



water·color®
community association

WELCOME TO WATERCOLOR

New Homeowner Welcome Packet

2025



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* Information in the welcome packet is subject to change.

WELCOME!

WaterColor is a community of unparalleled quality and beauty on the pristine Gulf Coast of Northwest Florida. Renowned for its proximity to the crystal-clear waters of the Gulf of Mexico and Western Lake, WaterColor's surroundings attract nature lovers and sunshine seekers to this charming seaside paradise.

WaterColor comprises 499 acres, with nearly half devoted to common area or preserve. The community boasts beautiful tree-lined streets and walkways to encourage neighborly connections through walking and biking.

HOA OFFICE

CCMC proudly provides professional community management services to the WaterColor Community. Founded in 1973, we've been managing large-scale communities and their many components for decades. Our team members' commitment to excellence and willingness to innovate, are achieved through our core values of Integrity, Respect, Service and Community.

WaterColor Community Association:

127 Pine Grove Circle

Santa Rosa Beach, FL 32459

Phone: (850) 231-2547

24 Hour Security: (850) 685-6362 (Call or Text)

Emergency After-Hours Office Contact: (800) 274-3165

Email: watercolorhoa@ccmcnet.com

HOA Website: www.mywatercolorcommunity.com

Office Hours: 8:00 a.m. - 5:00 p.m. (Monday - Friday)

Winter Office Hours: 8:00 a.m. - 4:00 p.m. (Monday - Friday, November - February)



Now this feels like home.®

www.mywatercolorcommunity.com

MEET THE BOARD OF DIRECTORS

The WaterColor Board of Directors is a five-member Board that meets on the last Thursday of the month (unless there is a holiday). The Finance Committee meets monthly at 9:00 a.m. on the Wednesday prior to each Board meeting. Meeting agendas and approved minutes are posted on the HOA website. Meeting schedules may vary and will be noticed as required by state law.

Board Members:

Mark Bursinger, President

Brad Pittenger, Vice-President

Tim Orr, Treasurer

Katie Ambrose, Secretary

Eric Berger, Vice-Secretary

MEET THE HOA STAFF:

Jacob Marshall
Executive Director
jmarshall@ccmcnet.com

Tracy Regan
Assistant Community Manager
tregan@ccmcnet.com

Lance Anderson
Director, Operations
landerson@ccmcnet.com

Michelle Garrett
Manager, Communications
mgarrett@ccmcnet.com

Hannah Chandler
Director, Lifestyle
hchandler@ccmcnet.com

Christopher Phillips
Director, Amenities
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Jordan Dewitt
Assistant Director, Amenities
jdewitt@ccmcnet.com

Andrew Fromknecht
Design Review/Code
Compliance Manager
afromknecht@ccmcnet.com

Kim Anderson
Administrative Coordinator
kanderson@ccmcnet.com

QUARTERLY ASSESSMENTS

Quarterly assessments are sent via U.S. Mail. Homeowners have four options to remit payment, each documented on the second page of the quarterly assessment. Staff recommends selecting the recurring payment option. This option requires homeowners to establish an online account at www.ccmcnet.com/portal.

Staff Resource:

Susie Thompson,
Administrative Coordinator
sthompson@ccmcnet.com

Susie is an excellent resource if you have questions about your association account.

Itemization	Amount	When are payments due?
Base Assessment	\$1,200	• January 1st
Bulk Cable/Internet	\$310	• April 1st
Special Assessment*	\$330	• July 1st
*If applicable		• October 1st

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

HOMEOWNER ID/DISCOUNT CARDS

Homeowners may request ID/discount cards through the HOA website. You will need to upload a photograph to be printed on the card. These ID cards can be used to obtain discounts at the Beach Club, Camp WaterColor, and other participating Town Center businesses. Cards are also needed when checking in for Homeowner Beach Sets.

Homeowner ID cards expire annually on the first Friday of the new year.

AMENITIES

WaterColor has ten community pools, including three pools at the Beach Club and two pools plus a lazy river at Camp WaterColor.



Tennis Center*
5 clay courts & 2
pickleball courts



**Bocce Ball
Court**



**Half
Basketball
Court**



Playground



Soccer Field



**Gardens &
Parks**



**Hiking &
Biking Trails**



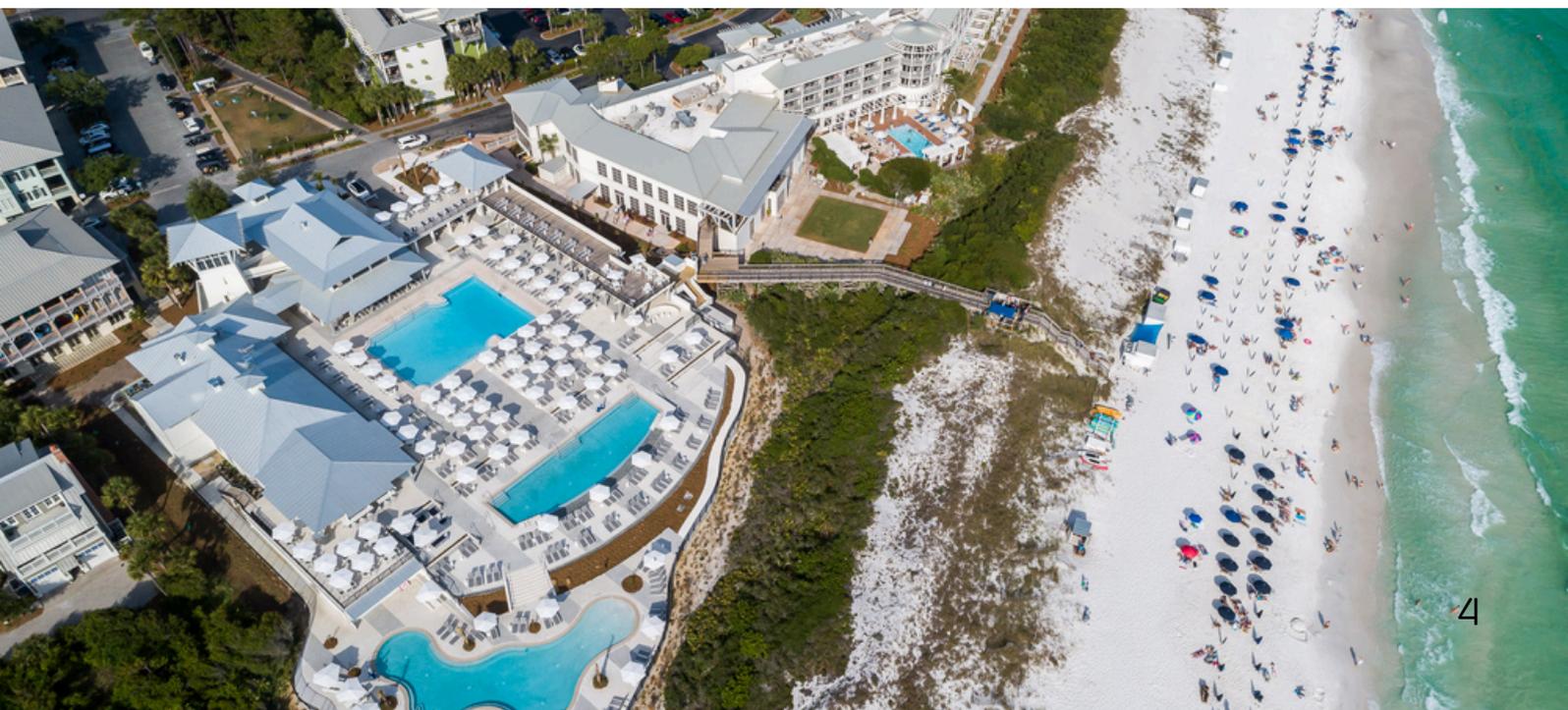
**Outdoor
Amphitheater**



**4 Piers &
1 Dock**

*Homeowners receive complimentary court time: one hour for singles, an hour and a half for doubles, and one hour for pickleball.

The St. Joe Company owns, leases, and operates additional amenities including the Boathouse, Lakehouse, Bike Barn, and Town Center businesses. Homeowners may receive discounts at the operator's discretion by presenting a Homeowner ID card.



AMENITY ACCESS

Homeowner wristbands are required to access the private amenities in WaterColor. All wristband requests are submitted through the website and require up to two business days to process. Family members* are eligible to receive wristbands.

Homeowners may also request wristbands for accompanied guests at no charge. Wristbands must be picked up by the owner at the HOA Office. Homeowners may bring up to two guests into amenities without picking up wristbands provided that they accompany their guests at the amenity.

*Family members include sons-and-daughters-in-law, parents, grandparents, grandchildren, and siblings of the owner. Children 5 and older are eligible for a wristband.



Beach Chairs

Homeowner beach sets consist of two beach chairs and an umbrella. Beach sets must be reserved and paid for on the HOA website between 8:00 a.m. – 2:00 p.m. for next-day use. Beach sets are limited to two sets per WaterColor address. Homeowner ID is required. Resort Beach set-ups are also available at a higher cost and can be reserved up to a year in advance through the Amenities tab of the HOA website.



Cabanas

The Beach Club has five poolside cabanas available for daily rental. Each shaded cabana has seating for six people, towel service, and a 32-inch flat-screen TV. Cabana reservations are processed through the Amenities tab of the HOA website. Homeowners receive discounts on cabana rentals.



Beach Bonfires

A quintessential experience, beach bonfires are allowed by permit only. If you are interested in booking a beach bonfire, visit www.watercolorresort.com/beach-setups.

PARKING & TRANSPORTATION

Parking is permitted in private driveways, parallel parking pads, and marked parking spaces throughout the WaterColor property. Parking is prohibited on the street, pine straw, sidewalks, or pathways. Homeowners should always display their Homeowner Parking Credential in their personal vehicles or LSVs.

Town Center Parking for Homeowners

- Homeowners may park in the 2-hour time-limited parking spaces in Town Center.
- Homeowners may park for FREE in the Passport Parking locations at Town Center, Beach Club, and Camp WaterColor, but a Homeowner Parking Credential MUST BE DISPLAYED in their vehicle.
- HOA-registered Homeowner LSVs:
 - Homeowners who DO NOT make their LSV available to rental guests can park their LSV in any available paid parking space.
 - Homeowners who DO make their LSV available to rental guests must email the HOA prior to their WaterColor arrival to whitelist their LSV for free parking during their stay. Please email your name, address, and dates of stay during HOA Admin business hours to watercolorhoa@ccmcnet.com.
- Parking lots behind Town Center condos are for the exclusive use of homeowners and guests of those building addresses. Homeowners must have a corresponding color-coded lot credential to park within these lots, unless the parking space is posted with a 2-hour parking sign.
- Designated accessible parking is located in all lots and on WaterColor Boulevard South.

Low-Speed Vehicles (LSVs)

LSVs must be electric-powered, licensed, insured, and registered with the HOA. Registrations and renewals can be requested through the HOA website.

LSV rentals are available through WaterColor's exclusive rental cart vendor, Electric Cart Company. LSVs not rented through the Electric Cart Company will be towed at the owner's expense.

LSVs must be operated by drivers with a valid license in his/her possession. Drivers must comply with all state and local traffic laws. LSVs are not permitted on bridges and pathways.



The WaterColor Trolley is a free service for homeowners and rental guests. In 2025, the trolley will operate year-round (hours subject to change).

www.mywatercolorcommunity.com

COMMUNITY STANDARDS & UTILITIES

DESIGN REVIEW BOARD (DRB) - The 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 by the DRB. These include but are not limited to, garages, outbuildings, decks, terraces, patios, courtyards, walkways, driveways, swimming pools, walls, fences, exterior lighting, exterior color changes, landscaping, cut and fill operations, drainage, or removal of existing vegetation.

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



Landscaping

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. Do not clear land beyond your property line. You are responsible for any landscape debris removal which should NEVER be dumped in native areas.



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 and 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 Community Customer Support Team at 1-888-845-6245. Wifi is available at community pools and the Beach Club (Wifi Password: Watercolor2017).



Mail

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

SHORT-TERM RENTALS

Homeowners who elect to participate in short-term rentals must first file an **Annual Owner Certification** with the HOA. The Annual Owner Certification provides the HOA with the maximum number of guests allowed at each property within the community. The advertised number of guests can be no more than the home's **maximum certified number** (which establishes the Nightly Guest Fee for the rental).

Helpful Weblinks:

- [Annual Owner Certification Form](#)
- [WaterColor Short-Term Rental Portal](#)

The Maximum Certified Number of Guests establishes the number of access credentials distributed to each property. Each home will be charged a set per night Guest Fee equal to the Maximum Certified Number of Guests multiplied by \$9.00.

In addition to completing an Annual Owner Certification, homeowners or their rental management company (RMC) must register their property in the WaterColor Short-Term Rental Portal. The portal allows for the management of bookings, the submittal of wristband requests, and the processing of payments for wristbands for rental guests.

The Short-Term Rental Portal requires a host account (VRBO or RMC).

NON-RENTAL PROPERTY OWNERS

If you do not rent your property, but sometimes allow friends or relatives to use your home while you're not in residence, then you will need to submit an Annual Owner Certification, establish an account in the Short-Term Rental Portal, and register your guest stay within the portal. You will be responsible for the **Nightly Guest Fee** for the wristband requests.

COMMUNICATIONS

The HOA actively communicates with Homeowners through three primary channels:



Website

Homeowners must create an account on the HOA website to request full access. Prior to requesting access please submit your closing documents to the HOA Office.



Newsletters

The association publishes a weekly newsletter every Friday to communicate timely messages to homeowners. Subscribe on the website!



Social Media

The association maintains business pages on Facebook and Instagram. Give us a follow! @watercolorcommunity

LIFESTYLE

The HOA has a dedicated Lifestyle Director who plans events to create a vibrant community within WaterColor. Through the weekly newsletter and social media, look for announcements regarding:



Clubs

The HOA has several clubs that meet regularly. If you're interested in starting a new club, contact the Lifestyle Director.



Weekly Events

From trivia and live music to in-season field days and movies in the park, there are events for all ages throughout the property.



Special Events

WaterColor is a community that celebrates neighborly connections. Be on the lookout for announcements about special events and community gatherings in newsletters and on social.

CONTACT INFORMATION

HOA Contact Numbers:

Executive Director
Jacob Marshall
850-231-1260

Assistant Community Manager
Tracy Regan
850-231-2541

Director of Operations
Lance Anderson
850-231-2542

Lifestyle Director
Hannah Chandler
hchandler@ccmcnet.com

Communications Manager
Michelle Garrett
850-231-1690

Design Review/Compliance Manager
Andrew Fromknecht
850-231-2543

Front Desk/Homeowner & Guest Wristbands
Kim Anderson
850-231-2547

Dues/Accounting/LSV Registration
Susie Thompson
850-231-1792

Security Director
Curtis Moore
850-399-4929

24-Hour Security (Call or Text)
850-685-6362

Resort Contacts:

Boathouse	850-419-6188
Bike Barn	850-534-5959
WaterColor Inn	850-534-5000
Fish Out of Water	850-534-5050
Weddings/Catering	850-231-7137
Tennis Center	850-231-3015

Walton County Contacts:

Emergency	911
Walton County Sheriff's	850-892-8111
South Walton Fire District	850-267-1298
District 5 County Commissioner	850-231-2978
Walton County Courthouse	850-267-3066
Santa Rosa Beach Post Office	850-267-2280
Walton County School District	850-892-1100
Coastal Branch Library	850-267-2809

Utilities

Okaloosa County Gas	850-729-4700
Regional Utilities (Water)	850-231-5114
Chelco Electric Service	850-892-2111
Mediacom Customer Service	888-845-6245