



water·color®
community association

WELCOME TO WATERCOLOR

New Homeowner Orientation

2025



Meet the WaterColor Team

Administration

Executive Director – Jake Marshall

Assistant Community Manager – Tracy Regan

Director of Operations – Lance Anderson

Communications Manager – Michelle Garrett

Design Review & Compliance Manager – Andrew Fromknecht

Lifestyle Director – Hannah Chandler

Director of Amenities – Christopher Phillips

Assistant Director of Amenities – Jordan Dewitt

Administrative Coordinator – Susie Thompson

Administrative Coordinator – Sabrina Lee

Administrative Coordinator – Kim Anderson

Community Standards Inspector – Cindy Bartley

Maintenance

Maintenance Manager – Leon Bartley

Maintenance Supervisor – Roger Kiper

Maintenance Technician – Randy Perkins

Maintenance Technician – Steven McKenzie

Maintenance Technician – Nick Johnson

Amenity Supervisors

Logan Crosby

Kristina Little

Jared Meeks

Tori Temple



*Now **this** feels like home.®*

Shared Services

Azra Sibic - Senior VP, Financial Services

Jim Thurmond - Community Accounting Manager

Cathy Cook - Treasury Services Manager

Chris Collura - Accounts Payable

Erin Gillis - Accounts Receivable

Trolley Drivers

Jeff Cabe

John Connors (Seasonal)

Theo Shepard (Seasonal)



History & Governance

Established: 1999

Developer: The St. Joe Company

Turnover: 2013

WaterColor is governed by a five-member Board of Directors with elections held annually in October at the Annual Homeowners Meeting. The Board meets on the last Thursday of every month. Agendas are posted online and on the property two days before each meeting.

2024-2025 Board Members:

Mark Bursinger - President

Brad Pittenger - Vice President

Tim Orr - Treasurer

Katie Ambrose - Secretary

Eric Berger - Vice-Secretary

Other Boards and Committees:

Amenity and Occupancy Committee - As Needed

Design Review Board - Meets Monthly

Finance Committee - Meets Monthly

Parking & Traffic Committee - As Needed

Infrastructure Committee - *Volunteers Needed*

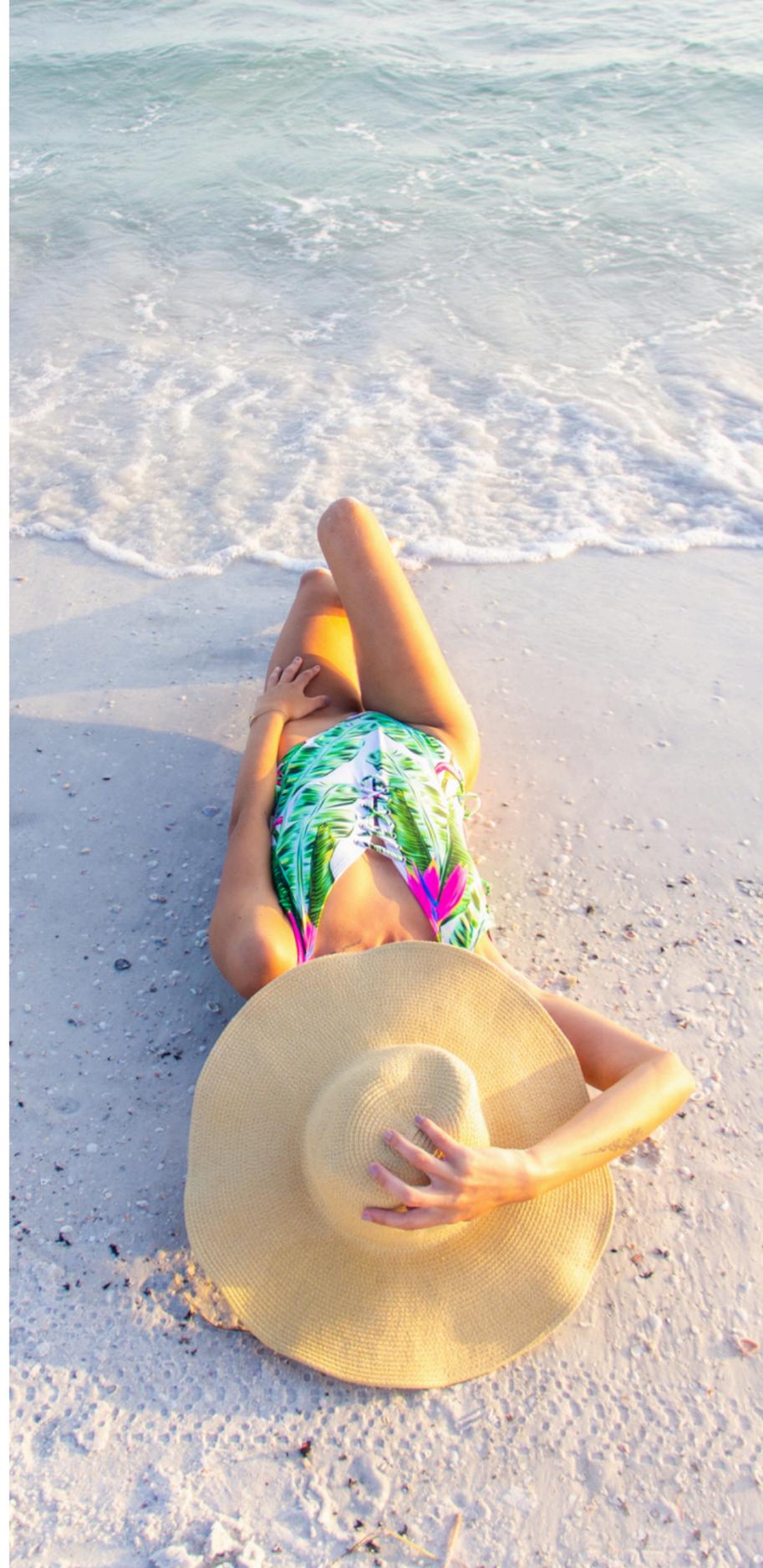
Community Composition

Total Buildout: 1,063

Current Single Family Homes: 894

Current Multi-Family Units: 106

A majority of the homes in WaterColor are second homes, with about 60% all homes being on a short-term rental program, in which the units are rented, typically by the week, to individuals wanting to visit the resort and Gulf Coast beaches.



Homeowner Demographics

Because WaterColor is a vacation destination, homeowners come from all over the country.

Currently, WaterColor has homeowners from 40 different states, as well as the District of Columbia, Canada, and the United Kingdom.

About half of all homeowners come from Texas, Georgia, or Tennessee.



Area Geography

WaterColor is surrounded by natural beauty with the crystal clear waters of the Gulf of Mexico to the South, Point Washington State Forest to the North, Grayton Beach State Park to the West and the iconic town of Seaside to the East. WaterColor is also home to the area's most picturesque coastal dune lake, Western Lake.

Dune lakes are a unique ecological feature that can only be found in a handful of locations around the world. Walton County has 15 of these lakes. The only other locations in the world with lakes like these are in Oregon, Madagascar, Australia and New Zealand.



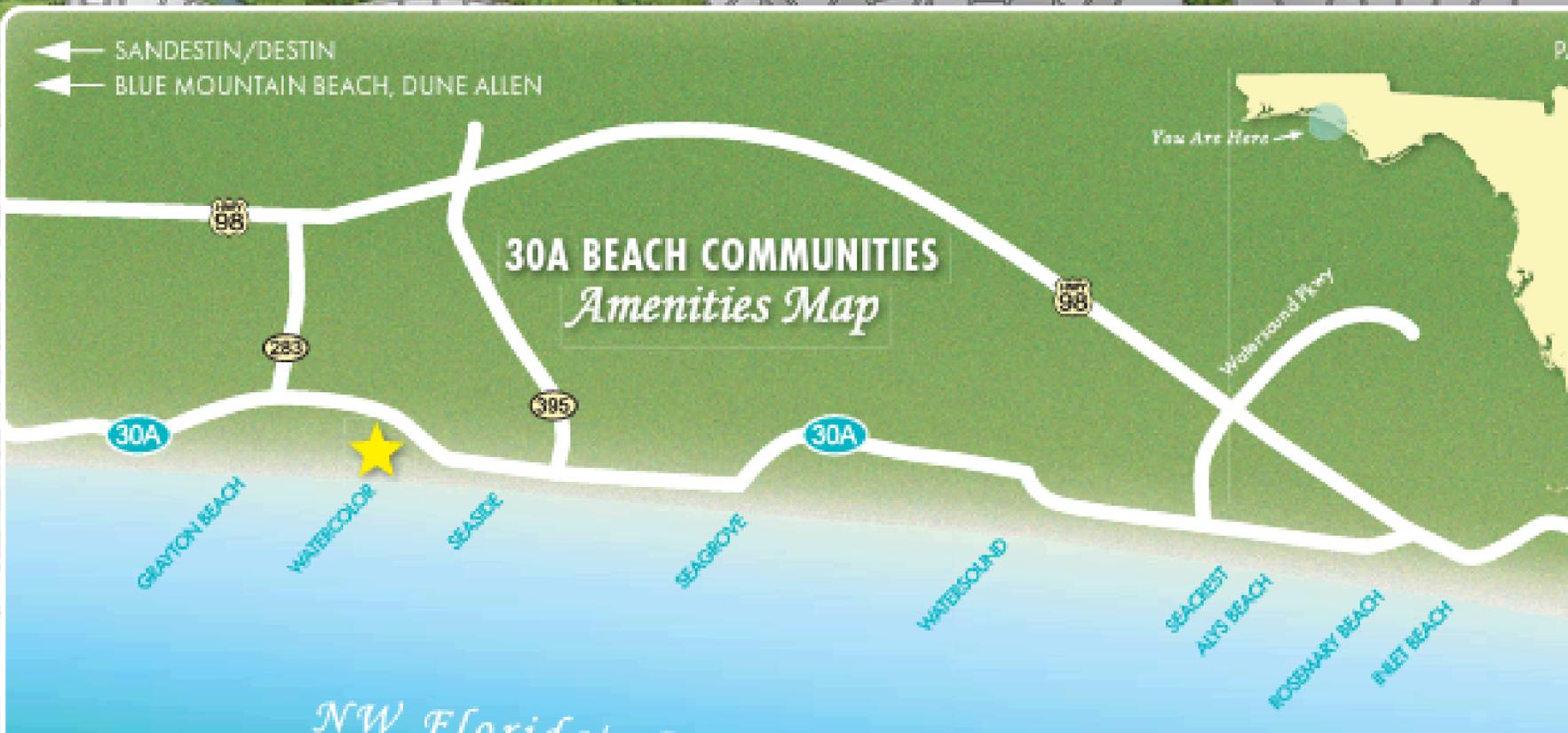
WATERCOLOR INN
 Fish Out of Water | Gather Kitchen + Bar
 WaterColor Family Pool

WATERCOLOR COMMUNITY

Districts

Gulf	Beach	Cottage	Park
Forest	Lake	Crossing	Camp

Points of Interest





WaterColor Town Center

The Water Color Inn, a 67-room boutique hotel, is located in the heart of Town Center. The Inn is a Forbes Four Star Rated and AAA Four Diamond Beachfront Hotel operated by St. Joe Hospitality. St. Joe manages the leasing of the Town Center commercial tenants including:

Retail Shops:
The WaterColor Store
Indigo
Beachfolly
Old Florida Outfitters
Envie Boutique
M Leoni

Eateries:
Wine World
Scratch Biscuit Kitchen
Beach Happy Cafe'
The Candy Bar

Other:
Premier Property Group
360Blue -Rental Property Manager
WaterColor Inn - Boutique Hotel

Request a Homeowner ID/Discount Card for discounts at WaterColor restaurants and participating retailers.

*Discounts are offered at the discretion of each business.



Community Design & Assessments

WaterColor's design is influenced by New Urbanism, a planning and development approach that emphasizes walking, biking, housing, and shopping in close proximity to public spaces.

The architecture of WaterColor's homes is modeled after the "Old Florida Cottage" style with features like wood siding, metal roofs, and screened porches, which combine to create the Southern charm for which WaterColor is known.

The average home price in WaterColor is \$2.7 million.

Quarterly Assessment:	\$1,150
Bulk Cable/Internet:	\$310
Special Assessment:	\$330

Assessments are due quarterly on January 1, April 1, July 1, and October 1.

Homeowners have four options to remit payment, each documented on the second page of the quarterly assessment.

Sub-associations (Town Center Condominiums and Beachside Condominiums) are not managed by CCMC and have an additional assessment billed separately by their management company.



Design Review Board

The Design Review Board (DRB) ensures that the design guidelines/pattern books remain consistent with the standards established when the community was developed. All construction and home modifications are reviewed and approved by the DRB.

The HOA's Community Standards Inspector is responsible for ensuring homes are maintained at the standards outlined in the HOA governing docs and issues letters of compliance or applicable fees.

For more information about the Design Review process, visit the "Community Resource" tab on the HOA website.

If you have any questions regarding a possible modification, please contact:

Andrew Fromknecht
Design Review & Compliance Manager
afromknecht@ccmcnet.com



Landscaping

WaterColor preserves the natural beauty of its surroundings by minimizing disturbance to its ecological heritage.

Landscaping must meet the approved plant palette and native species of the area. Any additions or removal of plants must be submitted to the DRB.

Homeowners should not:

- Clear land beyond their property line
- Never dump landscaping debris in native areas

Homeowners are responsible for any debris removal from their property.

The HOA maintains community gardens and planters. The association's landscape contractor, Brightview, is responsible for general landscaping and irrigation.



Utilities

Trash Collection

- Homeowners are responsible for the maintenance of the trash crib and trash cans on their property.
- Trash is collected daily. Raise the flag on the crib to alert the janitorial service for pick-up.
- New flags can be requested through the website.
- Beware of critters! Place trash out in the morning.

Cable/Internet

- Basic cable television and high-speed internet is included in your assessment. For additional services and DVRs, contact Mediacom's Premier Customer Support Team at 1-888-845-6245.
- WiFi is available at community pools, Camp WaterColor and the Beach Club (Password: Watercolor2017).

Mail

- A mailbox is assigned to each home/unit in the kiosk adjacent to the pool closest to your home.
- To request your mailbox key, contact Kim Anderson at the HOA Office.



Amenities

WaterColor has ten community pools, including three pools at the Beach Club and two pools plus a Lazy River at Camp Watercolor.

Other amenities include:

- Tennis Center (five clay courts & two pickleball courts)
- Soccer Field
- Half Basketball Court
- Bocce Ball Court
- Playground
- Hiking & Biking Trails
- Gardens & Parks
- Outdoor Amphitheater
- 4 Piers and 1 Dock

The St. Joe Company owns, leases, and operates additional amenities* including:

- BoatHouse
 - LakeHouse
 - Bike Barn
 - Town Center Businesses
-
- Homeowners may receive discounts at the operator's discretion.



Amenity Access

Homeowner Wristbands

- Homeowner wristbands are required to access private amenities.
- Wristband requests are submitted through the website and we request two business days to process.
- Immediate Family members are eligible to receive wristbands.
- Accompanied Guest wristbands must be picked up by homeowners at the HOA Office.
- Homeowners may also bring up to two guests without picking up wristbands provided that the owners accompany their guests at the amenity.

Homeowner Beach Chairs

- Beach sets consist of two beach chairs and an umbrella.
- Must be reserved and paid for between 8 AM - 2 PM for next-day use.
- Resort Beach Sets are available through the WaterColor Inn.

Cabanas

- Five poolside cabanas are available for daily rental.
- Seating for six people, towel service, and a 32-inch flat screen television.
- Homeowner discount available.



Beach Club & Camp WaterColor Expansion

In 2016, the membership voted to approve a major expansion project to the Beach Club and Camp WaterColor amenities, mostly due to overcrowding.

Camp WaterColor Improvements - Completed March 2019

- Children's Pool
- Lazy River
- Waterslide
- Restaurant/Bar

Beach Club Improvements - Completed May 2020

- Two additional pool decks
- Expansion of third-level sun deck
- Relocation of existing restaurant
- The addition of two other dining options

Total project cost: \$18 million

Camp WaterColor

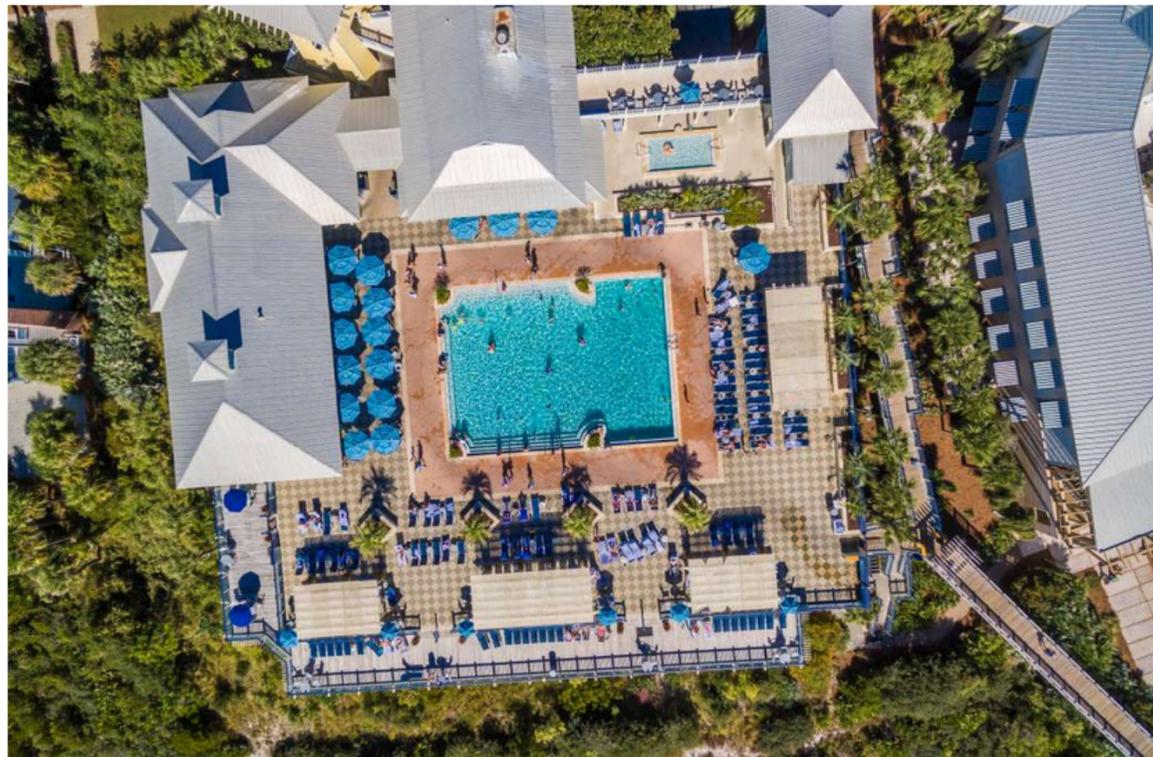
Before



After



Beach Club



Getting Around WaterColor



Low-Speed Vehicles (LSVs)

- LSVs must be electric-powered and registered with the HOA (through the HOA website). Registration requires proof of DMV registration and insurance.
- LSVs are available to rent through the Electric Cart Company, WaterColor's exclusive rental cart vendor.
- LSVs must be operated by drivers with a valid license. All State and local traffic laws apply.
- LSVs are NOT permitted on bridges and pathways.

Parking

- Parking is PERMITTED in private driveways, parallel parking pads, and marked parking spaces.
- Parking is PROHIBITED on the street, pine straw, sidewalks, or pathways.
- Seasonal parking restrictions for Paid & Time-Limited parking are effective March 1 - October 31, annually.
- Homeowners may park free in all paid parking spaces provided their Homeowner Parking Credential is displayed in their vehicle and LSV is registered with the HOA.
- In Town Center, Homeowners must have a corresponding color-coded lot credential associated with a Town Center building number address to park within a parking lot in Town Center.
- Anyone, including the public, may park in 2-hour time-limited parking spaces.

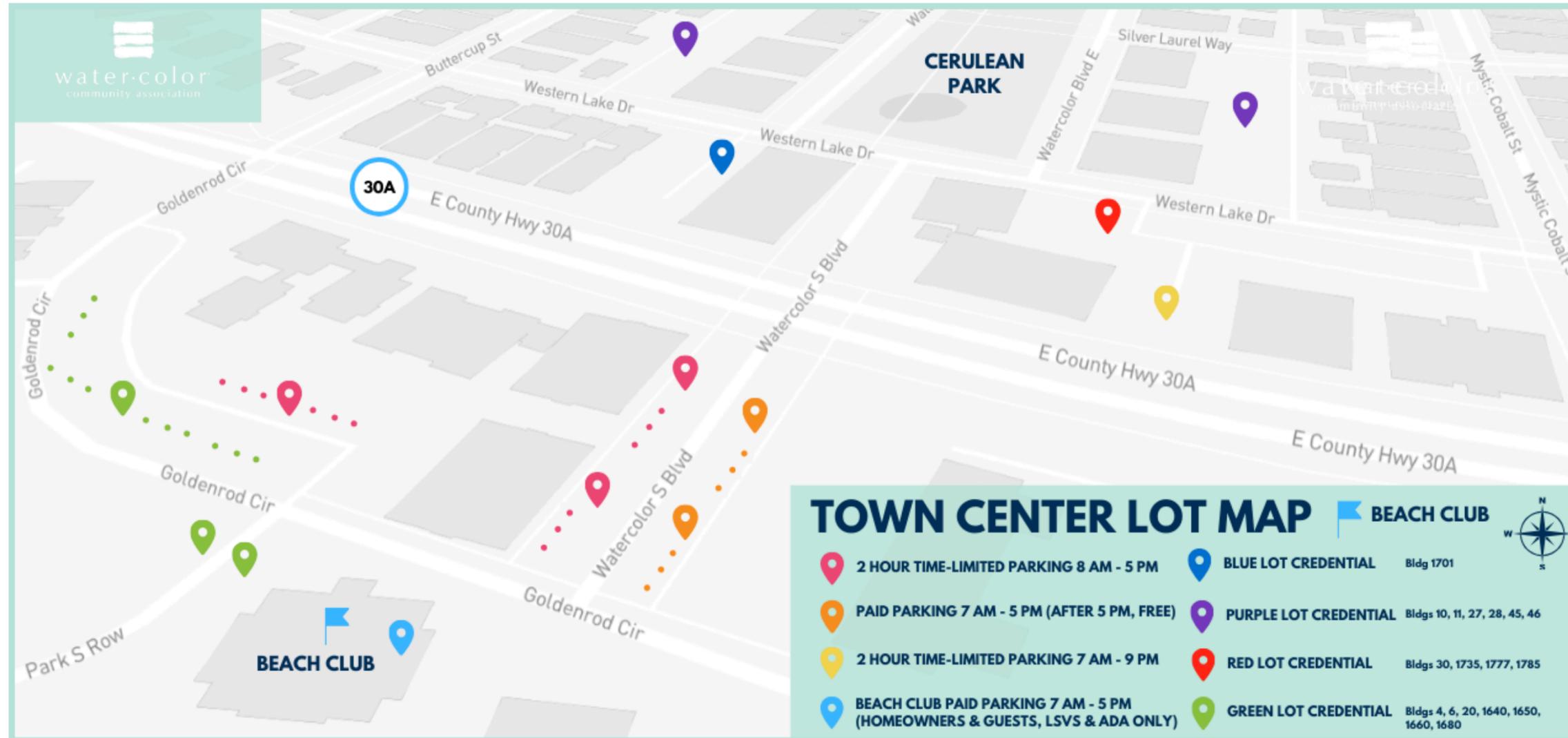


WaterColor Trolley

- The WaterColor Trolley operates daily and year-round from 9:30 AM - 5:30 PM.*
*Days and hours subject to change.

Town Center Parking Lot Overview

Seasonal Parking Restrictions for Paid & Time-Limited Parking effective March 1 - October 31st, annually.



- Homeowners may park free in all paid parking spaces. WaterColor vehicle stickers must be displayed.
- If you do not rent your LSV with your home, it will automatically receive free parking.
- In you live in Town Center, Homeowners must have a corresponding color-coded lot credential to park within a parking lot in Town Center.
- Anyone, including the public, may park in 2-hour time-limited parking spaces.



Short-Term Rentals

Annual Certification

- Homeowners who participate in short-term rentals must file an Annual Certification with the HOA.
- The certification establishes the Advertised Number of Guests (and a maximum number of access credentials) for each property. The Advertised Number of Guests can be no more than the home's Maximum Rental Occupancy.
- Each home is charged a set per-night fee equal to the Advertised Number of Guests multiplied by \$9.00.

Short-Term Rental Portal

- In addition to the certification, short-term rentals must be registered in the WaterColor Short-Term Rental Portal.
- The portal allows for the management of bookings, submittal of wristband requests, and the processing of amenity fee payments.

Non-Rental Property Owners

- If you don't plan to rent your home, but may still allow friends or colleagues to use your home when you're not in residence, then you must still:
 - File the Annual Certification
 - Establish an account in the Short-Term Rental Portal
 - Submit the Unaccompanied Guest Request within the portal
 - Pay the set per-night fee for the wristband request.



Communications

The HOA communicates with Homeowners through 3 primary channels:

Website

- Create an account on the HOA website to request full access:
 - www.mywatercolorcommunity.com
- New homeowners must submit all closing documents to the HOA office before website requests are approved.
- Through the website you can submit:
 - Homeowner Wristband Requests
 - Homeowner ID/Discount Cards Requests
 - LSV Registration/Renewal Applications
 - Maintenance Requests
 - Annual Rental Certification
 - Beach Chair & Cabana Reservations

Newsletters

- The WaterColor Weekly publishes every Friday at 5:00 PM.
- The Lifestyle Newsletter publishes biweekly in season.
- Subscribe on the HOA website.

Social Media

- Follow the HOA on Facebook & Instagram
- Tag #watercolorflorida for a chance to be featured on the account!





Lifestyle & Events

Clubs

- Book Club
- Mah Jong
- Interested in starting a club? Let us know!

Weekly Events

- Trivia Night
- Live Music
- Family Field Day (In Season)
- Movies in the Park (In Season)

Special Events

- 30A Songwriters Festival
- Valentine's Day
- Easter Egg Hunt
- Memorial Day
- 4th of July
- Homeowner's Weekend
- Harvest Food & Wine Festival
- Mountain Film Tour
- Old Florida Holiday



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CCMC

Now *this* feels like home.®

Q & A

www.mywatercolorcommunity.com
watercolorhoa@ccmcnet.com