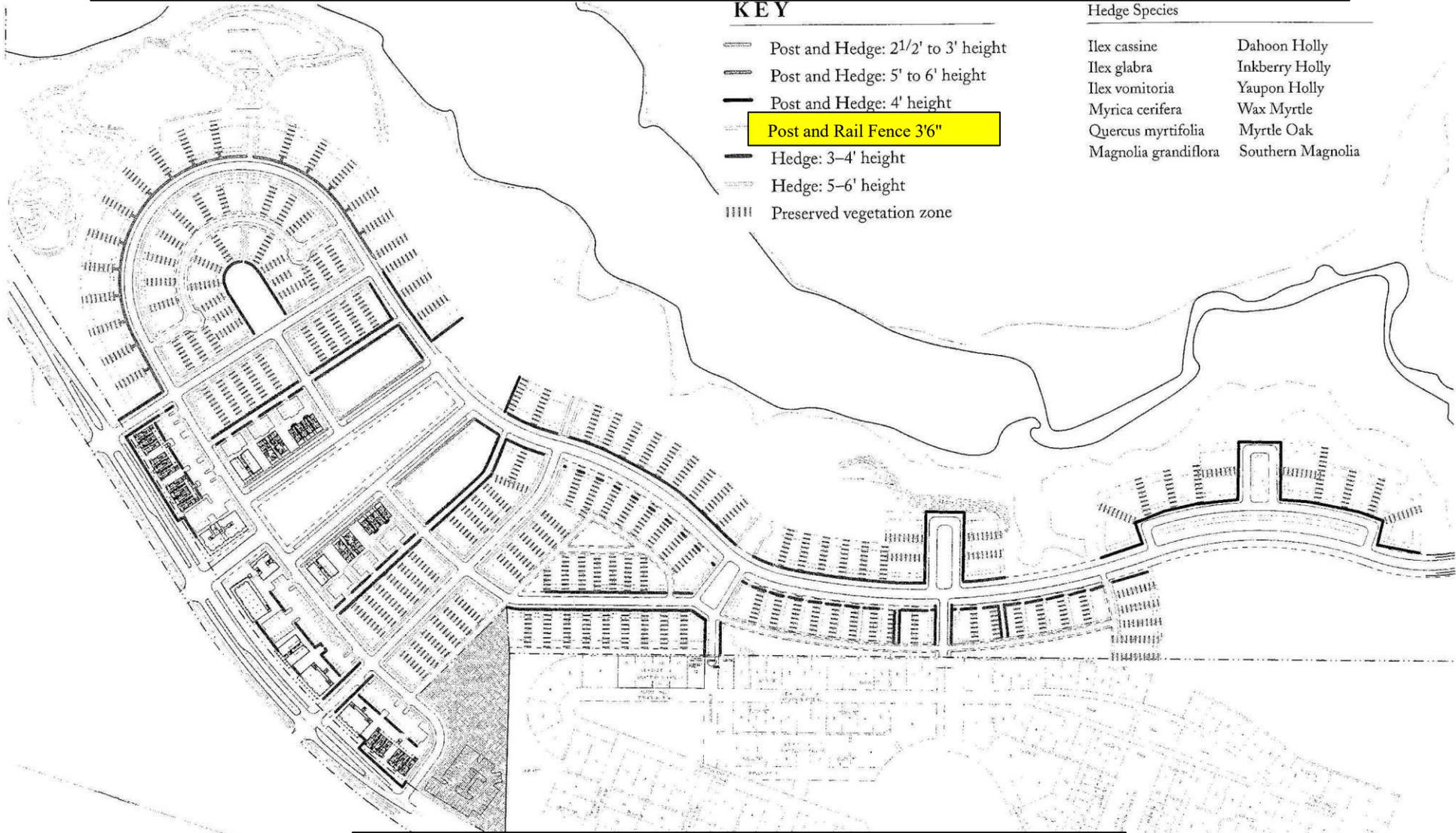
**Post and Rail Fences at WaterColor  
Attachment #1**



**POST & RAIL FENCE**

ATTACHMENT #1 TO WATERCOLOR  
COMPLIANCE BULLETIN NUMBER 5

**Post and Rail Fences at WaterColor  
Attachment #2**



**KEY**

- Post and Hedge: 2 1/2' to 3' height
- Post and Hedge: 5' to 6' height
- Post and Hedge: 4' height
- Post and Rail Fence 3'6"
- Hedge: 3-4' height
- Hedge: 5-6' height
- |||| Preserved vegetation zone

**Hedge Species**

- |                      |                   |
|----------------------|-------------------|
| Ilex cassine         | Dahoon Holly      |
| Ilex glabra          | Inkberry Holly    |
| Ilex vomitoria       | Yaupon Holly      |
| Myrica cerifera      | Wax Myrtle        |
| Quercus myrtifolia   | Myrtle Oak        |
| Magnolia grandiflora | Southern Magnolia |

Note: This is copied from Page 5, Section D, WaterColor Pattern Book (Phase I) February 2001

**Post and Rail Fences at WaterColor**

**Attachment #3**

**REQUIRED PROPERTY LINE ARTICULATION**



-  Post and Rail Fence
-  Row Hedge at Property Line

Note: This is copied from Page 26, WaterColor Pattern Book (Phase II)

**Address Plaques for WaterColor Houses**

**PURPOSE:** To describe WaterColor address plaques and establish installation locations.

1. **Scope:** The provisions of this Compliance Bulletin and all subsequent bulletins issued by the Compliance Office shall be applicable to lot owners, general contractors, architects, subcontractors and vendors who may be providing services, materials, labor at any lots or neighborhoods within the WaterColor development.
2. **Description of Address Plaques:** All address plaques for WaterColor residences will be 1-1/2" x 4" x 14-3/4" cut from #1 or had selected #2 kiln dried Osmose treated Southern Yellow Pine with 3" tall incise carved numbers. Plaques must be cut from material without knots, warps or raised grain.

All address number plaques will be painted with at least two coats of oil base paint. Plaque color will be Martha Stewart #F-08 (Cashmere), and incise numbers will be Martha Stewart #H-01 (Georgia Beach). Other manufacturers' paint may be used if a color match is achieved.

Holes in the four corners will be drilled 1/2" diameter to accommodate at least 1/4" depth countersinking screw heads; and the remaining hole depth drilled to prepare for number 6 wood screws. Plaques will be attached to posts with four 3-1/2" stainless steel or Teflon coated wood screws. Each hole will be plugged with 1/2" shaker button dowel caps with waterproof adhesive. (Caution: Some waterproof adhesives will remove paint. Obviously, choose an adhesive carefully which will resist the elements and will not remove paint.)

3. **Where to Get Plaques:** The address plaques must be in place when the contractor/builder schedules the required Process of Final Completion inspection with the Compliance Office. Plaques that later become damaged or otherwise unserviceable may be replaced by the homeowners. Plaques can be ordered from Boardwalk Signs & Graphics 850.265.0988.
4. **Where to Mount Plaques:** See Compliance Bulletin Number 5 for mounting location on lots that require the WaterColor post and rail fences.

Location on Lots Without Post and Rail Fences: 6 x 6 posts with address plaques and caps will be constructed and installed in accordance with Attachment 1 to this Compliance Bulletin. Posts and caps will be oil base painted in the same color as the address plaques. When facing the front of the house from the street, posts will be installed on the left side of the boardwalk and the shell/stone sidewalk.

**Driveway and Pathway Gravel**

**PURPOSE:** To change authorized driveway and pathway gravel.

1. **Scope:** The provisions of this Compliance Bulletin and all subsequent bulletins issued by the Compliance Office shall be applicable to lot owners, general contractors, architects, subcontractors and vendors who may be providing services, materials, and labor at any lots or neighborhoods within the development.
2. **Materials Discontinued:** The only source of the fossilized shell now appearing in WaterColor driveways and pathways is out of business. Consequently, the shell is no longer available and is hereby discontinued as the authorized material for WaterColor.
3. **Materials Authorized:** The replacement materials will be called the "WaterColor Pathway Blend" and is now available from a supplier who maintains a stock not far from WaterColor on Highway 331.
4. **Preparation of Base and Timber Borders, if Applicable:** Gravel should always be placed on a prepared base with applicable borders as indicated on architectural and/or landscape plans.
5. **Final Landscaping:** Placement of this material is an element of the final landscaping and should be in place before scheduling the required Process of Final Completion inspection by the Design Review & Compliance Officer.

**Mechanical, Electrical and Plumbing Entrance Service**

**PURPOSE:** To encourage thoughtful and pre-planned screening processes to insure that various treatments of MEP entrance services are successfully planned, are practical, and are installed in an aesthetically pleasing manner.

1. **Scope:** The provisions of this Compliance Bulletin and all subsequent bulletins issued by the Compliance Office shall be applicable to lot owners, general contractors, architects, subcontractors and vendors who may be providing services, materials, and labor at any lots or neighborhoods within the development.
2. **Underground Electric Service:** The DRB notifies every architect to locate electric transformers or pedestals from which service is to be provided on the site plans. Requirement that the architects know the location of service in relation to meter bases on the houses is important with regards to the fact that Chelco will not bend on their requirement that the 3' underground service line trench can only be run in a straight line. PLEASE CHECK FOR THIS ON ALL NEW PLANS!! Boring is an option but with some major cost associated with this.
3. **Mechanical Screens:** Compressors, meters and miscellaneous equipment shall be grouped and screened to minimize the impact on neighbors and the community. Screens can be comprised of either landscaping or wood that is compatibly detailed to harmonize with the exterior. Exposed vents, grilles and other MEP components shall be coordinated with building elements and rhythms. Consider locating the dryer exhaust vent, hose bibs, waterproof outlets, etc. below the first floor beam. Conceal these items to the extent possible and coordinate visible items with the foundation piers and screens. Where it is feasible, conceal other vents/grilles in the eaves.

**Request for Inspection and Approval  
of Field Applied Color Samples**

**PURPOSE:** To reduce the number of forms necessary to obtain final paint color approval.

1. **Scope:** The provisions of this Compliance Bulletin and all subsequent bulletins issued by the Compliance Office shall be applicable to lot owners, general contractors, architects, subcontractors and vendors who may be providing services, materials, labor at any lots or neighborhoods within the WaterColor development.
2. **Final Paint Color Approval:** At the stage of construction when entrance doors, windows, siding and other exterior finish materials have been installed at front porch locations, contractors and builders should select a wall area next to a window or entrance door to apply samples of all paints and colors to be used on the house. The trim paint color should be applied on the adjacent window or door trim or moldings. Then next to the window/door trim paint, apply one vertical stripe at least 6" wide and 24" high for each of the other colors; and complete the sample application by marking each stripe to indicate its intended locations, i.e. trim, siding, accent, shutters, body etc.

The attached form entitled "Request for Inspection and Approval of Field Applied Color Samples" should then be completed and faxed to the Design Review & Compliance Coordinator at 231.2543. The color samples will be inspected and a reply faxed/phoned to the builder/contractor within a week (usually only two or three days).

Upon receipt of the approved reply, then and only then may painting of the house proceed without possibility of colors being changed or rejected.

3. **Colors Previously Approved:** Bear in mind that all colors were preliminarily approved during the DRB process. The inspection of field applied samples is the last step to final approval after viewing the colors in place.
4. **Color Changes:** If colors are to be changed by election of the homeowner or for any other reason subsequent to the DRB process, a revised color schedule complete with color chips needs to be submitted for consideration. Please contact the office of the Design Review & Compliance Officer at 231.2543 to assist in this submittal.

**ARCHITECTURAL DESIGN REVIEW BOARD**

**REQUEST FOR INSPECTION AND APPROVAL OF FIELD APPLIED COLOR SAMPLES**

**IMPORTANCE NOTICE:**

The DRB requires that **all** field samples be available for inspection at one time and samples be located side by side on front porches next to an installed window or exterior door already finished in final color.

**DATE:** \_\_\_\_\_

**RE: Lot** \_\_\_\_\_ **District** \_\_\_\_\_

**SUBMITTED BY:** \_\_\_\_\_ **Construction Co.** \_\_\_\_\_

**Superintendent:** \_\_\_\_\_ **Cell Phone:** \_\_\_\_\_

The aforementioned seeks approval of the following Field Applied Color Samples:

**TRIM:** \_\_\_\_\_

**LOCATION OF SAMPLES ON HOUSE:** \_\_\_\_\_

**BODY:** \_\_\_\_\_

**LOCATION OF SAMPLES ON HOUSE:** \_\_\_\_\_

**ACCENT:** \_\_\_\_\_

**LOCATION OF SAMPLES ON HOUSE:** \_\_\_\_\_

**DOORS AND WINDOWS: MFR.** \_\_\_\_\_ **PRE-FINISHED COLOR:** \_\_\_\_\_

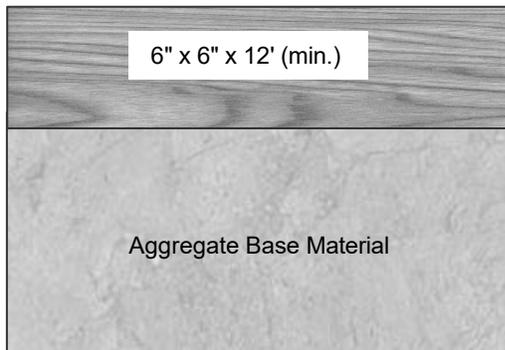
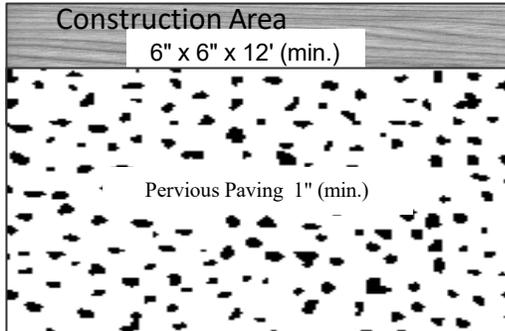
**Please return by e-mail to [landerson@ccmcnet.com](mailto:landerson@ccmcnet.com)  
Or facsimile to 850-231-1155**

**Pervious Paving Edge Protection**

**PURPOSE:** To ensure the protection of all pervious alleys and drives within WaterColor, while allowing maximum lot usage during construction process.

1. **Scope:** The provisions of this Compliance Bulletin shall be applicable to all lot owners, general contractors, builders, architects, subcontractors and vendors who may be providing services, material or labor to any lots or neighborhoods within the WaterColor development.
2. **Requirements:** For all lots adjacent to pervious drives or alleyways, it is a requirement that two (2) 6" x 6" x 12' TREATED posts be placed along side the pervious area with a minimum rise above the surface area of 1". It is also required that the pervious area be maintained and kept free of all construction debris or material, to include but not limited to fill material, masonry sand, lumber or trash. See attachment: Pervious Paving Edge Protection.
3. **Walkthrough:** The Final Walkthrough will now consist of an inspection of the pervious surface area to ensure that all requirements are adhered to. Routine inspections will occur during the construction process and any violation of this bulletin could result in a work stoppage until the property becomes compliant.
4. Immediate clean up is required should spillage occur on the pervious alleyway or drive. Failure to remedy any problem associated with the clean up may result in the WaterColor Community Association assessing the cost of the clean up to the responsible parties.
5. **Exception:** If the builder/contractor confirms at the Pre-Construction Conference that no staging, loading or unloading of material or placement of dumpsters will occur on the portion of the lot adjacent to the pervious area, then the 6 x 6 posts may be substituted for hay bales that are staked and secured in place until construction is complete.

## Pervious Paving Edge Protection



## Compliance Bulletin #11

### Impact Fee Implemented At WaterColor

Considerable expense and time has been expended to create the unique community of WaterColor. Detail has been a focal part of bringing this community to fruition. To ensure the upkeep and consistency of the community now that the vision is a reality is an important part of the Board of Director's functions.

After reviewing the cause of the many repairs we had in regard to signage and our street landscape due to construction, the Board has agreed to designate a fee to be used as a general repair account for the WaterColor Community.

Beginning June 2007, each submittal of new construction must submit a \$1000 Impact Fee (made payable to the WaterColor Community Association, Inc) to cover damage to common property. This fee will then be used at the discretion of the Board to make the repairs to the street scape, roadways and signage throughout the property.

Please ensure this fee is submitted at the time of the Pre-construction Site Conference. Other fees will still be in place in regards to new construction.

## Compliance Bulletin #12

For purposes of WaterColor Community Association the Start of Construction of a Home is considered to be the date of the Pre-Construction Conference.

For purposes of this bulletin all builders are hereby notified that completion of the home (which is acknowledged by obtaining a Final Completion Letter by the compliance office) must occur within 18 months of the start date. A 4 month extension may be granted by the Design Review Board of the WaterColor Community Association upon receipt of a written request from the contractor or owner.

Construction must begin within the 30 days of lot clearing activities. If construction has not begun within the time period notice will be sent by the compliance office requesting the lot be replanted and restored by the builder. If the lot is not restored within 30 days of the notice the builder will forfeit all building deposits and the Homeowners Association will restore the lot. In the event circumstances prohibit the start of construction the builder may request an extension through the compliance office such requests must occur within the first 30 days.

## Compliance Bulletin #13

### Signage

1. Pursuant to Contractor Standard Revised September 4, 2007 all builders are permitted the installation of one sign located on the property to assist sub-contractors and others in locating the job site.
2. Effective immediately; Construction Signs must be removed if a Final Walkthrough has been completed by this office. Construction Signs may only be placed on the vacant lot after a Pre Construction Conference has taken place with the Compliance Office.

Failure to comply with the signage policy shall result in a fine of \$100.00 per week to the builder as well as action by the Board of Directors.

## Compliance Bulletin #14

### Delinquencies

Effective July 18, 2008

The payment of assessments is an obligation of any Owner/Builder within the Preferred Builder Program.

It is therefore agreed that:

Any Owner/Builder or Company which is delinquent by 60 days or more on their Homeowner Association Assessments shall be suspended from the Preferred Builder Program until all delinquent Assessments are made current. In addition, no Owner/Builder may pursue the start of a new home, addition, or modification (as demonstrated by the submittal of a Compliance Deposit) if he/she or the Company is delinquent or in arrears by 60 days or more on their Homeowner Association Dues for any lot or home within the property.

**Delinquent on Association Dues over 60 Days will fall into this category.**

Thank you for your cooperation with this matter.

## Suspension and/or Removal of Architect/Contractor from Preferred Lists

Effective April 1, 2026

### **Contractor Suspension:**

An architect or contractor may be placed on Suspension for a maximum duration of one (1) year by the Design Review Board for violation(s) of the Contractor Standards, misconduct, or for actions deemed disruptive or harmful to the design review or construction processes at the sole discretion of the Design Review Board.

An architect or contractor placed on Suspension will be ineligible to act as a Preferred Builder/Architect for the specified duration. Architects with projects under review or builders with projects under construction at the time of suspension will be permitted to complete those projects which predate the suspension.

### **Removal of Contractor from Preferred Builder Program:**

Any one of the following items can be cause for a Builder to be suspended or removed from the Preferred Builder Program:

1. Exceeding the maximum allowable construction time on any one house
2. Receipt of three (3) or more fines within a rolling 6 month period
3. Documented Contractor Complaints/Suspensions/Fines filed with any local County, State or Federal agency that oversees Contractor Licensing.
4. Homeowner complaints to the Community Association with documentation in the form of photographs, etc., in regards to incomplete work or work improperly completed by Contractor
5. Not building according to the plans approved by the Design Review Office
6. Landscape not installed according to the plans approved by the Design Review Office
7. A demonstrated pattern of disregard for any WaterColor rules as determined by the Design Review Board

### **Removal of Architect from Approved Architect/Designer List:**

All Architects/Designers are required to submit plans to the Design Review Board for review and consideration. There should be no more than three (3) submissions made by the Architect/Designer for each lot. Any excess submissions could cause the Architect/Designer to be suspended or removed from the Approved Architect/Designer List. Any excess submissions (more than three) will be subject to an additional Design Review Fee.

## Compliance Bulletin #18 (Amended 2/26/2026)

### **DRB Fee Schedule**

Effective: **4/01/2026**

#### **New Residence Application:**

\$5,000.00 for up to 3 submittals

\$1,700.00 each additional submittal

#### **Major Modification or Addition including but not limited to Carriage House, Parking Structure, Outdoor Kitchen, Raised Pools, etc. (items that impact lot coverage) :**

\$4,000.00 for up to 3 submittals

\$1,000.00 each additional submittal

#### **Intermediate Modification including but not limited to pools at grade, porch enclosures, alteration or addition of exterior doors & windows. Other modifications may be included at the discretion of the DRB:**

\$3,000.00 for up to 3 submittals

\$1,000.00 each additional submittal

#### **Minor Modifications including but not limited to fencing, hardscape/landscape mods, modified paint colors :**

\$400.00 up to 3 submittals

\$400.00 each additional submittal

#### **Less than Minor Modifications including but not limited to exterior fixtures, gutters, minor landscape alterations:**

\$100.00 up to 3 submittals

Please note that re-use fees will no longer be accepted. All preliminary plans submitted for new homes will be required to pay the full fee of \$5,000.00. DRB Final Eligibility Letters are valid for 1 year. If construction has not commenced within 1 year of DRB approval, the eligibility will expire and a new submittal, application and fee will be required.

Submittals to the WaterColor Design Review Board will only be accepted from firms on the approved list of architects and designers and the approved list of landscape architects and designers with the following exceptions: • Exterior colors may also be submitted by interior designers, building contractors, or owners • Exterior electrical fixtures may also be submitted by interior designers, building contractors, or owners • Exterior paver samples may also be submitted by interior designers, building contractors, or owners (paver sample submittals requiring a plan will require approved architect or designer).

Modifications submittal additional requirements include:

1. Itemized list of modifications
2. Indication through "clouding" or "line weight" of modified areas
3. Documentation / drawing of existing condition(s) for comparison

## **Tear Downs**

[Effective: April 1, 2026]

### **Definition**

A “Tear Down” is any demolition/construction project in which at least a majority (measured by square footage) of an existing completed primary structure on a Lot is demolished and replaced with a new primary structure. References to a Tear Down encompasses both demolition of the existing primary structure, and construction of the replacement primary structure. Like-kind repair or replacement of existing improvements following a casualty event is not considered a “Tear Down,” but the progress of any casualty reconstruction/repair work must adhere to all standard community rules and requirements of the Watercolor Design Guidelines governing the conduct of construction activity.

### **Tear Down Requirements**

Tear Downs are considered New Home construction and are therefore subject to all current requirements of the Watercolor Design Guidelines that are applicable to New Home construction. In addition, Tear Downs must comply with all requirements set forth in this Compliance Bulletin.

### **Approval**

The demolition stage of a Tear Down project shall not begin without prior Final Home Design approval from DRB and issuance of a Building Permit from Walton County. For any Tear Down project, approval will include both House Plans and Demolition Plans as one overall approval. Demolition plans must include at least the following:

1. A time period for demolition including commencement and completion dates, which may not be greater than three weeks (21 calendar days) from start to finish. Until commencement of demolition, no action may be taken on the property that materially affects the external appearance of the existing structure.
2. A narrative description of precautions that the demolition contractor(s) will utilize to avoid damage and to minimize disruption to the Watercolor community and adjacent Lots, including schedule/timeline of demolition work, traffic flow plan (including ingress/egress of demolition vehicles), parking plan and plan to confine demolition activity to the approved Lot. Traffic flow cannot be obstructed without prior written approval from the DRB.
3. During the demolition phase only, a full-size dumpster may be used and placed as proposed on the demolition plan. After the demolition period, the full-size dumpster must be removed, and construction dumpster size will revert to the standard smaller size.
4. Certification that the contractor will contact all the appropriate utilities and have the site marked so as not to disrupt utilities to the neighboring Lots and/or neighborhood. All utilities must be disconnected before demolition begins.

### **Pre-Demolition Conference and Notification of Commencement**

Prior to commencement of demolition, the contractor must attend a pre-demolition conference with the Compliance/Design Review Coordinator. This conference is in addition to, and not in substitution of, the customary pre-construction conference. The contractor must also notify the Compliance/Design Review Coordinator by e-mail on the day that demolition work commences.

### **Completion of Demolition**

The contractor must notify the Compliance/Design Review Coordinator by e-mail once demolition is complete. Compliance/Design Review Coordinator will then conduct an on-site inspection to determine, in his or her sole discretion, whether demolition is complete.

### **Fees**

See "Construction Fees/Deposits" for fee listings.

**Updated New Construction Deposits/Fees and  
Time for Completion of Construction**

**Effective: [4/1/2026]**

**Fees and Deposits**

Fees for all New Home construction (including but not limited to Tear Downs) after the effective date of this Compliance Bulletin are set forth below. Except as specifically modified herein, any fees, deposits or charges previously established in the Watercolor Design Guidelines shall remain in effect.

**Construction Management Fee:** The required Construction Management Fee is \$5,000.

**Refundable Compliance Deposit:** The required refundable Compliance Deposit is \$25,000.

**Completion Deadline**

The start date for construction will be defined as the Building Permit date as issued from the Walton County Building Department.

A lot will be considered "Under Construction" with the Association until a Final Completion Letter has been issued by the Compliance Office.

**New Home & Carriage House Construction Exceeding 18 months**

All New Home & Carriage House building construction is required to be completed within 18 months from (i) commencement of demolition, for any Tear Down project, or (ii) the date of the Pre-Construction Conference, for all other projects. It is the contractor's responsibility to ensure that the Compliance Office receives a copy of the Walton County Building Permit within 30 days of receiving the permit. The contractor will be fined if the permit is not sent to the Compliance/Design Review office. As soon as it is determined that the construction will take longer than 18 months, the contractor and/or homeowner should send a request to the Design Review & Compliance Coordinator for an extension along with a schedule and estimated date of completion. Based on need, extensions can be granted for an additional 4 months by the Design Review Board. The homeowner and/or contractor will be contacted at 17 months if the Design Review Board does not receive a request for an extension.

**New Home & Carriage House Construction Exceeding 22 months**

If a home is still under construction after 22 months from the date of the commencement of demolition for any Tear Down project or the Pre-Construction Conference for all other projects, the Design Review Board will be notified. The Design Review Board may levy a fine of \$1,000 a month for every month after the 22 months allowed until the home is completed and the Final Completion Letter issued by the Compliance Office. The homeowner and builder will receive a letter stating that they have been under construction for 22 months or more and will be asked to provide a schedule, estimated date of completion, and any relevant information that they wish the Design Review Board to consider when reviewing this information.

### **Construction Exceeding 12 months**

All building construction, other than new home or carriage house construction, is required to be completed within 12 months from the date of the Pre-Construction Conference. It is the contractor's responsibility to ensure that the Compliance Office receives a copy of the Walton County Building Permit within 30 days of receiving the permit. The contractor will be fined if the permit is not sent to the Compliance/Design Review office. As soon as it is determined that the construction will take longer than 12 months, the contractor and/or homeowner should send a request to the Design Review & Compliance Coordinator for an extension along with a schedule and estimated date of completion. Based on need, extensions can be granted for an additional 2 months by the Design Review Board. The homeowner and/or contractor will be contacted at 11 months if the Design Review Board does not receive a request for an extension.

### **Construction Exceeding 15 months**

If a home remains under construction more than 15 months from the date of the Pre-Construction Conference, the Design Review Board will be notified. The Design Review Board may levy a fine of up to \$500 a month for every month after the 15 months allowed until the home is completed and the Final Completion Letter issued by the Compliance Office. The homeowner and builder will receive a letter stating that they have been under construction for 15 months or more and will be asked to provide a schedule, estimated date of completion, and any relevant information that they wish the Design Review Board to consider when reviewing this information.

### **Construction Fines**

In addition to any other fees or fines authorized by the Watercolor Design Guidelines or governing documents, fines will be deducted from the Compliance Deposit as follows:

#### **New Home & Carriage House Construction**

- A one-time fine of \$5,000 if construction is not completed within 18 months or such extended completion deadline as may be granted by the Design Review Board. This fine is in addition to, and not in substitution of, the Design Review Board's authority to levy a fine of up to \$1,000 per month until construction is completed.
- A fine of \$1,000 per day for any demolition of a tear down that exceeds the three-week (21 day) limit.

#### **All other Construction**

- Up to \$500 per month until construction is completed.

**Required Portable Toilet Enclosure**

Effective: January 1<sup>st</sup>, 2024

**Purpose**

With the majority of WaterColor residences in the community complete, residents and guests are often close to neighboring construction and renovation. More emphasis must be placed on builders and contractors to be mindful of this impact. Providing an enclosure to screen portable toilets from view, limits unsightly worksites and ensures proper placement of portable toilets.

**Scope**

The provisions of this Compliance Bulletin and all subsequent bulletins issued by the Compliance Office shall be applicable to lot owners, general contractors, architects, subcontractors, and vendors who may be providing services, materials, or labor at any lots or neighborhoods within the WaterColor development.

**Standard Design**

The enclosure is to be constructed in accordance with the details and materials depicted in Attachment #1 to this bulletin. The standard construction sign must be affixed directly to the enclosure as depicted in the attachment. The exterior may be unfinished or optionally may be painted to match paint color #F- 08 (Cashmere) by Martha Stewart. Other manufacturers' paint may be used if a color match is achieved.

**Who Will Build**

For all construction or renovation related activities requiring the placement of a portable toilet, the homeowners and/or contractor/builders are responsible for constructing and placing a portable toilet enclosure within the property lines of the lot in the location depicted on the Design Review Board (DRB) approved site plan or in a location agreed upon during the Pre-Construction Conference with the Design Review Manager. The enclosure is to be constructed and placed prior to the delivery of a portable toilet and may not be taken down until the toilet is no longer required and is removed from the worksite.

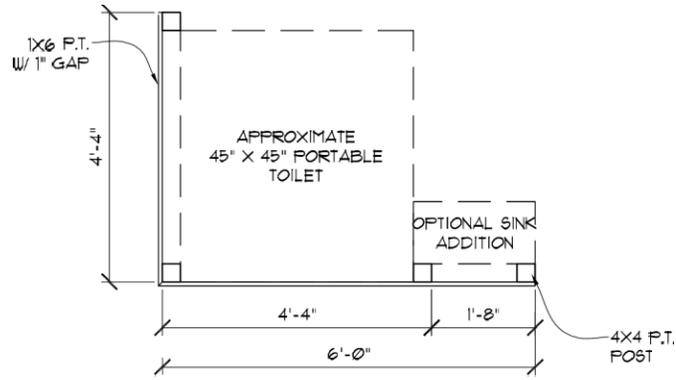
**Non-Compliance**

Should the enclosure be missing, improperly placed, constructed, or damaged, a fine of \$100 per day may be enforced in accordance with the established fine schedule for failure to follow process.

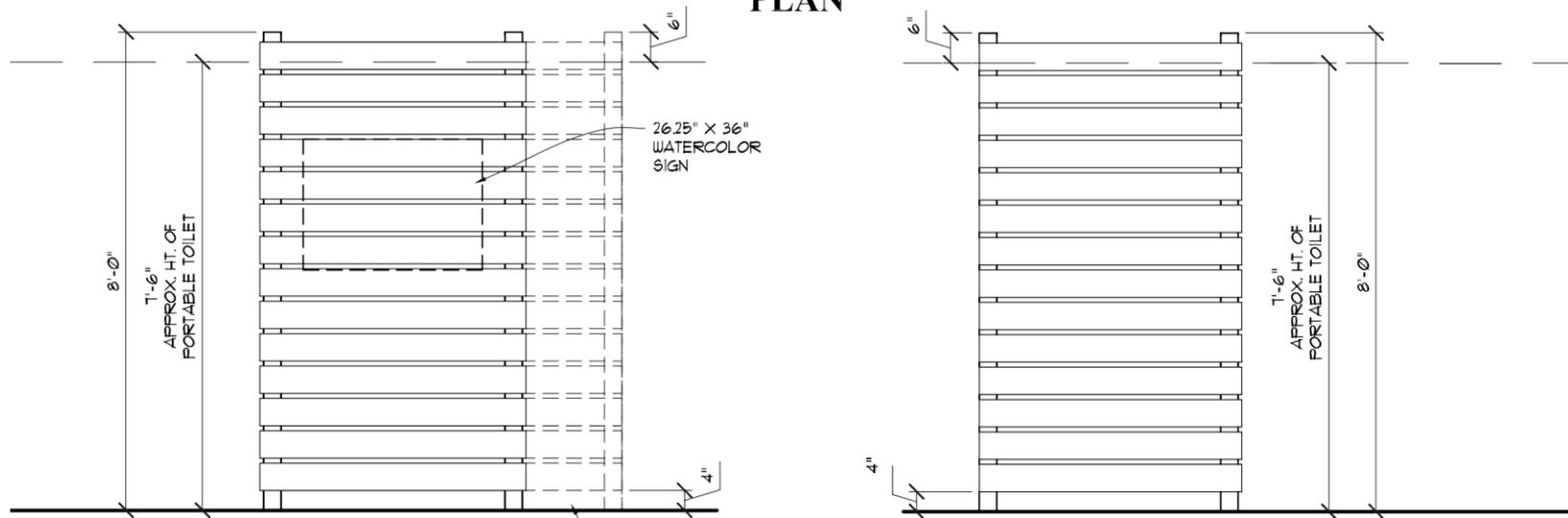
Non-compliance may only be permitted upon receipt of written authorization by the Design Review Manager.

Portable Toilet Enclosure

Attachment #1



**PLAN**



**FRONT ELEVATION**

**SIDE ELEVATION**



**PORTABLE TOILET ENCLOSURE**

## Compliance Bulletin # 22

(Amended February 26, 2026)

### Contractor Probation

Effective: [4/1/2026]

#### **Contractor Probationary Period:**

Contractors who are not included in WaterColor’s Preferred Builders/Contractors List and/or have received “Site Specific” construction approval will be considered under Probation.

Contractors under probation may not build a project designed by a Site Specific architect/designer.

Projects being built by Contractors under probation will be subject to an increased Compliance Deposit.

Contractors who are included in the Preferred Builders/Contractors List may be placed on Probation by the Design Review Board for a maximum duration of one (1) year for violation(s) of the Contractor Standards, misconduct, or for actions deemed disruptive or harmful to the construction processes at the sole discretion of the Design Review Board.

Violation(s) of the Contractor Standards by contractors under Probation may result in suspension or removal of the builder from the Preferred Builders Program.

#### **Probationary Compliance Deposits:**

New Construction:	\$35,000
Tear Downs:	\$35,000
Major Modification (e.g. carriage house, all pools):	\$20,000
Intermediate Modification (varies by extent of work):	\$5,000

Construction Management and Impact Fees remain unchanged from those listed in the Construction Fees/Deposits

Any fines authorized by the WaterColor Contractor Standards, as modified by all Compliance Bulletins then in effect, may be deducted from the Compliance Deposit in the sole discretion of the Design Review Board. Deduction of fines from the Compliance Deposit is cumulative with all other remedies which may be pursued by the Association.

## Construction Fees/Deposits (Amended February 26, 2026)

**Effective: [4/1/2026]**

### New Construction

Compliance Deposit (refundable):	\$25,000
Construction Management Fee:	\$5,000
Impact Fee:	\$5,000

### Tear Downs

Compliance Deposit (refundable):	\$25,000
Construction Management:	\$2,500 *In addition to "New Construction" fee
Impact Fee:	\$2,500 *In addition to "New Construction" fee

### Major Modification (e.g. carriage house, all pools)

Compliance Deposit (refundable):	\$15,000
Construction Management Fee:	\$2,000
Impact Fee:	\$2,000

### Intermediate Modification (varies by extent of work)

Compliance Deposit (refundable):	\$4,000
Construction Management Fee:	\$1,000
Impact Fee:	\$1,000

### Minor Modification (exterior painting)

No construction fees

Any fines authorized by the WaterColor Contractor Standards, as modified by all Compliance Bulletins then in effect, may be deducted from the Compliance Deposit in the sole discretion of the Design Review Board. Deduction of fines from the Compliance Deposit is cumulative with all other remedies which may be pursued by the Association.

## FINE SCHEDULE

The following is a Schedule of Fines for violations of the established Design Guidelines. Warnings for first time offenses will be issued in most cases. Fines may be disputed with the Compliance Officer within 15 days of issuance, at which time a check should be issued to the WaterColor Community Association. Any fines not paid will be deducted from the Compliance Deposit.

### Construction Compliance Fine Schedule:

Violation	Fine
Speeding	\$200.00
Job Site – debris on site	\$200.00
Job Site- debris on adjacent property	\$200.00
No commercial trash enclosure	\$200.00
Dirt or gravel in road	\$200.00
Materials in right of way or road	\$200.00
Construction equipment or material on adjacent lot	\$200.00
Parking violation	\$100.00
Portable toilet and/or enclosure improperly constructed, damaged, or missing	\$200.00
Construction sign damaged or missing	\$100.00
Unauthorized sign	\$100.00
Unauthorized burning	\$400.00
Unauthorized clearing of lot	\$200.00
Unauthorized removal of trees	\$200.00 per tree
General nuisance/ misconduct/ noise	Up to \$200.00 per violation & possibly escorted off property.
Unauthorized exterior finishes (e.g., paint, stain, roofing materials or design)	\$200.00
Erosion into drainage facility	\$200.00
Silt fence uninstalled or damaged	\$200.00
Damage to trees: 3" caliper or greater	\$200.00
Shirt requirement	\$100.00
Unauthorized Dumping	\$200.00
Exterior Spray Painting	\$200.00
Concrete Washout	\$200.00
No Dumpster Cover	\$200.00
Animals/Pets brought on property	\$100.00
Working outside construction hours without permission	\$200.00
Failure to follow process (this can include, but is not limited to failure to receive a Field Applied Color Inspection, failure to turn in proper documentation at various stages of construction, etc)	\$200.00

**The above listed fines may be levied on a daily basis for continuing violations.**

New home & carriage house construction exceeding 18 months	\$1,000.00 per month
All other construction exceeding 15 months	Up to \$500 per month

Warnings for initial violations may be issued at the discretion of the Compliance Office.

If it becomes necessary for the Community Association to schedule maintenance/ repairs on a job site, the Contractor will also be held responsible for the cost of said actions.

Fines will be added to the cost of any repairs performed by the Association.