

WATERCOLOR COMMUNITY ASSOCIATION, INC.

PARKING MANAGEMENT RESOLUTION

Whereas, the Board of Directors (“Board”) has previously established a Parking and Traffic Committee (“Committee”) to advise the Board with respect to parking and traffic management in the WaterColor Community;

Whereas, at a meeting held on July 18, 2023 and after soliciting input from the Community, the Committee voted to recommend a set of parking management strategies to the Board for its consideration and possible approval;

Whereas, the Board finds that Common Area vehicular and bicycle parking in WaterColor can be improved with additional management and regulation, and that the recommendations of the Committee are both reasonable in nature and beneficial to the Community as an attempt to improve upon parking management challenges;

Whereas, Section 3.2 and 7.1.(c) of the Declaration of Covenants (“Declaration”) authorize the Board to adopt rules and regulations relating to the use and operation of the Common Area, and Section 11.1 further states that rules and use fees may be different for different classifications of users; and

Whereas, Section 8.11 of the Declaration provides that the Board may establish and charge use and consumption fees to any person using Watercolor Community Association, Inc. (“Association”) facilities, and that different fees may be charged to different classes of users (e.g. Owners and non-Owners);

Be it Resolved, that this Board hereby (i) adopts the recommendations of the Committee as follows and, (ii) adopts a Common Area use rule that parking in the areas specified shall be in accordance with the procedures set forth herein.

PARKING MANAGEMENT RESOLUTION

Hang Tag / Parking Credential / Vehicle Identification System

1. The number of parking classifications in the current hang tag parking credential system (or any other parking credential or mobile parking management application or system that may be used in the future) will be expanded to provide parking credentials for vehicle parking in appropriate areas of WaterColor. Credential categories may be added or reduced as deemed necessary but shall include:

- Owners - Town Center and all others
- Guests/Family
- Home Rental Tenants
- Town Center Rental Tenants
- Employees (e.g., St. Joe, CCMC, retail)

- Office Tenants
- Tennis Center “Day of Use” permit
- Contractors & Staged materials (longer than a day)

Owner Parking in Paid Parking Areas

2. WaterColor Owners will not be charged for parking in the areas designated herein as Paid Parking. However, Owners who abuse this system by sharing Owner parking credentials with non-Owners shall be subject to sanctions, including the loss of free parking privileges.

Watercolor Boulevard South – West Side

3. Vehicle parking on the West side of WaterColor Boulevard South shall be time limited to promote higher turnover and benefit retail stores. Parking in this area shall be time limited between the hours of 8:00 a.m. and 5:00 p.m., in-season and certain off-season peak times and events. There shall be no change to the current parking layout in this area.

Watercolor Boulevard South – East Side

4. Vehicle parking on the East side of WaterColor Boulevard South shall be a paid parking area between the hours of 8:00 a.m. and 5:00 p.m., in-season and certain off-season peak times and events. There shall be no change to the current parking layout in this area.

Beach Club Covered Parking

5. Vehicle parking under the Beach Club shall be a paid parking area between the hours of 8:00 a.m. and 5:00 p.m., in-season and certain off-season peak times and events. There shall be no change to the current parking layout. Overnight vehicle parking will not be permitted in this area (timed to coincide with curfew).

Town Center Triangle Park Bicycle Parking

6. Bike parking located under the Beach Club will be relocated to an organized parking layout in the Town Center Triangle Park and Town Center areas. Bike parking will remain available under the Beach Club near the stairway connecting to the rear pool entrance and beach walkway. No bike parking will be permitted in Triangle Park overnight (timed to coincide with curfew).

Town Center Parking Lot Management – Red Lot

7. Vehicle parking in the Town Center NE Lot (Buildings 30, 1735, 1777 and 1785) will be limited to Town Center owners, guests, rental tenants, retail/restaurant customers, and retail management pursuant to lease agreements, except that eleven (11) parking spaces located between the 1735 and 1777 buildings will be designated for time limited retail and restaurant parking between the hours of 7:00 a.m. and 9:00 p.m. and an additional handicap / ADA parking space. LSV parking will only be permitted in time limited retail/restaurant parking spaces.

Town Center Parking Lot Management – Blue Lot

8. Vehicle parking in the Town Center NW Lot (1701 Building) will be limited to Town Center owners, guests, rental tenants, retail/restaurant customers, and retail and office employees pursuant to lease agreements. Parking spaces will be designated in the 1701 building parking lot for retail and office parking between the hours of 8:00 a.m. and 5:00 p.m. LSV parking will only be permitted in designated retail and office parking spaces.

Town Center Parking Lot Management – Green Lot

9. Vehicle parking in the Town Center SW Lot (1600 Buildings) will be limited to Town Center and Park Row owners, guests, rental tenants, retail/restaurant customers, and retail and office employees per lease agreements, except that ten (10) parking spaces located in front of the 1600 Buildings, closest to retail tenants, will be designated for time limited retail/restaurant parking between the hours of 8:00 a.m. and 5:00 p.m., and two (2) other parking spaces will be reserved for handicap / ADA parking. LSV parking will only be permitted in time limited retail/restaurant parking spaces.

Up to nine (9) total parking spaces may be used by Park Row homeowners, guests, and rental tenants in the Town Center Southwest Lot at any one time. No Park Row Lot may occupy more than one (1) parking space at any one time.

Tennis Center

10. Tennis Center parking will be managed for owners and guests using the tennis and pickle ball courts and spectating. Guest parking passes will be provided for visitors in the tennis shop. No overnight vehicle parking is permitted in the Tennis Center lot (timed to coincide with curfew).

Camp WaterColor

11. Vehicle parking in and around Camp WaterColor shall be a paid parking area between the hours of 8:00 a.m. and 5:00 p.m., in-season and certain off-season peak times and events. Overnight vehicle parking is not permitted in this lot.

Employee Parking Town Center Area

12. Employee parking shall not be permitted south of 30A or in Town Center parking lots located north of 30A, except as may be provided in specific lease or use agreements. The WaterColor Inn parking lot is owned and managed separately by the Developer.

Common Area Parking Pad Usage Throughout WaterColor

13. Overnight parking on common area parking pads in WaterColor is permitted only when valid parking credentials are clearly displayed.
14. No vehicle may remain parked on a common area parking pad for a continuous period without being moved. The maximum number of consecutive days allowed shall be determined by the Board of Directors from time to time and recorded in the Board meeting minutes.

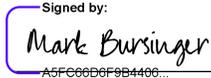
Western Lake Bridge Signage

15. Bridge signage shall be installed to read “Dismount Bikes when Pedestrians are Present”.

Administration and Enforcement

- A. All Common Area WaterColor parking and paid parking areas will be managed by the Association pursuant to the parking enforcement system (or any successor vehicle identification system which the Board may later approve). Sanctions for non-compliance with any rule, policy, or regulation set forth herein shall include, but not be limited to, the use of parking citations, immobilization, towing and other enforcement tools as may be reasonably required as determined by the Board.
- B. Appropriate signage shall be installed and updated as needed to manage and enforce parking within WaterColor, including signage needed to identify parking zones associated with any mobile parking application or management system.
- C. To respond to changing conditions and maximize convenience for persons rightfully within the Community, the Board may modify hours of restricted use and/or paid parking, the duration of time limited parking, and times of year during which paid/timed/restricted use shall be enforced, without the need to formally modify this Resolution. Fee amounts for paid parking shall be established and adjusted by the Board from time to time. All parking users shall be provided reasonable notice, e.g. by posting of signage in a conspicuous location, publishing of written notice, or otherwise, prior to the imposition of any sanction for non-compliance.
- D. This Resolution is effective immediately. However, implementation and enforcement of the foregoing policies may be phased in conjunction with recommendations of the Parking Committee and Management, and as further directed by the Board.
- E. Except to the extent inconsistent with a specific provision within this Resolution, this Resolution shall not serve to eliminate, rescind or supersede any other currently existing rule, policy or regulation of the Association with respect to vehicle parking.

The foregoing resolution was adopted on August 21, 2025, by a majority vote of the Board of Directors and is effective as of such date.

Signed:  Signed by:
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Mark Bursinger
President