



water·color®  
community association

# AMENITY WRISTBAND ACCESS

An overview for homeowners

**2024-2025**

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# AMENITY WRISTBAND OVERVIEW\*

WaterColor's wristband rules help the association regulate access to amenities and recoup increased costs due to guest usage. In addition, wristbands are a way for the association to prevent unauthorized access to our amenities. The wristband rules apply to all owners and guests.

## WRISTBANDS ARE REQUIRED TO ACCESS:

- WaterColor Beach Club
- Camp WaterColor
- Community Swimming Pools
  - Marina Pool
  - Sand Hill Pool (Frog Pool)
  - Dragonfly Pool
  - Phase 5 Pool (Homeowner Access Only)
- Community Piers
- Community Docks
- Van Ness Beach Access (Homeowner Access Only)

**Wristbands are required to access WaterColor amenities such as community pools and the private beach area by anyone 5 years of age and older. Wristbands must be worn at all times while visiting WaterColor's amenities.**

## Types of Wristbands:

- Homeowner Wristbands (p.4)
- Accompanied Guest Wristbands (p.5)
- Unaccompanied Guest Wristbands (p.6)
- Rental Guest Wristbands (p.7)

\*Information sourced from the Rental Occupancy, Access Credential, & Guest Fee Policy

# HOMEOWNER WRISTBANDS

Homeowner Wristbands are issued for each owner and eligible immediate family members (spouses, parents, grandparents, siblings, children, grandchildren, daughter-or son-in-law) at no additional charge. A Homeowner Wristband allows daily access for a homeowner and two additional guests to WaterColor amenities. The additional guests are provided with a day use paper wristband.

## Maximum Homeowner Wristbands Permitted:

The maximum number of Homeowner Wristbands that can be issued is the maximum occupancy of the property, based on DRB approved bedrooms on record.

1-2 Bedroom Homes:	Maximum of 2 persons per bedroom + 2 additional persons
3+ Bedroom Homes:	Maximum of 2 persons per bedroom + 4 additional persons

**Homeowner wristbands are for Homeowners ONLY.**  
Homeowner wristbands should not be used for homeowner guests, accompanied guests, unaccompanied guests, or rental guests.

## REPLACING A HOMEOWNER WRISTBAND:

Homeowners should immediately notify the HOA when their wristbands are lost or stolen. A \$10 fee applies for replacing lost, stolen, or misplaced Homeowner Wristbands. To replace your wristband, please contact the HOA at [watercolorhoa@ccmcnet.com](mailto:watercolorhoa@ccmcnet.com).

Homeowners can swap their wristband for an RFID owner I.D. card. With this option, homeowners must wear a paper band each time they access an amenity.

# ACCOMPANIED GUEST WRISTBANDS

A homeowner's non-paying guests can obtain free Accompanied Guest Wristbands when the homeowner is also in residence. To request these wristbands, owners must submit an Accompanied Guest Wristband form online. A homeowner, or any person rightfully listed as a homeowner (e.g. eligible immediate family member) must present their owner I.D. card, or other I.D., when picking up wristbands. The homeowner does not need to be present with their guests at the amenities.

## To request an Accompanied Guest Wristband:

Complete an Accompanied Guest Wristband request form online  
[www.mywatercolorcommunity.com/accompaniedguest](http://www.mywatercolorcommunity.com/accompaniedguest).



# UNACCOMPANIED GUEST WRISTBANDS

If you allow anyone to use your home while not in residence, these guests will need an Unaccompanied Guest Wristband to access amenities. An Unaccompanied Guest Wristband is different than an Accompanied Guest Wristband.

## To obtain an Unaccompanied Guest Wristband:



### **Complete an Annual Owner Certification**

Homeowners must complete the Annual Owner Certification form. Through this process, homeowners elect a Maximum Certified Number of Guests for their residence.



### **Register Your Property in the Short-Term Rental Portal**

After submitting the Annual Owner Certification form, homeowners must register their property in the Short-Term Rental Portal.



### **Submit an Unaccompanied Guest Wristband Request**

After registering your property, a homeowner may submit wristband requests for unaccompanied guest stays within the Short-Term Rental Portal.



### **Pay the Nightly Guest Fee**

Homeowners are responsible for the nightly Guest Fee for unaccompanied guests. The Guest Fee for each property is calculated based on the Maximum Certified Number of Guests filed by the homeowner in the Annual Owner Certification.

# RENTAL GUEST WRISTBANDS

If you host rental guests in your home, you or your rental management company (RMC) will need to request Rental Guest Wristbands. The amount of Rental Guest Wristbands allocated to each property is based on the Maximum Rental Occupancy or Maximum Certified Number of Guests, whichever option is declared in the Annual Owner Certification Process.

The Maximum Rental Occupancy is calculated as follows:

1-2 Bedroom Homes:	Maximum of 2 persons per bedroom + 2 additional persons
3+ Bedroom Homes:	Maximum of 2 persons per bedroom + 4 additional persons

Bedrooms are strictly defined by approved construction plans on record with the DRB; other rooms (bunkrooms, media rooms, etc.) are not considered bedrooms.

## To obtain Rental Guest Wristbands:



### **Complete an Annual Owner Certification**

Homeowners must complete the Annual Owner Certification form. Through this process, homeowners elect a Maximum Certified Number of Guests for their residence.



### **Register Your Property in the Short-Term Rental Portal**

After submitting the Annual Owner Certification form, the RMC or self-managed homeowner must register their property in the Short-Term Rental Portal.



### **Submit a Rental Guest Wristband Request**

After registering your property, Rental Guest Wristband requests are submitted through the Short-Term Rental Portal.



### **Pay the Nightly Guest Fee**

RMCs or Self-managed homeowners are responsible for the nightly Guest Fee payment.

# GUEST FEES

Guest Fees apply to all Unaccompanied and Rental Guest stays. The Guest Fee is set annually by the Finance Committee and approved by the Board of Directors. The Guest Fee is necessary for cost recovery associated with guest usage of amenities and HOA operations.

Guest Fees must be paid in advance through the Short-Term Rental Portal. Guest Fees are not charged for unaccompanied or rental guest stays of six months or longer. To waive those fees, a copy of the lease must be provided to the HOA.

## CONSEQUENCES OF NON-COMPLIANCE



### **Loss of Amenity Access**

Violations of association policies may result in loss of access to amenities or other sanctions as determined by the Board of Directors.



### **Enforcement**

The Community Association actively enforces violations. Do not jeopardize your amenity privileges. It is your responsibility to ensure that you, your guests, and your rental management company adhere to the association's policies.

## LOST WRISTBANDS

If you lose a wristband, notify the HOA immediately. The HOA will work with you to identify which wristband is lost. Unreported missing/lost wristbands remain active and could be used by unauthorized visitors.

# GUEST WRISTBAND PICK-UP INSTRUCTIONS

## When picking up wristbands, homeowners must bring:

a homeowner's ID or a driver's license. Wristbands may only be picked up in person at one of the locations listed below.

## Wristband Pick-Up\* (Business Hours)

Wristbands can be picked up at the WaterColor Community Association Office during the week between the hours of 8:00 AM - 4:00 PM, Monday - Friday.

WaterColor Community Association:  
127 Pine Grove Circle  
Santa Rosa Beach, FL 32459

## Wristband Pick-Up (Weekends & Holidays)

Wristbands can be picked up during the weekend or on holidays from Camp WaterColor between 9:00 AM - 6:00 PM. Availability of weekend pickup will vary during off-season.

Camp WaterColor  
205 Spartina Circle  
Santa Rosa Beach, FL 32459

\*Homeowners must pick-up Homeowner Wristbands in person and during business hours. A homeowner must be present to pick-up an Accompanied Guest Wristband from either from the HOA Office or Camp WaterColor.

HOA Contacts & Important Links	
Front Desk/Homeowner & Guest Wristbands	850-231-2547
Dues/Accounting/LSV Registration	850-231-1792
24-Hour Security (Call or Text)	850-685-6362
Design Review/Annual Owner Certification	850-231-2543

Accompanied Guest Wristband Requests:

[www.mywatercolorcommunity.com/accompaniedguest](http://www.mywatercolorcommunity.com/accompaniedguest)

[Accompanied Guest Wristband Click to Access Form](#)

Annual Owner Certification

[www.mywatercolorcommunity.com/ownercertification](http://www.mywatercolorcommunity.com/ownercertification)

[Annual Owner Certification Click to Access Form](#)

Short-Term Rental Portal

[www.mywatercolorcommunity.com/shorttermrentals](http://www.mywatercolorcommunity.com/shorttermrentals)

[Short-Term Rental Portal Click to Access Portal](#)