Naturalist Monitoring and Reports

WaterColor Ecological Services 2025

Prepared for:
WaterColor Community Association

Date:
January 27, 2026

Prepared by:
Jay Stodghill

Project/File:
172608824

Stantec Consulting Services Inc.

Revision Record

Revision	Description	Author	Date	Quality Check	Date	Independent Review	Date

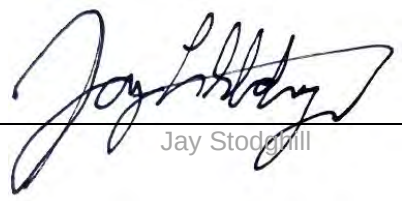
Disclaimer

The conclusions in the Report titled Naturalist Monitoring and Reports are Stantec's professional opinion, as of the time of the Report, and concerning the scope described in the Report. The opinions in the document are based on conditions and information existing at the time the scope of work was conducted and do not take into account any subsequent changes. The Report relates solely to the specific project for which Stantec was retained and the stated purpose for which the Report was prepared. The Report is not to be used or relied on for any variation or extension of the project, or for any other project or purpose, and any unauthorized use or reliance is at the recipient's own risk.

Stantec has assumed all information received from WaterColor Community Association (the "Client") and third parties in the preparation of the Report to be correct. While Stantec has exercised a customary level of judgment or due diligence in the use of such information, Stantec assumes no responsibility for the consequences of any error or omission contained therein.

This Report is intended solely for use by the Client in accordance with Stantec's contract with the Client. While the Report may be provided by the Client to applicable authorities having jurisdiction and to other third parties in connection with the project, Stantec disclaims any legal duty based upon warranty, reliance or any other theory to any third party, and will not be liable to such third party for any damages or losses of any kind that may result.

Prepared by:



Jay Stodghill

Reviewed/Approved by:

Joshua Hofkes, PWS

Table of Contents

List of Tables

List of Figures

List of Appendices

1 Introduction

The WaterColor (a/k/a Villages at Seagrove) development, located in Walton County, Florida, is currently subject to The Development of Regional Impact (DRI) Development Order (DO) (Resolution 2002-32) approved by The Board of County Commissioners of Walton County, Florida, under Notice of Proposed Change (NOPC) No. 1 and its supporting documentation. Specific Condition 4.D of the DO requires the engagement of an on-site naturalist who is tasked with preparation of an annual report to the Homeowners Association (HOA) regarding the Project's common open space and natural areas. The DO specifies that a *Naturalist Report* shall be produced annually and appended to the biennial DRI report pursuant to §380.06 (18), F.S. and the NOPC, adopted by Resolution No. 02-32 on June 4, 2002

Additionally, the DO requires field assessments of wetland mitigation required under Florida Department of Environmental Protection (FDEP) and United States Army Corps of Engineers (USACE) issued permits for wetland impacts. Monitoring and reporting associated with the Naturalist Report was conducted in general accordance with the *Watercolor Management Plan, Revised December 22, 2000* (Plan), Appendix A.

The WaterColor Community Association is the current entity responsible for all permit compliance implementation and reporting for WaterColor. The WaterColor HOA retained the services of Stantec Consulting Services Inc. (Stantec) to provide an on-site "Naturalist," i.e., ecologist, to oversee permit implementation, compliance monitoring, and reporting.

This report details permits, and associated compliance monitoring and reporting requirements as issued during the initial WaterColor development phase. Wetland mitigation monitoring and reporting as required by the USACE Permit SAJ-1998- 03448 and FDEP permit 0157582-022 EI/66 for authorized wetland impacts within Phase 5 will be addressed under separate cover and are not included in this report. Further, compliance monitoring and reporting for the WaterSound development, formerly known as Camp Creek, also covered under the referenced permits, are not included in this report.

2 Agency Involvement

In addition to the DRI DO issued by Walton County, the Development at WaterColor was also authorized by natural resources permits that provided for reduction of impacts to on-site wetlands, Western Lake and its tributaries, wildlife, plant resources, including state and federal listed endangered species. The FDEP and the USACE issued a series of wetland resource permits to The St. Joe Company (formerly known as St. Joe Towns and Resorts (SJTR) and Arvida) since 1998.

2.1 United States Fish and Wildlife Service Permit Compliance

The United States Fish and Wildlife Service (USFWS) issued an ITP TE020830-1 (effective November 17, 2000) and associated Biological Opinion (BO) covering the Choctawhatchee beach mouse (CBM) and two species of sea turtles as required by the Endangered Species Act of 1972. On November 10, 2015, the BO was amended, to allow for a pool and deck expansion at WaterColor. The compliance, monitoring and reporting terms of the ITP and associated BO are effective through June 30, 2032.

Annual ITP compliance monitoring and reporting is conducted annually by the WaterColor Naturalist and submitted to US Fish and Wildlife Service (USWFS) under separate cover.

2.2 Florida Department of Environmental Protection Permit Compliance

The FDEP issued the following permits for wetland impacts associated with the initial development phases at the WaterColor development: 66-0155604-002-DF and 66-0155604-003-DF. There have been no reported violations of the permit conditions. Work pursuant to these permits is complete and no further action is required. Both permits have expired.

Provisions of the issued FDEP permits require implementation and maintenance in perpetuity of the *Watercolor Management Plan, Revised December 22, 2000*.

DEP issued Permit 0157582-022-EI/66 on February 14, 2019. The permittee is authorized to fill 0.49-acres of unnamed wetlands, Class III Florida Waters, to facilitate construction a new, 41 lot residential subdivision with associated roads, walking paths, 8-foot by approximately 110-foot wetland boardwalk, amenity area, and stormwater management system. The existing stormwater pond, previously permitted as a 1.64-acre wet detention pond, is proposed to be expanded to 2.95 acres. Mitigation has been satisfied pursuant to Topsail Consent Final Judgement (CFJ), Civil Action No.: 94-923-CA. No additional mitigation is required.

2.3 USACE Permit Compliance

The USACE issued the following permits for wetland impacts associated with the initial development phases at the WaterColor development: 199803448 (NW-OH) and 199803448 (IP-DH). No violations of

the permit conditions have been reported and work pursuant to these permits is deemed complete with no further action required. Both permits have expired.

Provisions of the USACE issued permits require implementation and maintenance in perpetuity of the *Watercolor Management Plan, Revised December 22, 2000*.

The USACE issued Permit SAJ-1998-03448 (SP-SWA) on February 13, 2020, to fill 2.31 acres of wetlands for the construction of Phase V of the WaterColor development, consisting of 41 residential lots, a pedestrian boardwalk and associated infrastructure to integrate into the existing phases of the development. Additionally, 0.03-acre of temporary wetlands impacts were authorized for the installation of a stormwater facility pipe. Monitoring and reporting associated with Permit SAJ-1998-03448 (SP-SWA) is being conducted and submitted under separate cover.

2.4 Board of County Commissioners of Walton County, Florida

The DRI DO (Resolution 2002-32) approved by The Board of County Commissioners of Walton County, Florida, under NOPC No. 1 and its supporting documentation, requires the *Naturalist Report* shall be produced annually and appended to the biennial DRI report.

The results of the naturalist monitoring are provided herein.

3 Permit/Development Order Compliance Actions

The identified terms of the DO, as they relate to the approved *Watercolor Management Plan, Revised December 22, 2000*, require that the permittee provide evidence of compliance with the following:

1. "Naturalist" monitoring/reporting
2. Nature Conservancy monitoring/reporting (3rd party)
3. Manage 240.6 ac natural areas (including 128.6 wetland, 95.9 upland, and buffers of Western Lake)
    a. Random thinning of planted pines to 30'-50' separation between remaining trees.
    b. Thinning may be performed by handheld mechanical equipment in wet pine flatwoods and with light-wheeled mechanical equipment in uplands. Prescribed burns may be utilized where appropriate.
    c. Retaining of all snags, old, suppressed, or dying trees.
    d. Removal of other exotic/nuisance species will include controlled burns, hand and mechanical removal, and spot application of herbicides.
4. Enhance 4.63 acres of wetlands:
    a. Removal of pines and controlled burns to encourage wetland regeneration.
    b. Twelve (12) to eighteen (18) pond cypress (*Taxodium ascendens*) sized one (1) to seven (7) gallons, to be planted in clusters.
    c. Supplemental seeding or planting of herbaceous marsh vegetation if natural recruitment does not satisfactorily regenerate within the area.
5. Western Lake cattail hand removal/herbicide
    a. Cattail (*Typha* sp.) will be removed from Western Lake and tributaries through manual and mechanical removal, and herbicide application. Stormwater management facilities inspections
6. Stormwater Management Facilities
    a. Replanted using indigenous vegetation consistent with the surrounding natural area.
    b. Restoration of natural grade and vegetation.

4 Permit Compliance Directives and Implementation

Site assessments associated with the findings of this report were conducted throughout 2025. Site-specific exotic and nuisance plant surveys occurred on December 15-16, 2025. Site photos are provided as Appendix B.

4.1 Naturalist Monitoring and Reporting (FDEP, USACE and DO)

Compliance Directive

Specific Condition 4.D of the DO requires the engagement of an on-site naturalist who is required to prepare an annual report (*Naturalist Report*) to the HOA regarding the Project's common open space and natural areas. Advisory comments from the independent assessment report shall be addressed in this report as to whether and how recommendations will be acted upon. The *Naturalist Report* shall be produced annually and appended to the biennial DRI report as required by General Condition 15.

Compliance Implementation

The WaterColor HOA retained the services of Stantec as the on-site "Naturalist," i.e., ecologist, to oversee permit implementation, compliance monitoring, and reporting. The naturalist conducted on-site monitoring throughout 2025. Inspection of natural areas included upland and wetland communities, as well as docks, bridges, and general habitat of Western Lake. General vegetation of upland and wetland communities was recorded, noting invasive species, wildlife observations, and evidence of maintenance. Photo documentation of inspected areas was recorded. Wetland enhancement lands were also monitored and photographed, including random vegetation plots. Findings from the 2025 site assessments are included herein.

4.2 3rd Party Monitoring and Reporting (FDEP, USACE and DO)

Compliance Directive

Specific Condition 4.E of the DO and Article VII, Section 7.15 of the recorded First Amended and Restated Declaration of Covenants and Restrictions requires that a qualified third party be engaged to provide an annual independent assessment of the common open space and natural areas. The organization shall possess an adequate means of conducting the independent assessment with sufficient professional expertise in biology, ecology, forestry, environmental sciences, physical geography, geology, or related natural sciences.

The independent assessment shall result in a written report to the HOA with an objective, qualitative analysis of the common open space and natural areas, based on professionally accepted scientific

methodologies and periodic, at least annual, on-site inspections. The independent assessment may include advice to the HOA regarding management of on-site resources for the purpose of ensuring their long-term protection. The independent assessment shall be submitted to the on-site naturalist prior to preparation of the on-site naturalist's annual report to the HOA. The annual independent assessment report shall be attached to the DRI biennial report as required by General Condition 15.

Compliance Implementation

An independent consultant has completed the 2025 annual independent assessment of the project's common open space and natural areas. The 3rd Party Findings Report is provided as Appendix C.

4.3 Management of Natural Areas (FDEP, USACE and DO)

Compliance Directive

Natural wetlands include wet pine flatwoods that will be managed using manual, selective thinning of the existing slash pine plantation, and/or control burns of the area. No grading is proposed in the wet pine flatwoods natural areas. Management activities in the forested upland perimeter will include selective thinning of woody vegetation, predominately titi, as well as control burns and/or mechanical clearing. Manual thinning of the existing planted slash pine will obscure the rows of planted trees. Trees will be randomly removed so that distances between the trees range from 30 to 50 feet, in contrast with the current planted 10-foot centers.

Compliance Implementation

The naturalist, WaterColor staff and contractors conduct annual vegetation inspections and management of natural areas to reduce wetland/upland vertical fuel loads within in the natural areas of WaterColor. Such control of vegetation is important to simulate naturally occurring fire and mimic the natural successional process that occurs in scrubby and mesic flatwoods vegetative communities. The primary goals of vegetation management have always been maintenance of ecological integrity of undeveloped natural areas and the maintenance of safe fuel loads within WaterColor. 'Vista Management' has always been a secondary consideration in vegetation management.

Since the inception of WaterColor in 2000, annual, mechanical vegetation management has been undertaken throughout open space uplands to maintain ecological integrity of natural communities and to maintain a safe level of natural fuels to protect the neighborhood from catastrophic wildfires. Mechanical vegetation management within wetlands has also occurred in tandem with upland maintenance efforts when suitably dry conditions exist. Mechanical reduction of woody vegetation provides for restoration of herbaceous ground cover that normally would result from naturally occurring fire. Finally, a benefit provided by vegetation management is maintenance of open vistas on Western Lake and conserved wetlands and flatwoods in WaterColor.

Vegetation management operations occur every year at WaterColor. However, the return interval for most treatment locations at WaterColor is 2-3 years. The vegetation management goal is to simulate natural fire so that fuels will not build to dangerous levels. A small Gyrotrac machine or similar brush-cutting machine is normally used in the management efforts. Use of small machines is preferable to keep ground disturbance and potential rutting of soils to a minimum.

Land management activities during 2025 included mowing of select uplands within natural areas and open space lands, and tree/titi thinning within Phase V. A summary of these efforts and all previous land management efforts are provided in Table 1. All 2025 land management efforts are detailed on Figure 1.

Table 1 Summary of Land Management Activities (2000-2025), WaterColor Development

Action	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Mowing	-	-	-	-	-	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X
Burning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Thinning	-	-	-	-	-	-	-	-	-	-	-	X	-	-	-	X	X	X	-	-	-	-	X	X	-	X
Planting	-	-	-	-	-	-	-	-	-	-	X*	-	-	-	-	-	-	-	-	-	X	-	-	-	-	-

*30 – 7-gallon long leaf pines, in various areas where sand pine death occurred due to pine borers.

In 2022, an updated WaterColor land management plan was created based on information detailed in the DO, Plan, state and federal listed species and wetland permits, input from the WaterColor HOA and a site assessment conducted on April 12, 2022. A copy of this plan is provided as Appendix D. Land management activities slated for 2026 and beyond, as detailed in the 2022 plan, include continued fuel load reduction and habitat maintenance through continued Gyrotrac/mowing, exotic species treatment via mechanical and chemical treatment as well as select pine thinning.

Most upland communities consist of slash pine (*Pinus elliotti*), sand pine (*Pinus clausa*), sand live oak (*Quercus geminata*) and southern magnolia (*Magnolia grandiflora*) canopies with maintained understories and appropriate vegetation assemblages for the type of system. Wiregrass (*Aristida beyrichiana*) was frequently observed throughout most uplands.

Figure 1 Land Management Activities

Figure No.

1

Title

Land Management Activities 2025

Client/Project 172608330

WaterColor Community Association
WaterColor Ecological 2026

Project Location
T03S, R19W, S10, 11, 14, 15, & 16
C. of Santa Rosa Beach, Walton Co., FL

Prepared by MNK on 2026-01-20
TR by JH on 2026-01-05
IR by LA on 2026-01-05

N

0 400 800 Feet
(At original document size of 11x17)
1:9,600

Legend

- Project Boundary - 500.49 ac.
- 2025 Titi Thinning - 0.90 ac.
- 2025 Pine Thinning/Bush Hogging - 10.14 ac.
- 2025 Bush Hogging - 20.03 ac.
- Yearly Bush Hogging - 22.54 ac.
- Managed by Others - 1.79 ac.

Common Open Space Lands

- Native Trails
- Native Pockets - 4.92 ac.
- Stormwater Ponds - 10.84 ac.

Natural Areas

- Natural Area Uplands - 87.06 ac.
- Natural Area Wetlands/Surface Waters - 133.67 ac.

Estimated Phase Boundaries

- Phase 1 - 68.36 ac.
- Phase 2 - 73.73 ac.
- Phase 3 - 67.93 ac.
- Phase 4 - 51.66 ac.
- Phase 5 - 8.67 ac.

Notes

1. Coordinate System: NAD 1983 StatePlane Florida North FIPS 0903 Feet
2. Data Sources: Esri, Stantec, Icarus Ecological Services
3. Background: NAIP 2023

Stantec

Stands of black titi (*Cliftonia monophylla*) and swamp titi (*Cyrilla racemiflora*) were present throughout the site's wetlands and upland-wetland ecotones. Although most stands averaged ≤ 6' in height, a canopy sized stand was observed just south of Pine Needle Way, approximately 30°19'25.47"N, 86° 7'38.50"W. Future land management efforts should target this area to reduce the vertical fuel load.

Although numerous stands of wetland planted pine were previously thinned, several stands of planted pine within natural areas still contain canopy sized pine trees with spacing of less than 30'. Some of these stands also appear rowed. Stantec will review permit requirements with the WaterColor HOA and discuss options to work toward achieving permit compliance.

No evidence of grading was observed within wet pine flatwoods communities. No evidence of prescribed fire was observed.

4.4 Management of 6.4 Ac. Enhancement Area (FDEP, USACE and DO)

Compliance Directive

Enhancement activities will include removal of pines and controlled burns to encourage natural wetland regeneration in the area. Pond cypress will be introduced at lower elevations within the enhancement area. Pond cypress will be planted randomly where soils and elevation are appropriate for the species. Approximately 12 to 18, one to seven-gallon, cypress trees will be planted in clusters. Supplemental seeding or planting of herbaceous marsh vegetation within the enhancement area will be initiated only if natural recruitment does not satisfactorily regenerate within the area.

Compliance Implementation

A dense canopied slash pine border remains around most of the enhancement area, with little evidence of pine thinning. The central wetland area contained a relatively open canopy layer consisting of sparse slash pine and a small stand of swamp tupelo (*Nyssa biflora)*. Twelve (12) pond cypress, previously planted in 2020, were observed to have survived.

An estimated 65% of the wetland vegetation cover is black titi and swamp titi. Both titi species are present primarily as shrubs (5'-6') throughout the enhancement wetland although they dominate the canopy in the southern portion. The southern portion of this wetland also contained small populations of the invasive, exotic Japanese climbing fern (*Lygodium japonicum*) and a low percent cover of herbaceous groundcover. Overall, herbaceous cover of the enhancement wetland was diverse and appropriate for the type of system. Supplemental seeding or planting of herbaceous marsh vegetation is not required.

Future land management efforts should target reduction of the dense stands of titi to reduce the vertical fuel load and treatment of exotic species with approved herbicide.

4.5 Exotic and Nuisance Species (FDEP, USACE and Walton County DO)

Compliance Directive

The on-site naturalist will routinely inspect natural areas for exotic and nuisance plants and these plants will be removed from the designated natural areas during routine maintenance. Invasive titi and cattails will also be monitored and controlled during these maintenance activities. Maintenance will include control burns, hand and mechanical removal, and spot application of herbicides.

Compliance Implementation

The WaterColor landscape staff are trained to recognize exotic and nuisance plant species and treat the locations with targeted herbicide applications to eradicate those species found. All Incidental observations of exotic and nuisance plant species are recorded during all required site visits and provided to the WaterColor HOA for treatment/removal during routine maintenance.

WaterColor landscaping staff in conjunction with Stantec, BrightView, and The Lake Doctors conducted regular herbicide applications for exotic and nuisance plant species control within stormwater ponds, residential areas, and adjacent natural areas throughout 2025. All pesticides and herbicides are used in accordance with application regulations. Treatment of wet retention ponds and wetlands are conducted by Lake Doctors and chemical usage is limited to Glyphosate, TriClopyr, Aquatic 24D, Copper based products, and Diquat Dibromide. Chemical treatment within dry ponds or natural uplands areas are conducted by BrightView and chemical treatment limited to Glyphosate. Stantec addressed treatment of exotic plant species present within natural area lands. These efforts were conducted monthly from April – October 2025 and focused on treatment of known exotic plant populations identified during 2024 inspection events.

Site-specific exotic and nuisance plant inspections were conducted by the naturalist (Stantec) on December 15-16, 2025. Exotic and nuisance plant species were observed present within Phase I-IV, including multiple occurrences of Chinese tallow/popcorn trees (*Triadica sebifera*). All tallow observed were treated, with focus targeting seed-producing specimens. In addition, small populations of Japanese climbing fern were present within natural areas and adjacent to residences. A few small areas of guinea grass (*Urochloa maxima*) were observed within Phase III. Sparse populations of lantana (*Lantana camara*) were observed within Phase I and III. A small area of skunk vine (*Paederia foetida*) was observed regrowing west of the boat house in Phase III. Cogon grass (*Imperata cylindrica*) was observed regrowing in Phase I and III. New populations of cogon grass were observed in the southern portion of Phase IV. A single silk tree (*Albizia julibrissin*) was observed growing against a house in Phase IIb.

Torpedo grass (*Panicum repens*) was observed in multiple ponds and the shores of Western Lake, as well as the margins of Phase V wetlands. Torpedo grass was also observed encroaching into the uplands of Phase V. Cattail (*Typha latifolia*) was observed in the eastern portion of Western Lake, extending under the eastern boardwalk. This population will need to be addressed via a small boat or by a specialist from the boardwalk above. Small occurrences were noted along the shores of the same lake. Storm water

ponds inspected were noted to have a less than 5% coverage by exotic and nuisance species and most exhibited desirable native species recruitment. Small areas of creeping oxeye (*Sphagneticola trilobata*) were observed regrowing behind WaterColor staff buildings, at approximately 30°19'44.35"N, 86° 7'27.43"W.

Throughout natural areas, cattails, torpedo grass, cogon grass, Chinese tallow, wild taro (*Colocasia esculenta*), and Japanese climbing fern were treated with aquatic approved herbicides appropriate for plant species and growth stage. Monthly reports of all herbicide treatments, land management activities, wildlife observations, and stormwater pond maintenance conducted in 2025 are compiled and included as Appendix E.

Exotic and nuisance plant eradication efforts will be ongoing due to these species prolific seed dispersal from adjacent offsite areas and regenerative coppice growth. Herbicides that are applied at WaterColor are applied by licensed personnel and at rates specified on the herbicide label. Continued management efforts to further reduce exotic and nuisance plant occurrences within WaterColor are planned for 2026 including monthly growing season (April – October) treatments throughout natural areas. A strict policy of planting only native plant species and non-native species that are not documented as nuisance species remains in place.

4.6 Stormwater Management Facilities (FDEP, USACE and DO)

Compliance Directive

In areas where stormwater management facilities are constructed adjacent to the natural areas, disturbed areas will be replanted using indigenous vegetation consistent with the surrounding natural area. Where stormwater conveyance facilities must be constructed in or across the natural areas, the excavated portions will be restored to grade and re-vegetated.

Compliance Implementation

All observed storm water areas have been maintained with planted native flora. Multiple pond cypress trees of varying sizes were observed in and around these areas, typically accompanied with adjacent, upslope saw palmetto (*Serenoa repens*), cordgrass, wax myrtle (*Morella cerifera*), goldenrod (*Solidago* sp.), and sand live oak. Water lily (*Nymphaea odorata*) was typically the dominant aquatic vegetation within ponds. All sites appeared to have been restored to natural grade.

Storm water ponds inspected were noted to have a less than 5% coverage by exotic and nuisance species, though torpedo grass was observed in multiple ponds. Continued management efforts to further reduce exotic and nuisance plant occurrences within WaterColor are planned for 2026. A strict policy of planting only native plant species and non-native species that are not documented as nuisance species remains in place.

5 Corrective Measures

Future management should be conducted in accordance with the directives detailed in the 2022 WaterColor Land Management Plan. The following management guidance is also suggested.

Management of Natural Areas

Future land management efforts should target the tall, dense shrubs along County Highway 395 as well as the canopy sized stand of black titi and swamp titi present just south of Pine Needle Way, approximately 30°19'25.47"N, 86° 7'38.50"W.

Canopy trees within stands of wetland planted pine should be thinned to a spacing of 30'-50'. Thinning should be done in a manner to reduce the appearance of the historically planted rows where present.

Management of 4.63 Ac. Enhancement Area

Mechanical maintenance should continue throughout the enhancement area, with an emphasis on titi populations, particularly the large stand in the southern portion.

Further efforts to thin pine stands, in both upland and wetland areas, need to be made. Target spacing is 30'-50', with an emphasis on irregular spacing. Any pine reproduction inside the existing remaining planted pine canopy should be cut or pull-up.

Exotic and Nuisance Species

Exotic and nuisance plant species described in Section 4.5 were observed within Phases I-IV. Cattails were observed in the eastern portion of Western Lake, crossing under the eastern boardwalk and along the shoreline. Future land management efforts should target these areas.

Stormwater Management Facilities

No change in assessment or treatment approach. No action needed.

6 Discussion

To retain the natural biological components of the mitigation lands, maintenance efforts to eliminate exotic and nuisance plants occurrences should continue to be employed. These methods should focus on eradication and preventative measures to facilitate natural community integrity. Treatment should consist of an integrated management approach, incorporating a combination of mechanical and chemical techniques. Mechanical removal techniques will include cutting, pulling, uprooting, and mowing. Approved herbicides should be applied on larger populations of invasive/exotic and nuisance plants that cannot be effectively removed by hand. Herbicide applications should be applied by a licensed pesticide applicator that is familiar with all on-site exotic/nuisance as well as indigenous plant populations. All treatments should be conducted during the appropriate vegetative growing stage, weather conditions, and season to increase effectiveness. Supplemental plant surveys should be conducted in areas slated for land disturbance avoid incidental contact and potential seed dispersal and inadvertent population expansion.

Routine mowing should continue to be employed as part on the long-term management plan. This activity helps reduce on-site fuel loads decreasing the chance of intense wildfires while also maintaining desired vegetation community composition and providing increased benefits to wildlife. Mowing also increases sunlight reaching the ground, thus promoting growth of a dense herbaceous groundcover indicative of many of the upland and wetland communities on-site. Pine thinning in both upland and wetland communities should also be addressed to comply with permit requirements and provide a more natural Florida landscape.

Appendices

Appendix A Watercolor Management Plan

WATERCOLOR MANAGEMENT PLAN
Revised December 22, 2000

1.0 INTRODUCTION

The WaterColor Management Plan (Management Plan) Addresses resource management activities for the 498.59 acre WaterColor project. This Plan provides specific management strategies to implement the more general policy plan provided *in The Villages at Seagrove Habitat Management Policy Plan* (1999) (Policy Plan), which was written as part of the DRI. The Policy Plan established the framework for resource management of the WaterColor project and defined the roles and responsibilities of the participating parties (outlined below).

1. The Home Owners Association (HOA) will retain ownership of the natural areas and open space within WaterColor and be responsible for the long-term management of these resources.
2. The HOA will employ a qualified, degreed naturalist to administer, manage, and maintain the natural areas.
3. The HOA will also contract with a qualified independent conservation organization (presently the Nature Conservancy) to assist the naturalist in monitoring natural resources and recommending resource management actions.
4. The Naturalist, with the assistance of the conservation organization, will monitor and report on conditions within the natural areas and open space within the project.
5. The Naturalist will oversee the resource management activities necessary to maintain the natural areas and open space.

Management activities addressed in this plan include:

- Enhancement of 6.4 acres of previously impacted wetlands, and
- Management of 240.6 acres of natural areas, including uplands and wetland communities.

Background

WaterColor is a 498.59-acre project located South Walton County, Florida. The project area lies adjacent to the east side of the Grayton Beach State Recreation Area in portions of Sections 14 and 15, Township 3 South, Range 19 West. County roads (CR) 30-A and CR 395, south of U.S. Highway 98 in Walton County provide access to the project area. A Joint Application for Works in the Waters of Florida was submitted for the second development phase by the St. Joe Company/Arvida [FDEP application 66-0155604-002-OF and ACOE application number 19983448 (IP-DH)]. WaterColor Phase I was permitted by ACOE (Permit number 199803448 NW-OH) on June 11, 1999. A FDEP permit (Permit Number 66-0155604-001-DF) was also received on March 14, 2000.

WaterColor has been approved for development by Walton County for 1,140 residential units, a 60-room inn, 100,000 S.F. of commercial/office, and associated recreational facilities. Phase I of the project received all permit approvals and is currently under construction. The Phase II development includes 389.98 acres. Development approved for Phase II includes 854 residential dwelling units; 60,000 s.f. office/retail village center east of CR 395; 20 slip boat facility with 60 dry storage racks; 2 additional community recreational amenities; and associated roadways, pedestrian trails, bridges, and docks. Stormwater treatment ponds and conveyances will be constructed as part of the development to adequately treat runoff prior to discharge into wetlands. In addition, a 3-acre site east of CR 395 will be dedicated to Walton County for construction of a fire and rescue station. Irrigation will be limited to landscaped common areas and residential lawns. Completion of Phase II is projected for 2010.

2.0 THE PLAN

Historically, the project area and surroundings were dominated by longleaf pine flatwoods with slash pine restricted to the wetter areas (Wolfe *et al.* 1988). In these communities, wiregrass (*Aristida beyrichiana)* was the dominant understory. The natural conditions have been altered by silviculture activities for many years, such as the construction of forest roads, timber harvesting, and replanting of pines.

Wetland communities in the project area are associated predominantly with marshes and forested wetlands along Western Lake and associated tributaries, although scattered isolated wetlands also occur in the project area. These isolated wetland communities include emergent marsh vegetation and cypress and hardwood swamps. Upland communities in the project area include sand pine scrub, longleaf pine and xeric oak, and pine plantations. While pine plantation dominates this area, natural stands of turkey oak occur in the upland portions. Titi (*Cyrilla* sp. and *Cliftonia* sp.) mixes with the pines in shallow depressions and fringes wetlands on the project site. These conditions can be contrasted with historical conditions to assess what changes have occurred and to predict which conditions may be sustainable in the long term.

3.0 MANAGEMENT COMPONENTS

This section addresses the management activities directed towards the natural areas, including the 6.4-acre enhancement site. Proposed Management Plan elements are outlined below and summarized in Table 1. These methods are intended to ensure the maintenance and protection of the designated natural areas and the associated vegetation and wildlife in the project area.

Table 1. Summary of Activities in WaterColor Wetland Buffers and Natural Areas
25 Foot Wetland Buffer extends from the most landward jurisdictional line (FDEP or ACOE)
Removal of natural vegetation is limited to: • four foot wide trails; • accesses to docks and bridges; • stormwater outfalls
100 Foot Lake Buffer extends landward of mean or ordinary high water line of Western Lake.
Clearing of natural vegetation or construction of facilities is limited to: • four-foot wide trails; • landward portions of docks and bridges on Western Lake; • marina facility; and • stormwater outfalls;
300 Foot Lake Buffer extends landward of mean or ordinary high water line of Western Lake.
Development allowed over 25 percent of the 300 foot lake buffer includes the following: • roads; • structures; • utilities; • stormwater management facilities; • trails; • landscape features; • open space; and • recreation facilities
Restrictions within the 300 foot lake buffer includes: • lots graded to ensure that untreated stormwater runoff does not enter lake. • erosion control measures during construction that prevent impact to the lake. • Limited clearing of natural vegetation within 25 feet of the mean or ordinary high water line. • no land uses are allowed that store, handle, or generate hazardous waste. • compliance with state statues regarding threatened or endangered plant species. • remaining 75 percent of 300-foot buffer to remain natural, allowable activities include trails up to 8 feet in width and stormwater facilities. • no new point or non-point pollution discharges into the lake..
Natural Wetland Areas: 128.6 acres of wetlands, including open water of Western Lake:
Activities allowed within these wetlands are limited to natural resource management activities, e.g.: • control burns, hand and mechanical thinning, and invasive and/or exotic species control. • activities recommended by the independent conservation consultant (TNC). • Cattail control will be preformed by hand and mechanical removal and application of herbicides.
Natural Upland Areas: 95.9 acres of uplands within the project area.
• Activities allowed within these uplands will be limited to the following: • stormwater management facilities; • natural resource management activities including control burns, roller chopping, and hand and mechanical thinning, • invasive and exotic plant species removal. • activities recommended by the project's independent conservation consultant (TNC).

Natural areas in WaterColor Phase II project area include:

- 100 foot and 300 foot buffers around Western lake;
- 25 foot buffer around all wetlands within the project, and
- upland and wetland natural areas managed for historically characteristic vegetation.

Both the upland and wetland communities within the designated natural areas will be managed in a way that encourages native vegetation and a return to historic conditions, such as long leaf pine flatwoods or cypress wetlands.

The enhancement area is a 6.4 acres wetland impacted by previous silvicultural activities. Management of the area will be limited to acceptable natural resource management activities to maintain the quality and character of the wetlands. These natural resource management activities will include maintenance and management of hydroperiod, control burns, thinning of titi fringe, and planting of appropriate native herbaceous species to increase diversity and wildlife habitat where these activities are considered appropriate.

3.1 Wetlands

Natural wetlands in the WaterColor project area are comprised of the 6.4-acre enhancement area included in the 128.6 acres of managed natural wetland areas. Each of these is addressed below.

3.1.1 Management of Natural Areas .

Natural areas include 128.6 acres of wetlands and 95.9 acres of upland habitat in the project area. These natural wetlands include wet pine flatwoods that will be managed using manual selective thinning of the existing slash pine plantation, and/or control burn the area. No grading is proposed in the wet pine flatwoods natural areas. Management activities in the forested upland perimeter will include selective thinning of woody vegetation, predominantly titi, as well as control burns and/or mechanical clearing.

Manual thinning of the existing planted slash pine will obscure the rows of planted trees. Trees will be randomly removed so that distances between trees range from 30 to 50 feet, in contrast with the current planted 10 foot centers. Guidelines to be used to thin pines are presented in Table 2.

Table 2. Guidelines for tree thinning in natural areas
• Random thinning of planted pines to 30 –50 feet separation between remaining trees.
• Thin for irregular (random) spacing and clusters of pines to mimic natural pine flatwoods.
• Thinning to be performed by hand held mechanical equipment in wet pine flatwoods and with light wheeled mechanical equipment in uplands.
• Retain all snags as well as old, suppressed, and dying trees that may become snags for wildlife

habitat.

Fire management/selective clearing will be used to increase the vigor of the pine community by reducing vegetation competition, creating favorable soils conditions for the germination of seeds, and removing excessive litter (Myers and Ewel, 1991).

3.1.2 Enhancement Areas.

The enhancement area comprises 6.4 acres of former silviculture area with a wetland. These areas still have plowed furrows and planted slash pines on 10-foot centers. Enhancement activities will include removal of the pines and controlled burns to encourage natural wetland regeneration in the area. Pond cypress will be introduced at lower elevations within the enhancement area. Pond cypress will be planted randomly where soils and elevation are appropriate for the species. Approximately 12 to 18, one to seven gallon, cypress trees will be planted in clusters.

The on-site naturalist will make recommendations and implement strategies to ensure the continued protection and management of these wetlands. Supplemental seeding or planting of herbaceous marsh vegetation within the enhancement area will be initiated only if natural recruitment does not satisfactorily regenerate within the area. The decision on whether supplemental seeding or plantings will be based on the monitoring results. The need for supplemental plantings and the locations of seeding or planting areas will be documented and reported in the monitoring reports.

3.1.3 Cattail Removal and Management

Cattails will be removed from Western Lake and marsh along tributaries. The on-site naturalist will direct removal and management of this invasive species. Control of cattails will include a combination of manual and mechanical removal, and herbicide application. Biomass resulting from hand or mechanical cattail maintenance events will be removed from the project area and disposed of properly to avoid the spread of this species. Herbicide applications, if required, will be conducted by a certified and licensed herbicide applicator.

The emergent vegetation around Western lake and the marsh systems will be monitored for cattails during the semi-annual monitoring events. If cattails are found to be present at the nuisance level during monitoring events, the on-site naturalist will schedule appropriate maintenance activities for removal. Spatial occurrence of cattails shall at no time exceed a level, which would allow for degradation of the water regime or water quality.

3.2 Uplands

Upland pine flatwoods in the project area will be evaluated and prescribed burns, mechanical

clearing, and/or roller chopping will be applied where appropriate. The on-site naturalist will carry out the evaluation, make recommendations, and implement appropriate management activities. Recommended management activities will be consistent with the goal of ensuring the continued protection and management of these areas. Management efforts will enhance and manage cypress wetlands and longleaf pine flatwoods communities and the commensurate wildlife habitat that characterized the project area prior to existing land uses.

In areas where stormwater management facilities are constructed adjacent to the natural areas, disturbed areas will be replanted using indigenous vegetation consistent with the surrounding natural area. Where stormwater conveyance facilities must be constructed in or across the natural areas, the excavated portions will be restored to grade and re-vegetated.

3.3 Exotic and Nuisance Species

The on-site naturalist will routinely inspect natural areas for exotic and nuisance plants and these plants will be removed from the designated natural areas during routine maintenance. Invasive titi and cattails will also be monitored and controlled during these maintenance activities. Maintenance will include control burns, hand and mechanical removal, and spot application of herbicides.

3.4 Monitoring

The monitoring program for the designated enhancement area relies on photo-documentation along three randomly located sample plots on a single, permanent, transect through the enhancement area. Monitoring will also occur at the location of all the docks and bridges in Western Lake. The on-site naturalist and The Nature Conservancy will conduct monitoring of the upland and wetland natural areas during the quarterly site inspections. Monitoring of the enhancement area will be carried out on a semi-annual basis for two (2) years, and annual monitoring thereafter until the success criteria have been met. Monitoring will commence six (6) months after the issuance of the Permit. Semi-annual monitoring will target late spring and fall. The anticipated semi-annual monitoring months will be April and October for two years. Annual monitoring will be conducted in October of each subsequent year until the enhancement area is considered successfully established, based on monitoring criteria.

Monitoring activities will be terminated when the success criteria have been met for the specific mitigation areas. A report will be prepared by the on-site naturalist and submitted for review to the Army Corps of Engineers after each monitoring event.

Criteria have been identified that will provide a measure of success for the enhancement as well as management of the natural areas. While supplemental plantings will be undertaken only as described in Section 3.1.2, criteria for these activities are also provided. Criteria are primarily related to invasive and exotic species and are listed in Table 3. Monitoring transects through the

upland natural areas will be conducted during site inspections by the naturalist and conservation organization. Monitoring parameters are listed in Table 4.

Table 3. Criteria for successful establishment of designated natural enhancement areas.
• Planted cypress will have a 100 percent survival rate after two years.
• Non-desirable or invasive species such as titi, will be limited to no more than 5%.
• Planted herbaceous wetland plants will have an 80 percent survival rate after 1 year.
• No exotic species, e.g. Chinese tallow, may occur in the designated natural areas.
• Vegetation along the perimeter of the enhanced wetland will include no invasive herbaceous species, e.g. alligator weed, cattails.

Table 4. Parameters to be included in monitoring of natural and enhancement areas.	
X	general weather and hydrologic conditions;
X	diversity of plant species present;
X	percent cover of plant species;
X	percent cover of exotic and invasive species;
X	diameter of planted trees (measured as dbh);
X	survival of remaining and planted materials, measured as percent cover; and
X	wildlife use, based on observations of wildlife and evidence of wildlife (e.g. scat).

3.5 Long Term Management

The long term management of designated natural areas will ensured through the implementation of a long term resource management program. This program will include periodic prescribed burns or selected clearing and/or roller chopping (single wheel) within the forested wetland enhancement areas and the upland buffers. The management activity will be conducted on three to twelve year cycles. If control burns/clearing are not feasible, the woody understory will be manually thinned to increase light penetration and stimulate herbaceous growth in the ground cover.

Wildlife management activities that will be implemented on the project include management of fringe wetland areas to maintain a grassy transition area between the pine flatwoods and wetlands. This process is anticipated to benefit the flatwoods salamander, which travels between pine flatwoods to isolated wetlands during breeding season. Wildlife use observations will be made during the monitoring events and recorded in the reports.

4.0 SUMMARY

This Management Plan address specific activities that will be implemented to address general management policies described in *The Villages at Seagrove Habitat Management Policy Plan*. A summary of the management efforts presented in this Management Plan is listed in Table 5.

Table 5. Summary of Management Activities for WaterColor Natural Areas
Western Lake Buffers
1. Clearing for recreational trails limited to 4 feet in buffer in 100 foot buffer and 8 feet in 300 foot buffer areas. 2. Construction of stormwater management facilities will include vegetation with natural vegetation. 3. Excavation in natural areas for stormwater conveyance or utilities will be restored to natural grade and revegetated. 4. Removal and management of cattails within emergent vegetative area of the Lake.
Supplemental Plantings
1. Cypress trees (12-18 trees) will be planted in enhancement wetland. 2. Supplemental plant of herbaceous marsh species will be planted if necessary. 3. Wiregrass seedlings/planting will be performed in appropriate areas where this species does not regenerate after burning.
Mechanical and Manual Thinning and Clearing
1. Thin-planted pines in upland areas to 30 – 50 foot separation. 2. Thin-planted pines to natural, random spacing, rather than rows of pines. 3. Retain all mature trees and snags. 4. Random selective clearing of planted pines, leaving openings and gaps to promote habitat diversity. Conduct roller chopping (single pass) in natural uplands. 5. Clearing in the 25-foot wetland buffer will be limited to hand held mechanical equipment. 6. Clearing and thinning in the 100 and 300 foot buffers may be done with light mechanical equipment.
Prescribed Burns/Manual Clearing
1. Initiate controlled burn or manual clearing of planted pines in the uplands and wet pine flatwoods. 2. Once development activities commence, management activities are anticipated to forgo fire management in favor of mechanical clearing. 3. Manage with control fire regimes or selected clearing at 3 to 12 year intervals, three-year interval early in enhancement area.
Monitoring
1. Photo-documentation of permanent, randomly located, vegetation plots in the enhancement area. 2. Natural areas monitoring during quarterly site inspections by naturalist and conservation organization. These quarterly monitoring events will be summarized by the naturalist in the semi-annual reports 3. Monitoring will be done on a semi-annual basis of 2 years, and annual monitoring thereafter until the success criteria have been met. 4. Commence monitoring six (6) months after the issuance of the permit. 5. Monitoring reports will be submitted semi-annually for two years and annually thereafter until success criteria have been met.
Exotic and Invasive Species Control
1. Exotic and invasive vegetation, such as cogon grass Chinese tallow, and cattails will be identified and treated. 2. Treatment may include herbicides, burns, and/or physical removal.

Table 5. Summary of Management Activities for WaterColor Natural Areas
Wildlife
Previously described management activities, including thinning, prescribed burns, and exotic and invasive species control will be used to support native vegetation and habitat for native wildlife.
Other Conservation Measures
1. The DRI Development Order, Consent Amended Final Judgement, Habitat Conservation Plan, Incidental Take Permit, Restrictive Covenants, and approved Habitat Management Policy Plan provide the assurances that the natural areas will be conserved and maintained. 2. St. Joe and the Homeowners Association (after establishment) will remain the designated management entity and provide funding for on going management and monitoring activities. 3. Educational signs identifying the area as a protected area will be posted. 4. The conditions of the Habitat Conservation Plan and Incidental Take Permit will be followed to ensure the protection of the federally endangered Choctawhatchee beach mouse and sea turtles.

Appendix B Site Photos

1. Typical stormwater pond.

2. Typical stormwater pond, torpedo grass present on left.

3. Rowed pine bordering the USACE enhancement area.

4. USACE enhancement area.

5. Planted cypress within the USACE enhancement area.

6. Western Lake, looking NW from Western Lake Drive.

7. Herbaceous wetland, Phase IV.

8. Typical maintained upland space, Phase III.

Appendix C 3rd Party Reporting

Supplemental Open Space Report for the WaterColor Development
Walton County, Florida
2025

Prepared by
Kimberely Alexander
Independent Consultant

*Note – this report version incorporates corrections received from Lance Anderson and Cindy Bartley in November 2025. All changes are highlighted.

Introduction and Purpose

This report is submitted to the WaterColor Community Association (the 'Association') to supplement previous assessments of the property conducted by The Nature Conservancy (TNC). The initial agreement between the Association and TNC followed a development order by the Walton County Board of County Commissioners which required that the development engage a "qualified organization to provide an annual independent assessment of the WaterColor development's common open space and natural areas" as a way to evaluate the long-term management and protection of these areas. Although the initial TNC-Association Independent assessment agreement expired in 2004, the Association has continued to request independent assessments from TNC, in July 2010 and again in April 2015. Beginning in 2020, the Association has requested yearly follow-up assessments from a qualified independent consultant.

On September 19-21, 2025, I surveyed the common open spaces and natural areas on the WaterColor development. Following the annual Supplemental Open Space Reports prepared since 2020, I revisited all photo locations and other points of interest to get a complete view of current conditions on Phases 1 to 4. In addition, I revisited Phase 5, which is currently in development and was first visited in 2023. Potential long-term photopoints and temporary assessment points established last year were all re-assessed. Photographs were re-taken for all established photopoint locations, and all observations were tagged with GPS coordinates. The following report summarizes these observations and offers a qualitative assessment of the efficacy of current management in protecting and preserving the natural resources on the property.

Findings and Observations

On September 19, 2025, I met with Lance Anderson, Director of Operations for the Association, and Jacob Marshall, Executive Director. They summarized recent and planned management activity, as well as current issues on the property. Also present were Leigh Patterson, member of the newly formed Land Management Advisory Group, and Tim Orr, Board Member. We discussed the role of the independent consultant and issues which have been highlighted in previous reports to the Association. The group also brought up Walton County rules regarding activities around coastal dune lakes (see Conclusion).

Immediately following this discussion, I spent September 19-21 walking through the common open spaces and natural areas on the property. The WaterColor development is a residential community and beach resort with community amenities that include shops, pools, tennis courts, and beautifully landscaped parks. Most landscape plantings utilize native species and convey a sense of the original scrub, sandhill, and flatwoods vegetation that once occupied this land.

The natural areas that fringe the residential development are mowed with bush hog equipment every one to two years. This mechanical clearing is in accordance with recommendations from TNC. These are naturally fire-adapted communities that would have burned frequently, mostly during the early growing season. However, due to the dense development, prescribed burning is all but impossible. The mechanical clearing acts as a surrogate for fire, serving not only to promote a more natural understory, but also to reduce fuel that could lead to destructive wildfires and a loss of property. Over the past year, natural areas in Phases 2 and 4, as well as some park areas of Phase 3, were bush hogged. In addition, work was initiated in Phase 5 to reduce titi and remove stumps.

The following are specific observations made in each Phase of the development, accompanied by representative photographs. Additional digital photographs accompany this report, and all observations with GPS coordinates are provided in a separate spreadsheet. Observation locations are illustrated in Figure 1.

Phase 1

The initial phase of the WaterColor development is built on the southwestern portion of the property, south of Western Lake. This phase contains residential properties and community amenities, but also retail shops and a beachfront resort. The western portion of this phase is also called the 'Park District' and the eastern portion the 'Cottage District.'

In order to examine the beachfront area, I walked across the eastern boardwalk restricted to WaterColor residents and guests and proceeded west along the beach. There are a handful of beachfront residences on the east side of this coastal strip where the majority of the beach is privately owned. However, the Association maintains the property west of these residences. Turtle-friendly lighting is used along the beach front, and the remainder of the development also has strict rules on up-lighting to minimize impacts to wildlife.

A tall foredune stabilized by salt-pruned oaks across the top and back runs parallel to the beach. Signs and a rope fence keep foot traffic out of this sensitive area. A row of storage bins along the base of the dune are used to stow resort beach chairs and umbrellas. Since 2021, these have been observed to be cutting into the base of the foredune as it naturally builds outward and impacting habitat for the federally endangered Choctawhatchee beach mouse (*Peromyscus polionotus allophrys*). This continues to be an issue (see photos provided with this report). Furthermore, unsecured trash cans, an issue raised by the Land Management Advisory Group, were observed along the beach. These may be an attractant for feral cats and other beach mouse predators. Trash cans should have locking lids and be located away from the seaward toe of the dune.

The foredune was observed to be in good condition and has two rare plant species typical of the region, Gulf Coast lupine (*Lupinus westianus* var. *westianus*) and Godfrey's goldenaster (*Chrysopsis godfreyi*). The federally endangered Choctawhatchee beach mouse is historically known from this area. Potential burrows and tracks were observed along the foredune during inspections this year and the last two years. According to Mr. Anderson, beach mouse habitat on the WaterColor property is monitored four times a year by Joshua Hofkes, senior consultant with Stantec (formerly Cardno), in accordance with US Fish and Wildlife Service (USFWS) requirements. The last 5-year review for this species was conducted in 2019 (https://ecosphere-documents-production-public.s3.amazonaws.com/sams/public_docs/species_nonpublish/2916.pdf). In 2024, the USFWS initiated a new 5-year review that is not yet completed.

Within the residential and commercial areas of Phase 1, most plantings are restricted to native species with sand live oak, saw palmetto, and yaupon used most commonly. A few common areas have non-native plantings or sod. Near the boathouse at the end of WaterColor Boulevard, there is an attractive, non-native garden area (Cerulean Garden) that features leopard plant (also known as "tractor seat plant"). In past years, both tropical milkweed (*Asclepias curassavica*) and sterile cultivars of lantana (*Lantana camara*) were planted in this garden, but their use as ornamentals is discouraged. None were seen this year. Likewise, the problematic area of wild taro (*Colocasia esculenta*) that once grew in a small decorative pond on the south end of Cerulean Park has since been removed. Wild taro, a non-native invasive plant, was observed in 2023 spreading to a nearby natural area. Some of this invasive population is persisting in 2025. See bulleted list below.

The remnant scrub, flatwoods, and sandhill communities along the foot path running along the north side of Phase 1 are in good condition. Wildlife is common in the area; this year I saw deer and great blue herons foraging in the stormwater pond edges. In the historic landscape, these types of communities would have been maintained by naturally occurring, frequent fires, but the density of development in WaterColor makes prescribed burning impractical. As a surrogate for fire, the Association regularly bush hogs the understory vegetation on a three-year rotation. This mimics the fuel reduction achieved with fire, and helps to promote the open, diverse groundcover of the native habitats. However,

mechanical treatment also increases litter cover, limiting the availability of open bare sand that is necessary for many native herbaceous species to thrive. As a result, the natural areas tend to have a higher cover of shrubs and very little wiregrass. And although the frequent mowing is keeping the woody vegetation at a more desirable height, the practice can also promote a fair amount of muscadine groundcover and herbaceous weeds, mostly switchgrass (*Panicum virgatum*), beggarticks (*Bidens alba*), and non-native rattlebox (*Crotalaria* sp.). Phase 1 was not targeted for mechanical treatment this year.

The foot path referenced above is in excellent condition for running and biking. No erosion issues were seen along the trail in Phase 1. There is a small amount of poison ivy climbing the handrail in the vicinity of Photopoint 3; removal is recommended for safety. Also, along the path just northwest of Buttercup Street is a large non-native confederate jasmine vine (*Trachelospermum jasminoides*) that is climbing up to 20 feet in sand pines adjacent to a residence. While not considered invasive, this plant should be considered for removal to protect the pine.

The natural areas on the property continue to be threatened by non-native plants considered to be Category I or II invasives by the Florida Invasive Species Council (FISC). Many populations observed in 2020 are still present. However, there has been a significant effort to treat certain species over the last three years. Locations of invasive species observed in 2025 are shown in Figure 1. Here are the non-native plants ranked as Category I invasives by FISC observed this year in Phase 1 natural areas, roughly in order of threat from most to least serious:

Cogongrass (*Imperata cylindrica*)

Three infestations of this highly aggressive grass have been found in Phase 1. All have been treated in recent years and show great reduction; however, small resprouts continue to emerge. Continued follow-up treatments on resprouts for all areas are needed, but populations are much reduced.

Torpedograss (*Panicum repens*)

Shallow edges around retention ponds on Phase 1 have moderate to dense infestations of torpedograss. These populations have also spread into the surrounding upland natural areas. This grass is highly aggressive. Competition from native species can keep torpedograss from completely overtaking an area.

Considering the difficulty and cost of controlling this grass, I would recommend focusing only on pushing back infestations in uplands where the grass is interfering with native vegetation (see Point 128 photo provided with this report). However, consultation with experts at University of Florida Institute of Food and Agricultural Sciences is advised for specific treatment methods to minimize damage to natives. No other aquatic weeds were observed to be a problem, reportedly kept in control by grass carp.

Chinese tallowtree (*Triadica sebifera*)

This invasive tree is present throughout wet areas on the property. Flatwoods ecotones adjacent to Western Lake are particularly prone to infestation. There has been a concerted effort over the past few years to treat tallowtrees, and several plants have been successfully eliminated. However, new locations continue to be found, mostly of young, pre-reproductive trees. Ongoing treatment is recommended, with mature, fruiting individuals the highest priority.

Skunkvine (*Paederia foetida*)

A small infestation of skunkvine has become established at the entrance to the Bicycle/Pedestrian trail from the Boathouse. Treatment appears to have reduced the population, and hardly any climbing vines were seen in 2025. However, plants are still present in the groundcover where they are much harder to detect. It is also still spreading back into the small borrow pit off the trail with plants found growing underneath the Fakahatchee grass.

This species poses two specific problems. First, it can become a major pest in planted gardens and, once established, will require intensive manual removal to get rid of. Second, as it grows, the offensive smell of

this vine will become more noticeable to residents using the trail. Care should be taken during treatment, as poison ivy is intertwined with the skunkvine.

Lantana (*Lantana camara*)

Four areas of lantana plants were seen in 2025; at least one of these was in flower. These could be removed easily.

Wild taro (*Colocasia esculenta*)

This is a small, elephant ear-type non-native invasive species capable of infesting marsh edges. Two patches of these plants have been observed near the southeastern side of retention pond 2. The likely cause of spread was landscape waste dumping. In 2025, one patch was still present, covering a roughly 5 m^2 area. Immediate treatment of these plants should be considered. The area also has torpedograss invading the uplands, so mowing should be restricted until the plants are removed.

Asparagus fern (*Asparagus aethiopicus*)

Scattered asparagus ferns have escaped into the fence row along the alley that extends from Silver Laurel Way behind houses on Western Lake Drive. The use of these species as ornamentals should be discouraged by the Association. A similar species, foxtail fern (*A. densiflorus*), has been seen in planters on the property, but is not considered invasive like asparagus fern.

Chinese privet (*Ligustrum sinense*)

The fence row behind Western Lake Drive also has a few small Chinese privets (*Ligustrum sinense*). These would be easy and relatively inexpensive to treat.

Silk tree (*Albizia julibrissin*)

A mature clump of this species was successfully treated in the road right-of-way along Hwy 30A just northwest of Buttercup Street. This year I found a small patch of seedlings about 40 feet away from the original infestation. These could be easily treated.

Photopoint: 1 **Phase: 1** **Date:** September 20, 2025 **Latitude:** 30.324491 **Longitude:** -86.136018 **Direction:** East **Description:** Bicycle/Pedestrian trail along the northern boundary of Phase 1. Not bush hogged this year. Weedy herbs reduced, but groundcover has abundant muscadine vines.	

Photopoint: 2 **Phase: 1** **Date:** September 20, 2025 **Latitude:** 30.323842 **Longitude:** -86.137716 **Direction:** West **Description:** A boardwalk along the Bicycle/Pedestrian trail. Area mowed in 2024. Shrubs and vines regrowing rapidly. Somewhat weedy vegetation, but in good condition.	

Photopoint: 3 **Phase: 1** **Date:** September 20, 2025 **Latitude:** 30.327410 **Longitude:** -86.144164 **Direction:** West **Description:** Natural area along the margin of Western Lake. Former scrub sloping down to a small ecotone of pine flatwoods along the lake edge. Not mowed this year. Good mix of 2-5 ft shrubs, palmetto and bracken. Royal fern still present. Poison ivy on rail should be removed.	

Phase 2

Phase 2, also known as the 'Camp District,' is located east of Phase 1 in the central area of the WaterColor Development. It includes residences and a community area/pool.

The Bicycle/Pedestrian path extends along the west side of this phase which is separated from Phase 1 by a stream that runs north and then westward into Western Lake. The path is built along the strip of remnant scrub and sandhill that separates homes from the streamside wetlands. Other open/common areas in Phase 2 include two retention ponds and stands of planted slash pine on former wet and mesic flatwoods. These pine stands separate Phase 2 from Phase 2b and Phase 5, currently being developed.

Areas along the Bicycle/Pedestrian path have been mowed regularly, following TNC's recommendation to mechanically treat these areas at least every 3 years for ecological benefit and to reduce wildfire risk. The understory is in good condition with grassy cover that includes wiregrass (Photo 4). Weedy switchgrass and patches of muscadine are common. Mowing since 2020 has opened up beautiful views across the marsh to the west. A large upward pointing light is located along this path (see Point 270 photo provided with this report).

The planted pine stand separating Phase 2 from Phase 5 is shown in Photopoint 5. This stand was bush hogged prior to the 2023 site visit, and the understory appears to be healthy and open, which should promote more herbaceous groundcover. Recently, stump removal and titi thinning have been the focus of treatments in wetlands between Phase 2 and 5. A flowering specimen of bristleleaf chaffhead (*Carphephorus pseudoliatris*), a high-quality remnant of wet pine flatwoods, was observed in this area.

The planted pine stand located at the eastern entrance to Phase 2 (south of W Lake Forest Dr) has been mowed in the past few years. Dense, high climbing muscadine vines observed previously in the area have been significantly reduced, and the understory is much improved with some decent remnants of mesic flatwoods. However, dense patches of muscadine remain on the ground and are still creating ladder fuels closer to West Lake Forest Drive.

Locations of invasive species observed in 2025 are shown in Figure 1. Here are the non-native plants ranked as Category I invasives by FISC observed this year in Phase 2 natural areas, roughly in order of threat from most to least serious:

Torpedograss (*Panicum repens*)

Torpedograss is increasing around a small borrow area or possibly sinkhole in the natural area south of Western Lake Drive. Treatment of these plants in uplands could improve native groundcover and prevent further upland spread. Bush hogging in this area may need to be halted until the torpedograss is treated.

There is some torpedograss in the pine stand near the WaterColor entrance just south of W Lake Forest Dr.

In 2023, the population of invasive torpedograss in stormwater Pond 7 was treated and eradicated. Waterlilies died back immediately after treatment, but now appear to be recovering.

Chinese tallowtree (*Triadica sebifera*)

Chinese tallowtrees have been observed in the wetlands that extend from Western Lake into this Phase. Treatments have greatly reduced the number of trees, but a few are persisting just north and south of the Western Lake Drive bridge. Some of these are in deep marsh and would be difficult to access, so treatment may only become a priority when trees reach reproductive maturity. A new location with tallowtree was found last year in a planted pine area between Phase 2 and the newly developed Phase 5. This still requires treatment.

Lantana (*Lantana camara*)

A small clump of the invasive lantana is located along the Bicycle/Pedestrian path and should be treated to prevent further spread.

Phase 2b

Also known as the 'Forest District', this is the smallest developed section of WaterColor located just southeast of Phase 2. The natural areas are stands of planted slash pines occupying former wet and mesic flatwoods with lower swales of wet prairie.

The 'Cypress Cove' natural area on the south end between Royal Fern Way and Pine Needle Way is a stand of planted slash pines that are bush hogged following TNC recommendations. Shrub and muscadine vine cover has been reduced in the past several years (Photopoint 6). However, the muscadine vines remain very dense south of the foot path. Vines are not as dense off the trail, and open areas have patches of native grasses and herbs including wiregrass, bracken fern, clustered beaksedge, bluestem, lovegrass, hatpins, Chapman's beaksedge, witchgrass, orange milkwort, warty panicum, and yellow-eyed grass. Further in, the vegetation grades to shrub bog with tree-sized titi, black titi, and sweetbay.

In 2024, a new ditch was observed leading from Tall Timber Court north into an area of titi. The ditch is quite shallow and may have been formed by erosion from the adjacent street. Pond 12 and a small wetland labeled as a spring were visited and observed to be in good condition with no non-native invasive species observed. A dumped houseplant was found in the natural area behind the houses at 423-433 Pine Needle Way. I photographed and then removed the plant (Point 247 photo provided with this report.

Invasive species infestation in Phase 2B is mainly Chinese tallow tree. Locations of invasive species observed in 2025 are shown in Figure 1. Here are the non-native plants ranked as Category I invasives by FISC observed this year in Phase 2B natural areas, roughly in order of threat from most to least serious:

Torpedograss (*Panicum repens*)

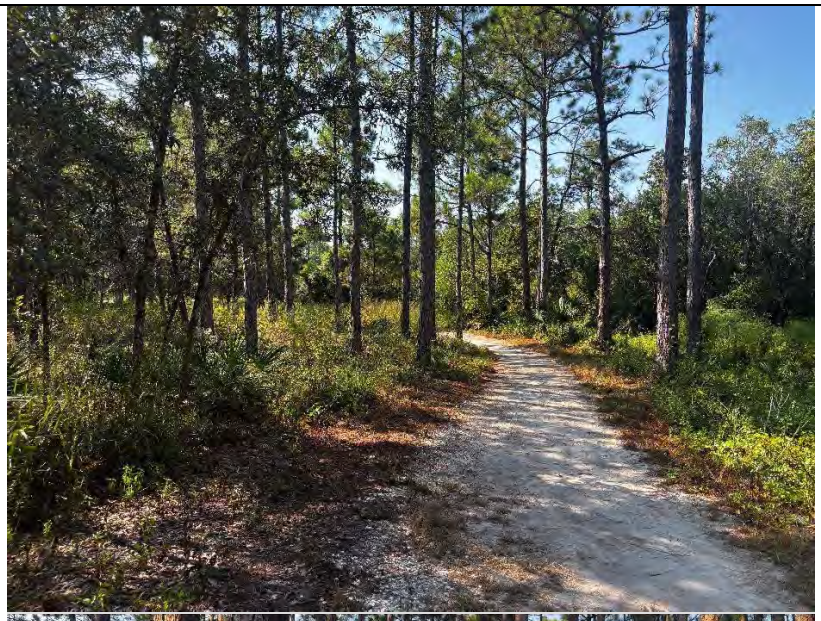
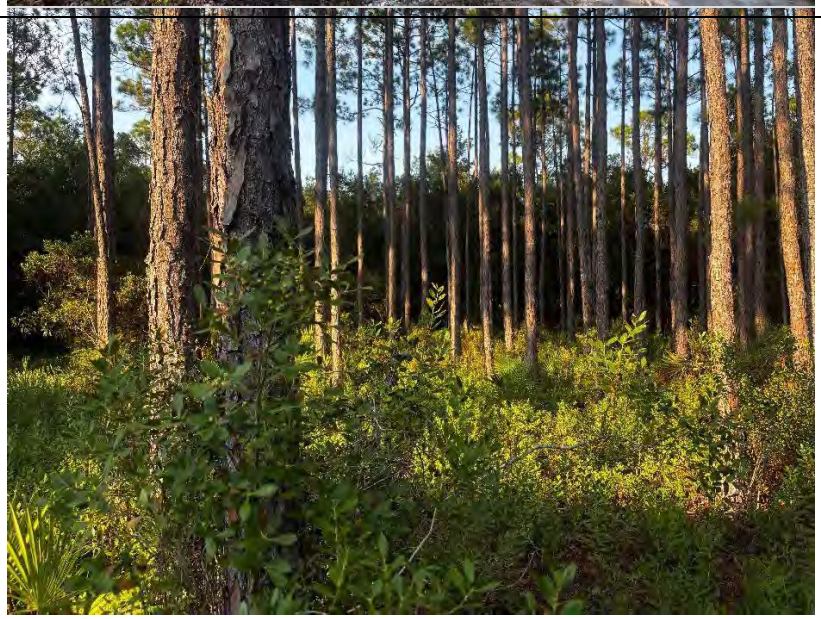
Torpedograss is invading along the edge of the large wetland between Phase 2 and 2b just south of West Lake Forest Drive.

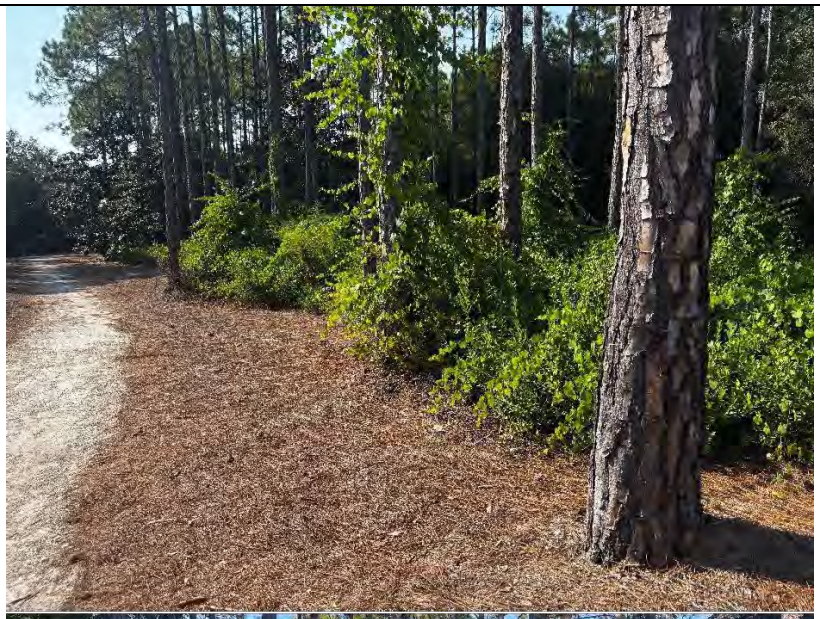
Chinese tallowtree (*Triadica sebifera*)

Chinese tallowtrees are scattered in Phase 2B, mostly in the Cypress Cove area. Herbicide treatments of this species over the past two years have been very effective. However, new trees, mostly under 5 feet tall, continue to be found. Eleven were seen in Phase 2B this year.

Silk tree (*Albizia julibrissin*)

A small silk tree is growing right beside a house on the path between Royal Fern Way and Pine Needle Way.

Photopoint: 4 **Phase: 2** **Date:** September 21, 2025 **Latitude:** 30.32500 **Longitude:** -86.133658 **Direction:** South **Description:** Bicycle/Pedestrian trail along the west side of Phase 2. The area is regularly mowed, resulting in a low stature understory.	
Photopoint: 5 **Phase: 2** **Date:** September 20, 2025 **Latitude:** 30.327543 **Longitude:** -86.129981 **Direction:** East **Description:** Area of planted pine behind homes off of Thicket Circle. Pines at a good density. Good condition. The paint can seen last year has been removed.	

Photopoint: 6 **Phase: 2B** **Date:** September 19, 2025 **Latitude:** 30.324047 **Longitude:** -86.126405 **Direction:** Northwest **Description:** Planted pines along the trail between Royal Fern Way and Pine Needle Way. Vegetation similar to 2024. According to Mr. Anderson, 10-12 pines were removed for access in this area, and it was mowed this year. The muscadine has grown aggressively since January.	
Photopoint: 21 (new) **Phase: 2B** **Date:** September 19, 2025 **Latitude:** 30.323624 **Longitude:** -86.125969 **Direction:** Northwest **Description:** Natural area between Royal Fern Way and Hwy 395. Mechanical treatment this year. Good condition and muscadine vines in check.	

Phase 3

This is a large area of residences located in the northwest portion of the development. The area is known as the 'Lake District'. Grayton Beach State Park is adjacent to the northern boundary and keeps a well-maintained, wide firebreak between the properties to protect the residential area from the frequent prescribed fires that are necessary for maintaining this land. Almost the entire Lake District is on high xeric sands in former scrub and sandhills.

The Bicycle/Pedestrian trail runs through the southern fringe of remnant sandhill that borders the northeast side of Western Lake. Longleaf pines and native groundcover are mainly in good condition. The area is bush hogged every 2 years, following TNC recommendations. Shrubs are very low in stature, and there is still some remaining sparse herbaceous cover. Since prescribed burning is impossible in the development, mowing is the nearest surrogate for fire to maintain the low understory vegetation typical of natural sandhills (Photopoint 9). Mowing response is very good in these sandhills, promoting attractive flowering native species such as false rosemary, blazing star, and vanillaleaf. The mowing also encourages certain weedy species, such as beggarticks and switchgrass, along the path, but these do not seem to be greatly increased. Deer commonly use these natural areas around the lake.

Good quality areas of remnant sandhill are located on the east and west sides of this phase, and also run along the north/northeast side of Western Lake. On the east side is a block adjacent to Scrub Oak Circle with a beautiful open understory and patches of bare soil (Photopoint 7). On the west is a picturesque point near Vermillion Pier with good native groundcover and a gorgeous view across the lake towards Grayton Beach State Park. There are some sand live oaks and sand pines in both areas that are creating excessive shading. Some of these could be judiciously removed or limb pruned with a chainsaw to increase light availability to the understory and promote more herbaceous growth.

There is a dry pond on the southernmost area of this phase where standing salt water caused a pine beetle infestation in the surrounding sand pines prior to 2015, killing many of the trees. The area was re-planted with an attractive set of native species suitable for this dry depression which are now thriving (Photopoint 8).

A boardwalk and trail (part of the 'Neighborhood Trail') cross the southwestern corner of Phase 3, with the boardwalk built up over a remarkably well-preserved wet prairie. This boardwalk was repaired in the past several years. The prairie is under threat from three invasive grasses (see invasive plant summary below).

As in Phase 1, landscape plants are mostly native species. There is a small, planted area that contains some non-natives such as tractor seat plant, but nothing that might be problematic or spreading.

In the past, free roaming cats have been seen in this phase. I recommend continued observation to ensure that outside cats, which are highly detrimental to wildlife, are not being fed by residents.

Locations of invasive species observed in 2025 are shown in Figure 1. Here are the non-native plants ranked as Category I invasives by FISC observed this year in Phase 3 natural areas, roughly in order of threat from most to least serious:

Guineagrass (*Urochloa maxima*)

Guineagrass is a highly invasive grass common in central and south Florida, but which has only recently begun to get a foothold in the Panhandle. The species was first observed in 2020 on the west side of Cove Hollow Street, and a second area was spotted in 2021 near the boardwalk closer to High Street which grew to at least 20 clumps by 2024. During the 2025 inspection, no living plants were seen west of Cove Hollow Street. Some of the eastern population appeared to have been treated, but there are multiple clumps remaining.

Immediate treatment of this grass should be a high priority to prevent further spread. Guineagrass bears some resemblance to native switchgrass (*Panicum virgatum*) which is abundant in the area, so identification of the species should be verified.

Cogongrass (*Imperata cylindrica*)

Cogongrass has been found in 3 locations in Phase 3. Plants found near the boardwalk between High Street and Cove Hollow Street have been repeatedly treated, and no new sprigs were found in 2025. The area should continue to be monitored.

In 2024, I found a large patch of cogongrass southwest of stormwater Pond 3 that was being treated with about 30% of the patch killed. However, in 2025 there was no evidence of further treatment, and the patch is increasing (see photo of Point 218 provided with this report).

Although not located on the property, there is a population of cogongrass growing along the boundary fence between Grayton Beach State Park and Phase 3. This is continuing to spread and is starting to grow across the fence line. The Association may want to contact Florida State Parks to alert them to this infestation.

Torpedograss (*Panicum repens*)

Most torpedograss in Phase 3 is found in and around Pond 3 where it is abundant. West of the pond, there has been some treatment of a population around an area of boardwalk repair.

In 2025, a small area of torpedograss was found near the boardwalk between High Street and Cove Hollow Street.

Chinese tallowtrees (*Triadica sebifera*)

Several tallowtrees have been treated and eradicated over the past several years. Two plants were found this year, including a larger one in fruit that should be treated immediately.

Lantana (*Lantana camara*)

Invasive lantana shrubs are scattered near walking paths in Phase 3. All plants observed in 2021-2024 are still present. According to Joshua Hofkes with Stantec, some lantana plants were treated in Phases 3 and 4, and there will be some focus on lantana removal this year, time permitting.

Photopoint: 7
Phase: 3
Date: September 20, 2025

Latitude: 30.327286
Longitude: -86.135761
Direction: South

Description: Park area of sandhill vegetation off of Scrub Oak Circle. This area is mowed yearly and appears relatively unchanged from the condition in 2023 and 2024.

Photopoint: 8
Phase: 3
Date: September 20, 2025

Latitude: 30.325433
Longitude: -86.137759
Direction: North

Description: View across a dry pond. This area had standing salt water for several months in 2014 that killed a stand of sand pines. The area has been planted with an attractive set of native species and is doing well.

Photopoint: 9
Phase: 3
Date: September 20, 2025

Latitude: 30.325433
Longitude: -86.137759
Direction: South

Description: Looking across recently mowed sandhill vegetation to the west finger of Western Lake. The frequent bush hogging keeps fuel loads down and opens up natural views across the lake. Not bush hogged this year.

Phase 4

This phase, known as the Crossings District, is located east of County Highway 395. Unlike the coastal scrub and sandhill communities that made up most of the historic landscape of Phases 1 - 3, the Crossings is built on lower, wetter land that was once a mix of mesic and wet pine flatwoods with seepy swamps fringed by grassy wet prairies. The flatwoods were planted with off-site slash pines prior to development.

In general, the Crossings district seems to have less native landscaping, but this is understandable given that the area was in pine production at the time it was developed. Species such as sweetbay, loblolly bay, red maple, and dahoon holly may do very well as landscaping trees in this area given the wetter soil. There are a few small sodded areas.

Baygall, wet pine flatwoods, and swampy cypress areas mostly remain in the central portion of Phase 4 that is not suitable for development but is now officially a part of WaterColor. Stantec has developed a timber plan for this area. These natural areas have a diverse suite of species that continue to thrive where light can penetrate the understory (see Photopoint 12).

Phase 4 has several stormwater ponds (Photopoints 10 and 11) and a swale built around the residential areas which mimic natural lakes and marshes with native waterlilies and dense stands of maidencane. According to Ms. Bartley, otters have been seen using the ponds in Phase 4.

According to Mr. Anderson, the Winterberry Circle area has had ongoing problems with standing water on roads and walking paths. To address this issue, a trench was dug in 2024 leading off of the northwest corner of the circle. The trench is lined with weed barrier fabric and filled with riprap. As this soil disturbance may encourage the spread of invasives, the area will need to be monitored.

Off of Sunflower Street (Photopoint 12) and in other Phase 4 natural areas, frequently mowed flatwoods are in beautiful condition with a diverse, native groundcover and flowering grasses. North of Winterberry Circle, weedy muscadine vines are common, but are being kept low by mechanical treatments (Photopoint 14). Muscadine thins out away from the street and is replaced by good quality native vegetation (see photo taken near Photopoint 14 provided with this report). The wet flatwoods with planted pines beyond the mowed areas is mostly in fair to good condition, open and grassy with plenty of light penetrating the overstory. Brown-headed nuthatches, a species that favors open, mature pine forests, were heard this year in the area.

In other parts of this wetland complex, the vegetation more closely resembles a shrub bog. For example, east of Winterberry Circle is a dense growth of titi (*Cliftonia monophylla* and *Cyrilla racemiflora*) just east of the swale. The historic condition of these wetlands was likely a mix of grassy flatwoods and prairies, titi-dominated bogs, and baygalls. The dense peat buildup that naturally occurs in shrub bogs and baygalls make these communities susceptible to long smoldering wildfires during droughts, so maintaining low fuel loads on the perimeter of the residential areas is a good preventative measure to reduce risks to property.

In the area just southwest of Winterberry Circle (Photopoint 13), larger titi trunks around a wetland appear to have been hand cut in 2020 or 2021, and the area has been bush hogged regularly. The vegetation has responded positively to the increased light in the understory. In 2025, the titi shrubs were around 2 to 4 feet high, and remnant wiregrass was persisting around the wetland edge. The

interior of this remnant wetland has several individuals of the endemic, state listed endangered giant water cowbane (*Tiedemannia filiformis* ssp. *greenmanii*) in the open understory. This species prefers sunny, herbaceous areas and will continue to benefit from efforts to keep titi expansion around the edge of the wetland under control.

The strip of maintained natural vegetation south of South Wisteria and south and east of South Sunflower Street was inspected this year. The area has been mowed and has a nice complement of native species as well as some planted cypress trees with irrigation. Several non-native invasive plants were found (see discussion below). A broken pipe of about 6-inch diameter was seen in the vicinity of Point 231. Some woody landscape debris was seen near the utility building on South Wisteria but did not appear to be problematic (see photo of Point 232 provided with this report).

Locations of invasive species observed in 2025 are shown in Figure 1. Here are the non-native plants ranked as Category I invasives by FISC observed this year in Phase 4 natural areas, roughly in order of threat from most to least serious:

Torpedograss (*Panicum repens*)

Artificial ponds and wetlands in Phase 4 are prone to infestation from torpedograss. At least two unnamed shallow ponds off of Winterberry Circle, as well as ponds along East Royal Fern Way, were observed to have large populations. Native maidencane is competing with the invasive torpedograss in some ponds and keeping it in check. However, the torpedograss is also infesting nearby uplands and mulched areas. Several more areas of torpedograss were also observed in 2023 to 2025.

Cogongrass (*Imperata cylindrica*)

Off of Winterberry Circle, a large patch of cogongrass had been treated as of 2024. However, no evidence of follow-up treatment was seen this year. The patch has grown to about 30 meters in length.

A second cogongrass population was found this year while inspecting the natural area behind houses on East Royal Fern Way and east of South Sunflower Street.

Chinese tallowtree (*Triadica sebifera*)

Effective treatment of Chinese tallowtrees continues and many trees seen between 2020 and 2024 have been removed. A few new observations of tallowtrees were made, including a mature tree found at Point 183 in the strip along South Sunflower Street (see photo provided with this report).

Japanese climbing fern (*Lygodium japonicum*)

A few small climbing ferns have been found in Phase 4.

Chinese privet (*Ligustrum sinense*)

I noticed a cultivated variegated Chinese privet planted along the side of the house at 150 East Royal Fern Way. The use of privet in plantings should be discouraged by the Association.

Photopoint: 10 **Phase: 4** **Date:** September 19, 2025 **Latitude:** 30.323949 **Longitude:** -86.120966 **Direction:** South **Description:** Eastern edge of large stormwater pond off of Pine Lily Circle.	
Photopoint: 11 **Phase: 4** **Date:** September 19, 2025 **Latitude:** 30.323949 **Longitude:** -86.120966 **Direction:** Southeast **Description:** Large stormwater pond off of Pine Lily Circle. The surrounding natural land is not actively managed by the Association, but the edges of the pond appear very natural.	

Photopoint: 12
Phase: 4
Date: September 19, 2025

Latitude: 30.324610
Longitude: -86.122507
Direction: North

Description: Swale adjacent to homes on Sunflower Circle. This small area appears recently. The whole area retains a diversity of high-quality native species. The wet flatwoods beyond the swale is in good condition, although pine and titi densities are high.

Photopoint: 13
Phase: 4
Date: September 19, 2025

Latitude: 30.326028
Longitude: -86.124687
Direction: Southwest

Description: Looking from Winterberry Circle across sodded area into natural wetland. Titi is regaining dominance after some removal in 2021. Deer were seen moving through this area during the site inspection, and the wetland was inundated.

Photopoint: 14
Phase: 4
Date: September 19, 2025

Latitude: 30.323949
Longitude: -86.120966
Direction: North-northeast

Description: Flatwoods vegetation receives frequent mechanical treatment that has reduced fuel levels and muscadine vine density. Torpedograss is invading areas of native vegetation.

Phase 5

This phase, the new Park District, is still in construction by the St. Joe Company. Two roads have been constructed, home sites cleared, and several homes have been completed with more being built. A pool has been installed at the corner of String Lily Cove and Climbing Rose Way. The remaining undeveloped areas consist of young, planted slash pines in a historically wet to mesic flatwoods, with lower swales occupied by titi bogs or cypress swamps. According to Mr. Anderson, pine thinning and titi reduction efforts have begun in the natural areas (see Point 154 photo provided with this report). Titi reduction was seen in the area between String Lily Cove and Climbing Rose Way, and elsewhere in this wetland, tupelo trees were flagged, presumably to keep them from being removed.

The pine stand between Phase 2 and 5 just off W Lake Forest Drive has a decent quality, mowed understory (Photopoint 15), but with some torpedograss infestations and Chinese tallowtrees. Just to the north, the understory becomes a mix of wet flatwoods and tall titi shrubs that is not mowed (Photopoint 16). Around Pond 11, planted pine areas have a dense, tall, shrubby understory of remnant flatwoods species including saw palmetto and fetterbush.

New construction in the Park District often uses retaining walls used to allow building immediately adjacent to wetlands. The large amount of fill material is colonized with abundant torpedograss, which is likely to be an ongoing problem in open wetlands (Photopoint 18).

The highest quality natural areas in Phase 5 include the small area of mowed flatwoods groundcover in the northeast corner adjacent to Grayton Beach State Park and the cypress swamp immediately to the south. The flatwoods has a mix of remnant native longleaf pine and planted or regenerating slash pine over an understory of gallberry, saw palmetto, muscadine, sand live oak, fetterbush, false rosemary, and elephant's foot (Photopoint 17). The adjacent swamp contains several mature pond cypress trees (left side of Photopoint 19).

During the 2025 inspection, a white material was seen tied around some longleaf pine trees outside of the footprint of a house under construction beside the Grayton Beach State Park boundary (see photos of Points 220 and 221 provided with this report). If still present, this material needs to be removed immediately.

Most of the Phase 5 landscaping is sod, along with several planted cypress trees. One small planting was originally a mix of native and non-native ornamentals, but this has been replanted with only natives. Once fully developed, the landscaped areas would benefit from a reassessment of suitable species.

Locations of invasive species observed in 2025 are shown in Figure 1. Here are the non-native plants ranked as Category I invasives by FISC observed this year in Phase 5 natural areas, roughly in order of threat from most to least serious:

Torpedograss (*Panicum repens*)

Torpedograss introduced on building fill material is a major issue in Phase 5. All exposed fill material is infested with it, often just as a solid cover (Photopoint 18). Sod placed along slopes to wetlands has smothered some of this invasive, but it will likely emerge through this grass in years to come. Moreover, the torpedograss on the wetland edge of the sodded areas may continue to spread into the natural areas. This is especially problematic where fill material overtopped silt fencing and was deposited in the adjacent cypress swamp to the east of Climbing Rose Way and in the titi wetland around String Lily Cove (see photos of Points 172 and 279 provided with this report). The area just southwest of the new pool still has remnant wetland herbs, and torpedograss is now encroaching.

The edge of Pond 11 (Photopoint 20) is landscaped and mowed, but torpedograss is still present at the edges of the pond and adjacent wet flatwoods.

The area of planted pines just north of W Lake Forest Drive between Phases 2 and 5 has some torpedograss mixed with native grasses in the understory.

Chinese tallowtree (*Triadica sebifera*)

A few small Chinese tallowtrees are in the wetland edge east of Climbing Rose Way as well as in the pine stand between Phase 2 and 5 just off W Lake Forest Drive.

Photopoint: 15 **Phase: 5** **Date:** September 21, 2025 **Latitude:** 30.327229 **Longitude:** -86.128898 **Direction:** West **Description:** Planted pine stand between Phase 2 and 5 with a little cypress and flatwoods understory. Mowed recently with torpedograss invading.	
Photopoint: 16 **Phase: 5** **Date:** September 21, 2025 **Latitude:** 30.327818 **Longitude:** -86.129241 **Direction:** West **Description:** Planted pine stand between Phase 2 and 5 in wet flatwoods with dense titi.	

Photopoint: 17
Phase: 5
Date: September 21, 2025

Latitude: 30.329720
Longitude: -86.128359
Direction: Southwest

Description: Mowed flatwoods vegetation with a good mix of native species. Both longleaf and slash pine in canopy.

Photopoint: 18
Phase: 5
Date: September 21, 2025

Latitude: 30.329161
Longitude: -86.130318
Direction: East

Description: North edge of titi bog with torpedograss infesting fill soil along slope down to wetland. New silt fencing and a fence on north edge of wetland has been installed.

Photopoint: 19
Phase: 5
Date: September 21, 2025

Latitude: 30.329167
Longitude: -86.128611
Direction: South

Description: Construction along edge of small cypress swamp. Cypress trunk on left side of photo.

Photopoint: 20 **Phase: 5** **Date:** October 6, 2024 **Latitude:** 30.328153 **Longitude:** -86.128434 **Direction:** NE **Description:** Landscaped edge of retention pond in Phase 5. Slash pine stand on left plus planted cypress and sweetbays around pond in mowed area. Torpedograss on edge of pond and flatwoods.	

Conclusion

Overall, the common spaces and natural areas on the WaterColor Development are being managed well. There has been a considerable and highly effective effort made to treat Chinese tallowtrees, Guineagrass, and cogongrass, although some infestations were not treated this year.

The Association is vigilant about enforcing up-lighting rules that limit wildlife impacts. The Association continues to follow recommendations made by TNC to mechanically treat uplands at least every three years in order to mimic the effects of fire in maintaining the natural structure of historical plant communities. The reduced fuel loads also limit the risk of damaging wildfires. Mechanical clearing is not a perfect substitute for fire, though. Over time, the treatments are creating an inevitable increase in woody litter cover, limiting the availability of open bare sand that is necessary for many native herbaceous species to become established. As a result, the natural areas tend to have a higher cover of shrubs and very little wiregrass, although several good quality areas with wiregrass and/or Florida dropseed appear to be stable. With prescribed burning all but impossible to carry out in such a dense residential area, regular mechanical treatments are the most effective method to conduct ecologically sound management.

During my meeting with Mr. Anderson, Mr. Marshall, and members of the Land Management Advisory Group, the issue of the Walton County regulations protecting coastal dune lakes was raised with some question as to whether bush hogging activities around Western Lake may conflict with these rules. Walton County prohibits clearing vegetation within 100 feet of a coastal dune lake and requires that native vegetation be preserved around coastal dune lakes. In my opinion, the WaterColor management activities originally recommended by TNC work to preserve the native vegetation by acting as a surrogate to fire. The bush hogging is not used to remove vegetation, but rather to maintain a natural structure. Vegetation is not mowed to the ground or removed at the root level, minimizing any potential increase to erosion.

The equipment used to bush hog the natural areas seems to be effective in limiting soil disturbance. Even with regular mowing, weedy vines, muscadine in particular, will continue to spread, keeping low to the ground and crowding out other species. Some targeted chemical treatment of this vine might be warranted to limit its impact in higher quality areas, although only in particularly dense areas. The mechanical clearing also creates habitat for and helps to spread early successional weeds, particularly the native beggarticks (*Bidens alba*). However, these species are only problematic if they begin to crowd out other native plants. Some control of these might be achieved by follow up mowing along the pedestrian trails before the weeds set fruit, but the common areas did not seem to be in need of this.

A greater threat is posed by non-native invasive species that may be spread by mechanical treatments. This is of particular concern with the Guineagrass infestation in Phase 3. Some clumps have been effectively treated, but more patches remain. Likewise, there has been a good effort to treat cogongrass infestations, but at least two documented occurrences were not retreated this year and are continuing to increase. And more widespread on the property, torpedograss is of concern where it is invading areas of native vegetation.

New construction in the Phase 5 Park District is placing lots at the very edge of wetlands and fill material has been washed into these wetlands due to inadequate silt fencing. Continued monitoring of

construction operations is needed to ensure that this runoff does not exceed regulatory restrictions, and the spread of torpedograss introduced on this fill needs to be addressed.

Several years ago, the Association followed through with recommendations from TNC to mechanically remove titi along wetland edges in several areas. This management action can be highly beneficial for sun-loving herbaceous species, particularly wiregrass and pitcherplants. Follow-up mechanical treatments over areas where titi has been removed will be necessary to keep this fast-growing shrub from overwhelming native grasses and herbs in wetlands. On former sandhills, particularly in Phase 3, shading from sand pines and sand live oaks may be limiting native groundcover. Pruning lower branches or removing some trees may help to promote herbaceous growth and improve vistas.

The overwhelming majority of vegetation on the property is native, either planted or preserved from the historic natural communities. Only a few limited garden areas use non-native ornamentals. For the most part, this is not a concern, but certain species may be problematic. According to Mr. Anderson, the use of a sterile lantana cultivar is now being discouraged, and the plants previously noted in the Cerulean Garden area and in Phase 5 appeared to have been removed.

Cultivated plants from residences are also potentially problematic, particularly when landscaping waste is deposited in adjacent natural areas. In 2025, a houseplant was found dumped in the woods in Phase 2B, and a planted Chinese privet was seen by a house in Phase 4.

During the 2023 site inspection, several free roaming cats were seen, and some residents are clearly feeding these animals. Outdoor cats near forested areas are highly destructive to native wildlife and will hunt even if being fed by humans. Trap-Neuter-Release programs, while popular, are rarely effective. Removal of these cats would be beneficial to native wildlife, particularly the federally endangered Choctawhatchee beach mouse, but that is understandably a difficult and potentially controversial step to take.

Non-native plant species designated by the Florida Invasive Species Council as Category I invasives continue to be problematic on the property. Additional locations are found each year, but these are becoming fewer. The following are conclusions for each of the Category I invasives that occur on the Watercolor property:

> Several clumps of **cogongrass (*Imperata cylindrica*)** have become established and have the potential to grow vigorously and spread quickly. Cogongrass is an aggressive invader and can drastically alter the character and function of a natural area. In addition to crowding out native species, the infestations pose a significant fire hazard. Last year, all of the known clones were being treated effectively. However, two patches did not appear to have been treated since last year and are now increasing. Regular follow-up treatments are always necessary for cogongrass control, as the rhizomes of this grass may persist long after the plant has been top-killed. One new, previously undocumented patch was discovered in Phase 4.
>
> **Guineagrass (*Urochloa maxima*)** in Phase 3 was established from the two individuals found in 2020 and 2021. This species is only just becoming established in the Panhandle, although it is a highly problematic invader in Central Florida. Early and aggressive treatment of any clumps will be the most effective management action. Last year, Ms. Bartley indicated that contractors might begin to treat the clumps observed during the 2024 site visit. This treatment appears to

have been successful on the west side of Cove Hollow Street, and no living plants were seen there. Some treatment of the plants closer to High Street was also evident, but clumps are still remaining in this area. Bush hogging in any infested areas may encourage more spread and should be suspended until the clumps are killed.

Several stormwater ponds have large areas of **torpedograss (*Panicum repens*)** in the shallow portions of the ponds and often extending out into the surrounding natural area. This is also a very difficult invasive grass to control. Some treatment was attempted in pond edges prior to 2023. Non-target damage to aquatic plants is a concern, and eradicating this grass entirely from ponds may not be possible. However, treatment in Pond 7 on Phase 2 seems to have been successful and native waterlilies have rebounded. Management should focus on smaller outlier populations first to keep the grass from invading new areas. From there the grass should be contained to the ponds by limiting any spread into uplands. Consultation with experts at University of Florida Institute of Food and Agricultural Sciences is advised for specific treatment methods to minimize damage to natives. Complete eradication would be difficult and costly.

A few young **Chinese tallowtrees (*Triadica sebifera*)** were observed in wetlands, but this species has been greatly reduced in the past three years. These efforts should continue but could mainly focus on removal of larger trees to limit reproduction.

S**kunkvine (*Paederia foetida*)** has only been noted in a single location on the property, and this year the plants appear to have been reduced by treatment. Groundcover plants remain, but are much reduced. Eradication of this plant now would be helpful to reduce widespread infestation of natural areas and cultivated gardens. Likewise, small infestations of **wild taro (*Colocasia esculenta*), asparagus fern (*Asparagus aethiopicus*)**, **lantana (*Lantana camara*)**, **Chinese privet (*Ligustrum sinense*)**, and **Japanese climbing fern (*Lygodium japonicum*)** could be treated early to avoid more costly removal later.

Based on the observations in this report, I have the following recommendations for the next few years:

- Continue to aggressively treat cogongrass and Guineagrass infestations and require mowing contractors to maintain clean equipment. The immediate area around known infestations should not be mechanically treated until the population has been mostly eradicated. Multiple follow-up visits will be needed to monitor for re-growth. More information about these species and treatment methods may be found at https://www.fnai.org/species-communities/invasives/invasives and at https://plants.ifas.ufl.edu/
- Remove any reproductive Chinese tallowtrees (Phases 3 and 4).
- Continue to target the skunkvine infestation near the boathouse in Phase 1 to prevent further spread.
- Immediately treat/remove the infestation of wild taro in Phase 1.
- Consider removing the large, non-native confederate jasmine vine that is climbing up to 20 feet in sand pines adjacent to a residence in Phase 1.
- Consider removing poison ivy from the handrail in the vicinity of Photopoint 3 in Phase 1; removal is recommended for resident safety.
- Discourage any landscape waste dumping in natural areas.

- Educate residents on the use of appropriate ornamentals to limit potential invasive species infestations and also the potential threat from discarding houseplants in natural areas.
- Continue to mechanically treat uplands at least every three years, varying seasonality when possible, to mimic the natural effects of fire and to reduce wildfire risks. Lighter weight equipment is preferable to limit soil disturbance.
- Judiciously remove or prune sand pines or sand live oaks that create excessive shading.
- Continue to remove titi from wetland edges to maintain grassy vegetation and follow up treatments with regular mowing on a 2- to 3-year interval.
- Continue to educate residents on reducing bear attractants and monitor for trash can violations.
- Use locking trash cans in beach areas to reduce beach mouse predators.
- Remove construction materials on pine trees in Phase 5.
- Increase awareness of free roaming cats and remove when possible.
- For cultivated areas, avoid the use of invasive plant species from the FISC list (https://floridainvasivespecies.org/plantlist2019.cfm).

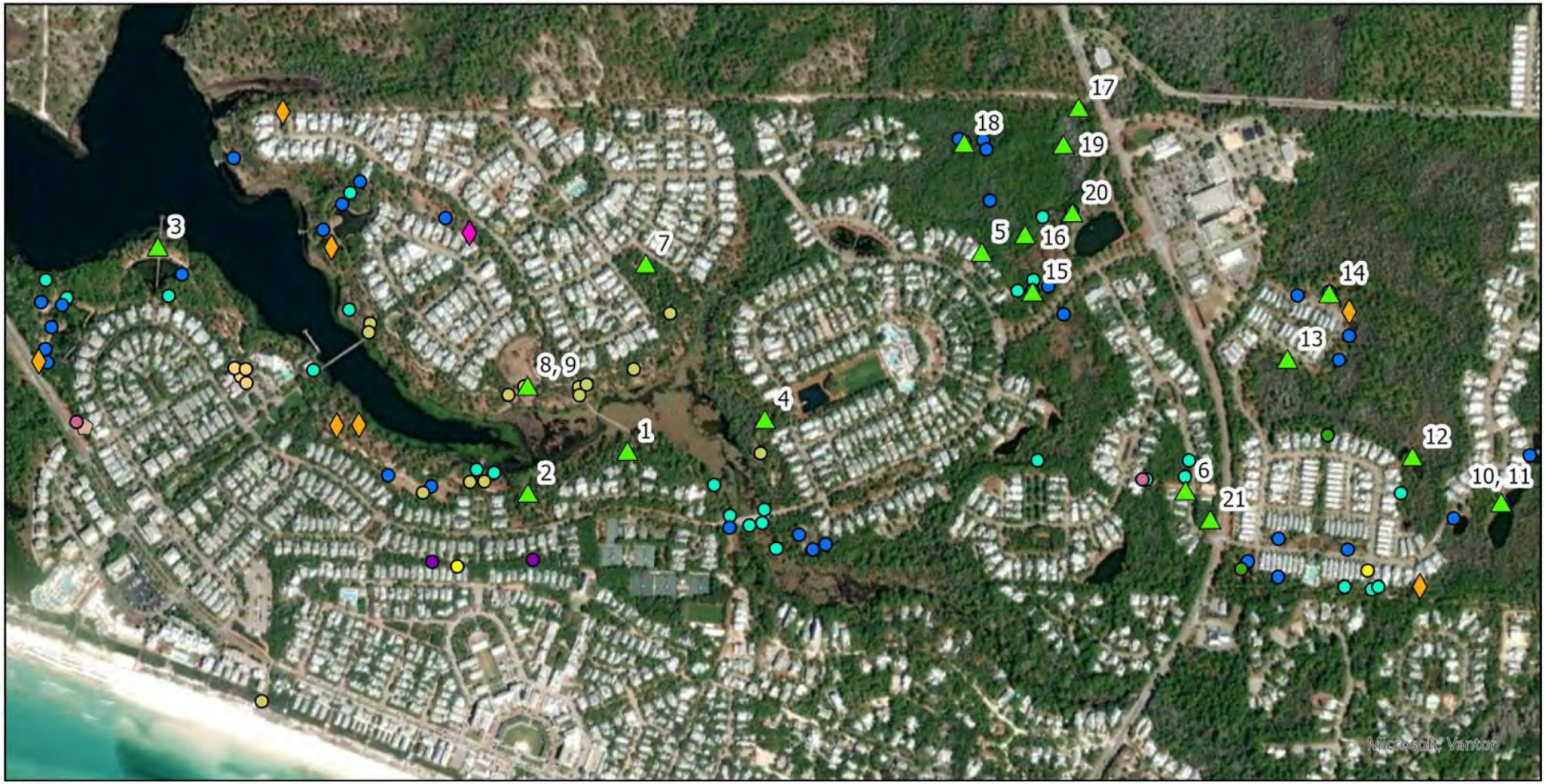


Figure 1. Photopoint locations and non-native invasive plant species seen during a survey of the WaterColor Development on September 19 - 21, 2025.

Appendix D 2022 Watercolor Management Plan

WaterColor Land Management Plan 2022

WaterColor Community Association

September 2022

Cardno

now

Stantec

Document Information

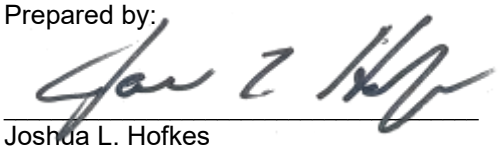
Prepared for	WaterColor Community Association
Project Name	WaterColor Land Management Plan 2022
Project Number	237800491
Project Manager	Josh Hofkes
Date	September 2022

Prepared for:

water·color
community association

WaterColor Community Association
133 Pine Grove Circle
Santa Rosa Beach, FL 32459
(850) 231-2546

Prepared by:



Joshua L. Hofkes
Senior Consultant

Rick Cantrell
Senior Consultant

Prepared by:

Cardno now Stantec

Cardno
2420 Lakeshore Drive, Suite 100, Tallahassee, FL 32312

Cardno

now

Stantec

Table of Contents

Tables

Figures

1 Introduction

The WaterColor (a/k/a Villages at Seagrove) development, located in Walton County, Florida, is currently subject to The Development of Regional Impact (DRI) Development Order (DO) (Resolution 2002-32) approved by The Board of County Commissioners of Walton County, Florida, under Notice of Proposed Change (NOPC) No. 1 and its supporting documentation. The identified terms of the DO, as they relate to the approved *Watercolor Management Plan, Revised December 22, 2000*, require that the permittee (WaterColor Homeowners Association (HOA)) provide compliance with management of onsite lands including natural areas and common open space.

The land management guidelines and proposed management schedules detailed herein are provided based on information detailed in the DO, Plan, state and federal listed species and wetland permits, input from the WaterColor HOA and a site assessment conducted on April 12, 2022. Due to limitations of the obtainable cad files, acreages detailed herein are assumed to be approximate and are based on the best available data.

2 Land Management Development Approach

The *Watercolor Management Plan, Revised December 22, 2000* (Plan) details the following natural area land management directives:

- Random thinning of planted pines to 30'-50' separation between remaining trees (living trees).
- Retaining of all snags, old, suppressed, or dying trees.
- Removal of other exotic/nuisance species.

The Plan, coupled with the results of onsite field assessments conducted on April 12, 2022, and other previously conducted onsite assessments were used to categorized distinct land management categories, land management types and develop management directives for each independent of natural area or common open space designations. Based on this, WaterColor lands were categorized into two (2) land management categories and five (5) land management types. Land management categories include common open space lands and natural areas. Land management types include parks/recreational lands, native pockets, stormwater ponds, wetlands/surface waters and uplands. The limits of each of the five (5) development phases and the five (5) land management types are detailed on Figure 1.

Common open space lands include routinely maintained parks/recreational lands, native pockets, and stormwater ponds located primarily within the development phase boundaries. Numerous stormwater retention ponds are located outside and immediately adjacent to the development phase boundaries. Natural areas include uplands, wetlands, surface waters and associated upland buffers located outside of the development phase boundaries. A summary of these management types is provided in Table 1.

Within the WaterColor development limits, ±1.79 acres are managed by 3rd parties not associated with the HOA or its residents. Management of these lands is not discussed or included as a part of this Land Management Plan.

Table 1. Summary of WaterColor Land Management Type

Land Management Type	Acreage
Common Open Space Lands	
Park/Recreation Lands	Undetermined
Stormwater Retention Ponds*	10.84
Native Pockets	4.92
Natural Areas	
Wetlands/Surface Waters	132.46
Uplands	79.34

*Located within and immediately adjacent to development phase boundaries

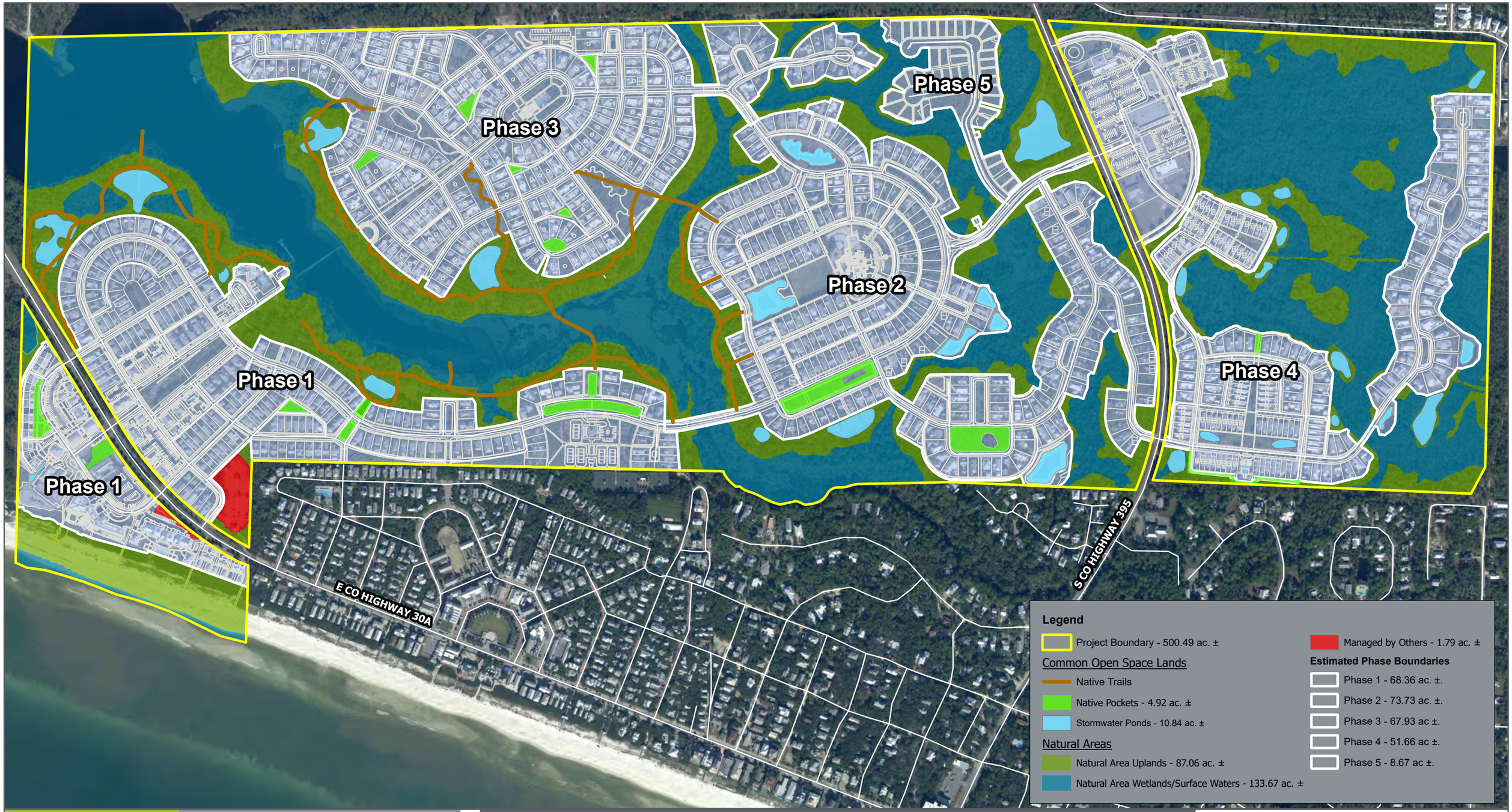


Image:2016

Data Source:

Sec 14 & 15
Twp 03 S
Rng 19 E

0 500 1,000 Feet
0 150 300 Meters

Figure 1: WaterColor Land Management Limits

WaterColor Community Association

Walton County, Florida

Cardno now Stantec

3905 Crescent Park Drive, Riverview, FL 33578 USA
Phone (+1) 813-664-4500 Fax (+1) 813-664-0440
www.cardno.com

Date Created: 9/2/2022 Date Revised: 9/2/2022 File Path: \\cardno.corp\global\US\FL\TPA01\TPA01Secure01\GIS_Projects\UnitedStates\Florida\Tallahassee\WaterColor Community Association\WaterColor_Ecological_Services_2022\APRX\WaterColor 2022.aprx
GIS Analyst: melanie.kohls

3 Land Management Areas and Designations

The following section provides current vegetation community descriptions (April 2022), plan development approach justifications and landuse details for each of the management designations that fall under both common open space lands and natural areas.

Natural lightening caused fires shaped the structure of both upland and wetland plant communities prior to settlement of the area. These fires maintained an open understory beneath sparse to moderately dense canopies of longleaf and slash pine (*Pinus elliottii*) in upland and hydric flatwoods and provided for herbaceous savannahs bordering most forested wetlands. The onset of plantation silviculture, as a dominant land use, drastically changed this landscape. Natural fire has been actively suppressed, canopy densities dramatically increased in flatwoods, slash pine composition in swamps increased, and the savannahs overwhelmed by titi.

It is not possible, nor is it the intent of the maintenance work conducted within the management zones listed below to return them to pre-settlement natural communities. However, the maintenance work will utilize knowledge of the historical vegetative communities to target the establishment of conditions conducive for the areas being maintained to reflect natural Florida landscapes to the degree possible given the constraint posed by not being able to use prescribed fire as a management tool.

Common Open Space Lands

Park and Recreations Lands (Undetermined Acres)

These areas are uplands that serve the public as places for outdoor, primarily passive, recreation. As such, frequent human traffic within the landscape is anticipated and wildlife values may be reduced.

Stormwater Retention Ponds (10.84 Acres)

This designation includes artificial ponds used to treat stormwater prior to discharge to waters of the state. Because of the focused stormwater, these waters are highly susceptible to eutrophication and overgrowth by exotic or native nuisance vegetation. Without maintenance, these ponds would be overgrown by vegetation, especially cattails, and would lose the aesthetic of open water.

Native Pockets (4.92 Acres)

This designation includes small pockets of forested lands within the development phase boundaries that are similar in appearance and composition to natural vegetation community assemblages.

Natural Areas

Wetlands and Surface Waters (132.46Acres)

This designation includes the open waters of the far eastern extent of Western Lake, an herbaceous littoral fringe within the lake, and tributary forested wetlands (swamps and hydric flatwoods).

Maintenance work within Western Lake proper is anticipated to be restricted to hand removal or herbicide treatment of vegetative growth around stormwater outfalls or permitted docking facilities.

Historically, wetlands on site were floodplain swamps and basin wetlands with moderately dense canopies of pond cypress (*Taxodium ascendens*) and hardwoods, primarily Tupelo (*Nyssa* sp.) and sweetbay (*Magnolia virginiana*), and surrounding herbaceous savanna/hydric flatwoods with a sparse, typically somewhat stunted, slash pine canopy.

Natural system wetlands remaining within WaterColor, that are not part of the littoral fringe of Western Lake, are remnant forested systems and/or savannas/hydric flatwoods previously converted to pine plantations and/or overgrown with Titi. Nearly all are associated with natural drainage ways. Those farthest from Western Lake have become “beads–on-a-string” systems, with the formally more shallow wetlands between deeper basin swamps being converted to pine plantation. It is difficult to over emphasize both the direct and indirect effect these pine plantations have had on the composition and structure of the natural wetlands. Whenever hydrological conditions provided opportunity during clearing and planting, all but the wettest swamps were attempted to be converted to plantation. The resulting

overly dense canopy and exclusion of fire created agricultural tree farms that bare little overall resemblance to natural Florida hydric flatwoods. Even when very wet conditions caused some of the edges of the plantations to fail, fire exclusion provided for the proliferation of Titi, which formed dense thickets that have severely reduced herbaceous groundcover. Further, the enormous seed source created by a landscape where both upland and shallow wetlands have become pine crop lands, has resulted in slash pine becoming a greater component of the deeper swamps than historically. In some areas of Florida this same effect was facilitated by the aerial seeding of pine into wetlands.

Uplands (79.34Acres)

This designation includes several different types of non-park uplands. Throughout, better drained soils support a sandhill/xeric oak/scrub community dominated by sand live oak (*Quercus geminata*) and/or sand pine (*Pinus clausa*). Both turkey oak (*Quercus laevis*) and longleaf pine (*Pinus palustris*) are also components of these drier areas. Historically, natural fire was moderately periodic to infrequent but when it occurred, was often catastrophic in the scrub and xeric oak communities. Most of the plants of these communities are adapted to regenerate after even catastrophic fire. Less well drained soils originally supported longleaf and slash pine flatwoods but were extensively replaced by silviculture plantations of slash pine that are still present. Natural fire in the flatwoods was frequent and provided an open groundcover with only limited amounts of tall or dense woody understory.

4 Land Management Directives

Fire, as noted, was an important physical factor associated with shaping and maintaining the natural ecosystems within the WaterColor lands slated for land management. However, the proximity of these natural ecosystems to developed, smoke sensitive areas within WaterColor considerably limit the practicality and ability to utilize fire as a tool to reduce fuel loads or for ecosystem restoration. As such, prescribed fire has been excluded as a land management tool option within WaterColor. Alternatively, the WaterColor HOA employs management methods such as selective herbicide treatments, mowing, roller chopping, and canopy density reduction to mimic the beneficial effects of fire on natural systems.

Maintenance activities in Common Open Space Lands reflect the need to provide for the designated use of these areas. As such, the natural system aspects cannot be fully expressed. However, in the natural areas the goal is to provide a native Florida landscape to the greatest extent possible.

A summary of the proposed land management activities per identified management types is provided in Table 2.

Table 2. Land Management Activity per Land Management Designation

Land Management Types	Planted Pine Thinning	Mowing/Roller Chopping	Exotic Species Treatment
Common Open Space Lands			
Park/Recreation Lands		X	X
Stormwater Retention Ponds		X	X
Native Pockets	X	X	X
Natural Areas			
Wetlands/Surface Waters	X	X	X
Uplands	X	X	X

The land management goals, frequencies and implementation specifications are further detailed herein. Additional project-specific land management activity requirements or restriction may be warranted and should be reviewed on a project-by-project basis.

Overall

Management Goal:

- The primary goals of vegetation management have always been the maintenance of ecological integrity of undeveloped natural areas and the reduction of natural fuel loads within WaterColor. When not contrary to the first goals, ‘Vista Management’ has been a secondary consideration in vegetation management.

Frequency:

- Annually in perpetuity.
- Maintenance coinciding with drought periods should be utilized as an opportunity to remove dense titi and reduce pine within the cypress/hardwood swamp interface and to perform mowing in areas that may be normally too wet to support mechanized equipment.
- Maintenance coinciding with wet periods should focus on activities requiring the use of handheld equipment to avoid soil rutting.

Contractor Bid Specification:

- Contractors conduct annual vegetation inspections and management of natural areas within WaterColor to facilitate the ecological integrity of native Florida landscapes and reduce wetland/upland vertical fuel loads within in the natural areas.
- No grading or significant soil disturbance (including vehicular rutting) is allowed in the wetland natural areas.
- Management activities in both the forested upland and, hydric flatwoods and wetland ecotones will include selective thinning of woody understory vegetation, predominately titi in wetlands, as well mechanical clearing/mowing. In wetlands, mechanical clearing/mowing is to be utilized only when conditions will not cause rutting of soils or negatively impact native wetland trees or non-nuisance shrubs.
- Insure there is no spillage of petroleum products onto either upland or wetland soils.
- Remove all trash and litter resulting from the vegetation eradication, such as oil cans, drums, paper, and any other refuse from the site.
- All work including vegetation trimming or clearing occurring within costal dune system (Phase 1) shall be coordinated and approved by permit from the Florida Department of Environmental Protection.

Pine Thinning

Management Goal:

- Thin planted slash pines (or regeneration) in a random manner in both uplands and the wetland ecotones to achieve a mixed age stand with 30’-50’ separation between pine trees in uplands and a 50’ minimum in hydric flatwoods (wetlands).
- Any understory or groundcover pine that is growing in the ecotone of cypress/hardwood swamps, that can be easily accessed, should be removed.
- Reduce natural fuel loads to protect WaterColor and adjacent developments from catastrophic wildfires.

Frequency:

- Annually until target management goal is achieved then as needed to maintain goal.

Contractor Bid Specification:

- Abide by Florida Silviculture Best Management Practices.
- Manual or mechanical thinning of the existing planted pine to obscure planted rows and to create distances between the pine trees in uplands range from 30 to 50 feet. In hydric flatwoods wetlands spacing should be reduced to a 50’ minimum.
- There are no state permits required for the pine removal in uplands.
- There are no state permits required for pine removal in the wetlands, however; the tree roots must remain in place and there can be no permanent fill.
- Retain snags, and old, or dying trees, unless due to insect infestation or they pose a danger to property or human life.

- Manually or mechanically remove any easily accessed understory or groundcover pine seeded into the wetland ecotone of cypress/hardwood swamps between deeper swamp and hydric flatwoods plantations.
- Remove trees as needed in the case of insect infestations, or damage from severe weather, wildfire, or other occurrences that could jeopardize the health of natural communities.
- Trees should be felled to avoid impact to surrounding canopy trees to the greatest extent possible.
- Pine thinning may be performed with light-wheeled/low-impact mechanical equipment in uplands. Light-wheeled/low-impact mechanical equipment may also be used in hydric flatwoods unless it causes soil rutting, in which case handheld mechanical equipment is to be used exclusively.
- Trees should not be removed from the forest where rutting cannot be avoided. Some trees may be girdled and left standing to provide snags for additional wildlife habitat unless they pose a danger to property or human life.
- Prior to any tree removal in uplands, the contractor must ensure that all known gopher tortoise burrows are marked with flagging. Areas surrounding burrows must be avoided to prevent their collapse.
- Provide photographic documentation that the work was accomplished.

Mowing/Roller Chopping/Mechanical Removal

Management Goal:

- Maintain ecological integrity of natural communities.
- Reduce natural fuel loads to protect WaterColor and adjacent developments from catastrophic wildfires.
- Simulate naturally occurring fire to mimic the natural succession processes that occurs Florida vegetation communities.
- Maintenance of open vistas on Western Lake and conserved wetlands and uplands.
- In existing or relict sandhill communities, some removal of sand live oak may be necessary. These efforts shall be evaluated by an ecologist on a case-by-case basis. This work may be associated with maintaining adequate habitat for gopher tortoise and/or retention of sand pine.

Frequency:

- As needed in perpetuity.

Contractor Bid Specification:

- Mow with a bushhog, Gyrotrac, brush cutter, or equivalent tractor-mounted equipment. Mowing shall focus on the cutting of vines, briars, brambles (blackberry and dewberry), and small trees and woody shrubs. The extent of cutting does not need to be “park-like”.
- Mechanically reduce/remove dense titi where encountered. Cut and apply herbicide to base. If soil rutting is encountered or expected, removal with handheld mechanical equipment is to be used exclusively. If possible, cut titi should be chipped and/or removed if dry soil conditions allow access for removal equipment.
- Maintenance efforts utilizing mechanized equipment should be attempted only when suitably dry conditions exist.
- Use of small or low surface pressure machines is preferable to keep ground disturbance and potential rutting of soils to a minimum.
- Photographic documentation that the work was accomplished.

Exotic Species Treatment

Management Goal:

- Eliminate onsite populations and reduce off-site encroachment of exotic botanical species.

- Maintain acceptable levels of potential nuisance native vegetation such as cattails.

Frequency:

- As needed in perpetuity.

Contractor Bid Specification:

- All herbicide treatments will be applied by a state-licensed restricted use pesticide/herbicide applicator that is familiar with the indigenous and desirable on-site plant species.
- Exotic botanical species are those listed as category I and II species, as classified by the Florida Exotic Pest Plant Council (FLEPPC).
- Exotic species and /or nuisance native vegetation removal, control and treatment will be conducted utilizing chemical and mechanical removal techniques. Chemical applications will include foliar, basal, and stump treatments.
- Chemical treatment of nuisance/exotic species should be conducted during the growing season.
- Spray shields should be used to avoid incidental impacts to rare, endangered, or desirable native species during the chemical treatment of exotics.

5 Priority Land Management Objectives

This section details priority land management objectives identified during the onsite field assessments conducted April 12, 2022. All management actions detailed in this section shall be conducted in accordance with the General Land Management Directives provided herein.

Common Open Space Lands

Park and Recreations Lands (Undetermined Acres)

No priority land management action observed required.

Stormwater Retention Ponds (10.84 Acres)

No priority land management action observed required.

Native Pockets (4.92 Acres)

No priority land management action observed required.

Natural Areas

Wetlands and Surface Waters (132.46 Acres)

- Reduce pine canopy and titi density in portions to assist wildlife values and to reduce wildfire danger. The priority lands that shall be targeted for pine canopy thinning are primarily limited to planted pine stands. The limits of these areas are detailed on Figure 2.
- Eradicate populations of popcorn tree/Chinese tallow (*Triadica sebifera*) via mechanical or chemical means where know present. The priority lands that shall be targeted for popcorn tree eradication are detailed on Figure 2.

Uplands (79.34 Acres)

- Reduce pine canopy and titi density in portions to assist wildlife values, to reduce wildfire danger and to facilitate mowing/roller chop area expansion. Mowing/roller chopping under and/or around the canopy is necessary to prevent development of a dense, tall understory which would pose the threat of dangerous wildfire given the surrounding residential structures. The priority lands that shall be targeted for pine canopy thinning are primarily limited to planted pine stands. The limits of these areas are detailed on Figure 2.

Image:2016

Data Source:

Sec 14 & 15
Twp 03 S
Rng 19 E

0 500 1,000 Feet
0 150 300 Meters

Figure 2: WaterColor Land Management Priority Areas

WaterColor Community Association

Walton County, Florida

Cardno now Stantec
3905 Crescent Park Drive, Riverview, FL 33578 USA
Phone (+1) 813-664-4500 Fax (+1) 813-664-0440
www.cardno.com

Date Created: 8/30/2022 Date Revised: 8/31/2022 File Path: \\cardno.corp\global\US\FL\TPA01\TPA01Secure01\GIS_Projects\UnitedStates\Florida\Tallahassee\WaterColor Community Association\WaterColor_Ecological_Services_2022\APRX\WaterColor 2022.aprx
GIS Analyst: melanie.kohls

6 Implementation Schedule

This section details the land management units and associated land management implementation schedule. The WaterColor development was divided into four (4) land management units proposed to be implemented to the greatest extent possible on a four (4) year cycle. The limits of each land management unit were established based on divisions of natural vegetation community assemblages based on signature interpretation of aerial imagery, ingress/egress points, past management activities, proportional division of lands slated for management and available resource management personnel. Given the majority of annual long-term land management effort will address natural area forested uplands, the land management unit divisions targeted even distribution of these lands throughout each unit to the greatest extent possible. A summary of the extent of upland natural areas within each land management unit are summarized in Table 3. The WaterColor land management units are detailed on Figure 3.

Table 3 Summary of Upland Natural Areas Per Land Management Unit

Land Management Unit	Acres of Upland Natural Areas
1	27.71 (beach/dune: 7.5)
2	17.54
3	22.34
4	19.47

This land management plan assumes land management of common open space lands will be addressed routinely under WaterColor's general operations and maintenance efforts.

The four (4) year cycle implementation schedule is proposed based on the maintenance requirements necessary to meet the requirements set forth in the original Plan, landuse objectives within Common Open Space Lands and mimicry of natural land disturbance patterns, i.e., fire. The specific land management unit selected for plan implementation should be based previous management efforts and lands in the queue for treatment. All management actions detailed in this section shall be conducted in accordance with the Land Management Directives (Section 4.0) provided herein.

All land management goals, frequencies, directives and implementation schedule detailed herein are based on the best available data at the time and should be adjusted as needed if warranted and done so in accordance with agency issued permits and approvals. Adaptive management shall be employed including adjustments in testing, monitoring, evaluating applied strategies, and management approaches based on new scientific findings, dramatic changes in site conditions, i.e., post-hurricane, or the needs of the WaterColor HOA.

N

Image:2016

Data Source:

Sec 14 & 15
Twp 03 S
Rng 19 E

0 500 1,000 Feet

0 150 300 Meters

Figure 3: WaterColor Land Management Units

WaterColor Community Association

Walton County, Florida

Cardno now Stantec

3905 Crescent Park Drive, Riverview, FL 33578 USA
Phone (+1) 813-664-4500 Fax (+1) 813-664-0440
www.cardno.com

Date Created: 9/2/2022 Date Revised: 9/2/2022 File Path: \\cardno.corp\global\US\FL\TPA01\TPA01Secure01\GIS_Projects\UnitedStates\Florida\Tallahassee\WaterColor Community Association\WaterColor_Ecological_Services_2022\APRX\WaterColor 2022.aprx
GIS Analyst: melanie.kohls

Appendix E 2024 Exotic and Nuisance SPP Monthly Reports

2025 January – STORMWATER RETENTION PONDS, INVASIVE PLANT TREATMENT & WILDLIFE OBSERVATIONS

WaterColor HOA

No wildlife sightings reported.

We continue to perform compliance site visits and send communications to owners. These violations and communications include “scavenger proof” trash cans per the “Incidental Take” permit. We have been able to close out several of these violations as they are brought into compliance.

We continue to attempt to educate owner & rental management companies through the community website. Each rental is provided with a copy of the good neighbor policy. Which includes the following:

Garbage

-Garbage is picked up once per day.

-One of WaterColor’s most attractive features are our natural environment but with that comes a variety of wildlife **(including raccoons, bears, snakes, coyotes, bobcats, alligators, etc.).** Securely bag trash, place in the provided bins, secure the lids & raise the flag on the crib to indicate the need for trash pickup. **Please do not leave trash out overnight.**

Stantec

Phase V tree/titi thinning oversight.

Florida Select

Tree/titi thinning within Phase V.

The Lake Doctors, Inc.

Treated for shoreline emergent vegetation, added beneficial bacteria and pond dye to prevent algae growth.

BrightView

Provided on 1/30/2025:

1. Management:
   -Monthly managers meeting scheduled for 2/4 at 9am.
   -Taking inventory of freeze damaged plant material and planning cutbacks of this material in February.

2. Maintenance:
   -Palmetto pruning has been completed.
   -Ornamental grass pruning in Phase I, IIb, and III.
   -Grass cutbacks completed in Phase IV.

-Rejuvenation pruning has been completed in Phase I, II, IIb, and IV.
-General property wide cleanup.

3. Agronomics:
   -No treatments.

4. Seasonal Color:
   -Watering pots.
   -Pulling weeds.
   -Pulling out tired plant material.

2025 February – STORMWATER RETENTION PONDS, INVASIVE PLANT TREATMENT & WILDLIFE OBSERVATIONS

WaterColor HOA

One security report for wildlife, notes provided:

1. "Very large bear walking the trail to the Pine Lily dock" (20 Pine Lilly Circle), 2/27/2025.

We continue to perform compliance site visits and send communications to owners. These violations and communications include "scavenger proof" trash cans per the "Incidental Take"

permit. We have been able to close out several of these violations as they are brought into compliance.

We continue to attempt to educate owner & rental management companies through the community website. Each rental is provided with a copy of the good neighbor policy. Which includes the following:

Garbage

-Garbage is picked up once per day.

-One of WaterColor's most attractive features are our natural environment but with that comes a variety of wildlife **(including raccoons, bears, snakes, coyotes, bobcats, alligators, etc.).** Securely bag trash, place in the provided bins, secure the lids & raise the flag on the crib to indicate the need for trash pickup. **Please do not leave trash out overnight.**

Stantec

Herbicide stump treatment of previously thinned trees/titi in Phase V, 2/26/2025.

Florida Select

No activities performed.

The Lake Doctors, Inc.

Treated shoreline emergent vegetation, added beneficial bacteria and pond dye to prevent algae growth.

BrightView

Provided on 2/29/2024:

1. Management:
   -Phase II QSA sent.
   -Phase IIb, IV, and V walkthrough with Cindy today.
   -Finalizing pricing for 2026 contract renewal.

2. Maintenance:
   -General clean up and path raking.
   -QSA punch list items completed.
   -Root pruning taking place this week and should be finished 2/28.
   -Freeze damaged plant material cutbacks completed.
   -Weed spraying throughout.

3. Agronomics:
   -No treatments.

4. Seasonal Color:
   -Watering pots.

-Pulling weeds.
-Pulling out tired plant material and dead heading pansies.

2025 March – STORMWATER RETENTION PONDS, INVASIVE PLANT TREATMENT & WILDLIFE OBSERVATIONS

WaterColor HOA

No wildlife sightings reported.

We continue to perform compliance site visits and send communications to owners. These violations and communications include "scavenger proof" trash cans per the "Incidental Take" permit. We have been able to close out several of these violations as they are brought into compliance.

We continue to attempt to educate owner & rental management companies through the community website. Each rental is provided with a copy of the good neighbor policy. Which includes the following:

Garbage

-Garbage is picked up once per day.

-One of WaterColor's most attractive features are our natural environment but with that comes a variety of wildlife **(including raccoons, bears, snakes, coyotes, bobcats, alligators, etc.).** Securely bag trash, place in the provided bins, secure the lids & raise the flag on the crib to indicate the need for trash pickup. **Please do not leave trash out overnight.**

Stantec

No activities performed.

Florida Select

No activities performed.

The Lake Doctors, Inc.

Treated for shoreline emergent vegetation, added beneficial bacteria and pond dye to prevent algae growth.

BrightView

Provided on 3/20/2025:

1. Management:
   -Phase 3 walkthrough today with Cindy.
   -2026 contract revisions still in progress.
   -Leaf mulching issue has been discussed with crew.

2. Maintenance:
   -Leaf cleanup and removal.
   -Spot mowing.
   -Western Lake trail pruning away from bridges and walkways.

3. Agronomics:
   -Mole cricket treatment completed on soccer field.

4. Seasonal Color:
   -Gardens will be tilled tomorrow, 3/21.
   -Planting scheduled to begin Monday, 3/24 and continue throughout the week.

2025 April – STORMWATER RETENTION PONDS, INVASIVE PLANT TREATMENT & WILDLIFE OBSERVATIONS

WaterColor HOA

One security report for wildlife, notes provided:

1. "Near the 409 B tag, I witnessed a small-medium gator's mouth erupt from the water and take a black bird from the surface. It immediately submerged with its meal so I could not capture an image" (Western Lake Drive), 4/18/2025.

We continue to perform compliance site visits and send communications to owners. These violations and communications include "scavenger proof" trash cans per the "Incidental Take" permit. We have been able to close out several of these violations as they are brought into compliance.

We continue to attempt to educate owner & rental management companies through the community website. Each rental is provided with a copy of the good neighbor policy. Which includes the following:

Garbage

-Garbage is picked up once per day.

-One of WaterColor's most attractive features are our natural environment but with that comes a variety of wildlife **(including raccoons, bears, snakes, coyotes, bobcats, alligators, etc.).** Securely bag trash, place in the provided bins, secure the lids & raise the flag on the crib to indicate the need for trash pickup. **Please do not leave trash out overnight.**

Stantec

Herbicide treatments targeting invasive exotic species, all phases.

Florida Select

No activities performed.

The Lake Doctors, Inc.

Sprayed for algae and aquatic weeds, added beneficial bacteria and pond dye.

BrightView

Provided on 4/24/2025:

1. Management:
   -Phase 2 walkthrough today with Cindy.
   -Plan is being worked on to rectify the condition of the turf throughout Cerulean Park.

2. Maintenance:
   -Spot mowing.
   -General property wide cleanup.
   -Path raking.
   -Shrub pruning in Phase 1.

3. Agronomics:
   -25-0-12 fertilizer on soccer field (5 bags).
   -Mole cricket treatment completed on soccer field.

4. Seasonal Color:
   -Pot watering.
   -Leaf cleanup.
   -Weed removal.

2025 May – STORMWATER RETENTION PONDS, INVASIVE PLANT TREATMENT & WILDLIFE OBSERVATIONS

WaterColor HOA

No wildlife sightings reported.

We continue to perform compliance site visits and send communications to owners. These violations and communications include “scavenger proof” trash cans per the “Incidental Take” permit. We have been able to close out several of these violations as they are brought into compliance.

We continue to attempt to educate owner & rental management companies through the community website. Each rental is provided with a copy of the good neighbor policy. Which includes the following:

Garbage

-Garbage is picked up once per day.

-One of WaterColor’s most attractive features are our natural environment but with that comes a variety of wildlife **(including raccoons, bears, snakes, coyotes, bobcats, alligators, etc.).** Securely bag trash, place in the provided bins, secure the lids & raise the flag on the crib to indicate the need for trash pickup. **Please do not leave trash out overnight.**

Stantec

Herbicide treatments targeting invasive exotic species, all phases.

Florida Select

No activities performed.

The Lake Doctors, Inc.

Treated for algae and invasive aquatic species, spot treated for shoreline emergent, added beneficial bacteria and pond dye to prevent algae growth.

BrightView

Provided on 5/29/2025:

1. Management:
   -Phase 2 walkthrough today with Cindy.
   -QSA report attached for Phase 1.

2. Maintenance:
   -QSA punch list work.
   -Weed and oak sprout spraying in phase 2B and 4.
   -General clean up.
   -Path raking.
   -Shrub pruning in Phase 1.

3. Agronomics:
   -New phase 5 rose plantings spraying this week for caterpillars.

2025 June – STORMWATER RETENTION PONDS, INVASIVE PLANT TREATMENT & WILDLIFE OBSERVATIONS

WaterColor HOA

Four security report for wildlife, notes provided:

1. “Bear spotted in the front yard, (video provided)” (655 East Royal Fern Way), 6/24/2025.
2. “Near left side of boardwalk in between scans A and B on 409, (Water moccasin)” (409 Western Lake Drive), 6/16/2025.

3. “Snake on Cove Hollow dock walkway. Moccasin.” (6/15/2025), 6/15/2025.

4. “Water moccasin on left side of the boardwalk between scans A and B.” (409 Western Lake Drive), 6/15/2025.

We continue to perform compliance site visits and send communications to owners. These violations and communications include “scavenger proof” trash cans per the “Incidental Take” permit. We have been able to close out several of these violations as they are brought into compliance.

We continue to attempt to educate owner & rental management companies through the community website. Each rental is provided with a copy of the good neighbor policy. Which includes the following:

Garbage

-Garbage is picked up once per day.

-One of WaterColor’s most attractive features are our natural environment but with that comes a variety of wildlife **(including raccoons, bears, snakes, coyotes, bobcats, alligators, etc.).** Securely bag trash, place in the provided bins, secure the lids & raise the flag on the crib to indicate the need for trash pickup. **Please do not leave trash out overnight.**

Stantec

Herbicide treatments targeting invasive exotic species, all phases.

Florida Select

No activities performed.

The Lake Doctors, Inc.

Treated for algae and spot treated for shoreline emergent, added beneficial bacteria and pond dye to prevent algae growth.

BrightView

Provided on 6/26/2025:

1. Management:
   -Phase 2 inspection/walkthrough with Cindy on Tuesday 6/24.
   -Phase 1 QSA attached.
   -2026 enhancement packet with digital images is being put together.
   -Pricing finalized for green waste pickup. Proposal or agreement will be sent for approval.

2. Maintenance:
   -Pocket pruning magnolia hedges in Phase 2.
   -Shrub pruning in Phase 3.
   -Phases 2 and 3 portions of Western Lake Trail sides were mowed.
   -Weed and oak sprout spraying throughout.
   -General property wide cleanup.
   -Path raking.

3. Agronomics:
   -No treatments.

4. Seasonal Color:
   -Pot watering.
   -Pruning.
   -Weed removal.
   -Deadheading.

2025 July – STORMWATER RETENTION PONDS, INVASIVE PLANT TREATMENT & WILDLIFE OBSERVATIONS

<u>WaterColor HOA</u>

Two security report for wildlife, notes provided:

1. “The trolley driver saw a black bear along Pine Needle Way before the bridge. Security was notified and patrolled the area but did not get eyes on the bear. Received call of a black bear eating trash at 119 Sandy Creek Drive.” (Pine Needle Way), 7/6/2025.

2. “Water moccasin found in park and removed from area, placed in wood away from park.” (Blackwater Street), 7/10/2025.

We continue to perform compliance site visits and send communications to owners. These violations and communications include “scavenger proof” trash cans per the “Incidental Take” permit. We have been able to close out several of these violations as they are brought into compliance.

We continue to attempt to educate owner & rental management companies through the community website. Each rental is provided with a copy of the good neighbor policy. Which includes the following:

Garbage

-Garbage is picked up once per day.

-One of WaterColor's most attractive features are our natural environment but with that comes a variety of wildlife **(including raccoons, bears, snakes, coyotes, bobcats, alligators, etc.).** Securely bag trash, place in the provided bins, secure the lids & raise the flag on the crib to indicate the need for trash pickup. **Please do not leave trash out overnight.**

Stantec

Herbicide treatments targeting invasive exotic species, all phases.

Florida Select

No activities performed.

The Lake Doctors, Inc.

Treated for shoreline emergent, algae, invasive aquatic weeds, added beneficial bacteria and pond dye to prevent algae growth.

BrightView

Provided on 7/31/2025:

1. Management:
   -Phase 2 walk/inspection this week.
   -Phase 1 QSA attached.
   -Finalizing enhancement/digital image packet for 2026 budget.

2. Maintenance:
   -Landscape debris removal completed at 152 Pond Cypress Way.
   -Overhead limb pruning on Western Lake Trail.
   -Shrub pruning in Phase 2 and 3.
   -Weed and oak sprout spraying throughout. Catching up from rains last week.
   -General property wide cleanup.
   -Path raking.

3. Agronomics:
   -Crosscheck/Acelepryn application completed for army worms in turf areas.

4. Seasonal Color:
   -Pot watering.
   -Pruning.
   -Weed removal.
   -Deadheading.

2025 August – STORMWATER RETENTION PONDS, INVASIVE PLANT TREATMENT & WILDLIFE OBSERVATIONS

WaterColor HOA

One report for wildlife, notes provided:

1. Sandy Creek – Bear Sighting, 8/11/2025

We continue to perform compliance site visits and send communications to owners. These violations and communications include “scavenger proof” trash cans per the “Incidental Take” permit. We have been able to close out several of these violations as they are brought into compliance.

We continue to attempt to educate owner & rental management companies through the community website. Each rental is provided with a copy of the good neighbor policy. Which includes the following:

Garbage

-Garbage is picked up once per day.

-One of WaterColor's most attractive features are our natural environment but with that comes a variety of wildlife **(including raccoons, bears, snakes, coyotes, bobcats, alligators, etc.).** Securely bag trash, place in the provided bins, secure the lids & raise the flag on the crib to indicate the need for trash pickup. **Please do not leave trash out overnight.**

Stantec

Herbicide treatments targeting invasive exotic species, all phases.

Florida Select

No activities performed.

The Lake Doctors, Inc.

Treated for shoreline weeds, algae, invasive aquatic weeds, added beneficial bacteria and pond dye to prevent algae growth.

BrightView

Provided on 8/28/2025:

1. Management:
   -Jud was out on PTO last week.
   -Walkthrough will continue with Cindy next week.
   -Monthly managers meeting is scheduled for 9/3 with a focus on the 395 corridor.
   -Phase 1 QSA attached.

2. Maintenance:
   -Landscape debris removal completed at 150 Mystic Cobalt and 408 Western Lake Park.
   -Shrub pruning in Phase 2 and 2b.
   -Weed and oak sprouts spraying throughout.
   -General property wide cleanup.
   -Path raking.
   -QSA punch list items..

3. Agronomics:
   -No treatments.

4. Seasonal Color:
   -Pot watering.
   -Pruning.
   -Weed removal.
   -Deadheading.

2025 September – STORMWATER RETENTION PONDS, INVASIVE PLANT TREATMENT & WILDLIFE OBSERVATIONS

WaterColor HOA

Seven security reports for wildlife, notes provided:

1. “Bear sighting.” (110 Sandy Creek Drive), 9/24/2025.

2. “Snake at dock at 668 East Royal Fern.” (668 East Royal Fern Way), 9/17/2025.

3. “A snake was spotted in the pond along the path to the 409 dock.” (409 Western Lakr Drive), 9/10/2025.

4. “Large moccasin spotted swimming in the shallows near Vermillion Dock.” (Vermillion Way), 9/4/2025.

5. “Snake next to the beginning of the 409 bridge near the houses.” (409 Western Lake Drive), 9/3/2025.

6. Snake observed on walking path on the west side of the Beach Club (observed by Beach Club staff).

7. Large bear observed by home owner at 41 Muhly Circle. Video sent to WC staff.

We continue to perform compliance site visits and send communications to owners. These violations and communications include “scavenger proof” trash cans per the “Incidental Take” permit. We have been able to close out several of these violations as they are brought into compliance.

We continue to attempt to educate owner & rental management companies through the community website. Each rental is provided with a copy of the good neighbor policy. Which includes the following:

Garbage

-Garbage is picked up once per day.

-One of WaterColor's most attractive features are our natural environment but with that comes a variety of wildlife **(including raccoons, bears, snakes, coyotes, bobcats, alligators, etc.).** Securely bag trash, place in the provided bins, secure the lids & raise the flag on the crib to indicate the need for trash pickup. **Please do not leave trash out overnight.**

Stantec

Herbicide treatments targeting invasive exotic species, all phases.

Florida Select

No activities performed.

The Lake Doctors, Inc.

Pond water levels observed low due to lack of rain, treated for shoreline weeds, algae, invasive aquatic weeds, added beneficial bacteria and pond dye to prevent algae growth.

BrightView

Provided on 9/25/2025:

1. Management:
   -Phase 2b, 4, and 5 QSA attached.
   -Walkthroughs will pick back up next week with Cindy being out today and tomorrow.

2. Maintenance:
   -Pruning in Phase 1 and Phase 4.
   -Palmetto pruning starting today in Phase 4.
   -Oak sprout and weed spraying.
   -Path raking.
   -General property wide cleanup.
   -Yard debris pickup at 309 Spartina.
   -QSA items work.

3. Agronomics:
   -No treatments.

4. Seasonal Color:
   -Pot watering.
   -Pruning.
   -Weed removal.
   -Deadheading.
   -Leaf cleanup.

2025 October – STORMWATER RETENTION PONDS, INVASIVE PLANT TREATMENT & WILDLIFE OBSERVATIONS

WaterColor HOA

Two security reports for wildlife, notes provided:

1. “Ofc. Cuchens came across two bear cubs on Blue Stem Lane, was unable to get pictures. They flip the stash boxes to get to the trash cans.” (Bluestem Lane), 10/30/2025.
2. “Female bear and cub on Vermillion Way.” (109 Vermillion Way), 10/03/2025.

We continue to perform compliance site visits and send communications to owners. These violations and communications include “scavenger proof” trash cans per the “Incidental Take” permit. We have been able to close out several of these violations as they are brought into compliance.

We continue to attempt to educate owner & rental management companies through the community website. Each rental is provided with a copy of the good neighbor policy. Which includes the following:

Garbage

-Garbage is picked up once per day.

-One of WaterColor’s most attractive features are our natural environment but with that comes a variety of wildlife **(including raccoons, bears, snakes, coyotes, bobcats, alligators, etc.).** Securely bag trash, place in the provided bins, secure the lids & raise the flag on the crib to indicate the need for trash pickup. **Please do not leave trash out overnight.**

Stantec

Herbicide treatments targeting invasive exotic species, all phases.

Florida Select

No activities performed.

The Lake Doctors, Inc.

Pond water levels observed low due to lack of rain, treated for shoreline weeds, algae, invasive aquatic weeds, added beneficial bacteria and pond dye to prevent algae growth.

BrightView

Provided on 10/23/2025:

1. Management:
   -Phase 3 QSA attached.
   -Phase 4, 5, and 2b walkthrough today.

2. Maintenance:
   -Shrub pruning in Phase 1.
   -Pocket pruning Magnolias in Phase 2b and 3.
   -Oak sprout and weed spraying.
   -Path raking.
   -General property wide cleanup.
   -Yard debris pickup at 104 Summersweet and 746 Western Lake Drive.
   -QSA items work.

3. Agronomics:
   -No treatments.

4. Seasonal Color:
   -Pot watering Monday and Thursday.
   -Plant removal as they decline.
   -Weed removal.
   -Deadheading.
   -Leaf cleanup.

2025 November – STORMWATER RETENTION PONDS, INVASIVE PLANT TREATMENT & WILDLIFE OBSERVATIONS

WaterColor HOA

Two security reports for wildlife, notes provided:

1. “A bear was sighted on the porch at 36 Pine Lily. Ofc. Lamica and the deputy on site reported. Ofc. Lamica spotted the bear leaving the porch to hide behind some trash cans. There were multiple bystanders in vehicles. The bear left out of sight shortly thereafter.” (36 Pine Lily Circle), 11/26/2025.

2. “Bear in trash.” (94 Royal Fern Way), 11/22/2025.

We continue to perform compliance site visits and send communications to owners. These violations and communications include “scavenger proof” trash cans per the “Incidental Take” permit. We have been able to close out several of these violations as they are brought into compliance.

We continue to attempt to educate owner & rental management companies through the community website. Each rental is provided with a copy of the good neighbor policy. Which includes the following:

Garbage

-Garbage is picked up once per day.

-One of WaterColor’s most attractive features are our natural environment but with that comes a variety of wildlife **(including raccoons, bears, snakes, coyotes, bobcats, alligators, etc.).** Securely bag trash, place in the provided bins, secure the lids & raise the flag on the crib to indicate the need for trash pickup. **Please do not leave trash out overnight.**

Stantec

No activities performed.

Florida Select

No activities performed.

The Lake Doctors, Inc.

Ponds observed healthy, despite low water levels due to lack of rain. Courtesy quality inspection.

BrightView

Provided on 11/20/2025:

1. Management:
   -Phase 2b, 4, and 5 walkthrough with Cindy today.
   -Phase 3 QSA report attached.

2. Maintenance:
   -Shrub pruning in Phase 4.
   -Palmetto pruning continues in phase 2 and 3.
   -Path raking.
   -Western Lake Trail pruning and cleanup in phase 2 and 3.
   -General property wide cleanup and leaf removal.
   -Weed and oak sprout herbicide spraying.
   -QSA items work.

3. Agronomics:
   -Spot treatment of turf weeds throughout. Treatment records attached.

4. Seasonal Color:
   -Pot watering.
   -Plant removal as they decline.
   -Weed removal.
   -Deadheading.
   -Leaf cleanup.

2025 December – STORMWATER RETENTION PONDS, INVASIVE PLANT TREATMENT & WILDLIFE OBSERVATIONS

WaterColor HOA

One security report for wildlife, notes provided:

1. “Black bear sighting in maintenance yard at approximately 22:20 by guests who were returning tire tag. Guest watched bear enter maintenance yard as they arrived.” (127 Pine Grove Circle), 12/31/2025.

We continue to perform compliance site visits and send communications to owners. These violations and communications include “scavenger proof” trash cans per the “Incidental Take” permit. We have been able to close out several of these violations as they are brought into compliance.

We continue to attempt to educate owner & rental management companies through the community website. Each rental is provided with a copy of the good neighbor policy. Which includes the following:

Garbage

-Garbage is picked up once per day.

-One of WaterColor's most attractive features are our natural environment but with that comes a variety of wildlife **(including raccoons, bears, snakes, coyotes, bobcats, alligators, etc.).** Securely bag trash, place in the provided bins, secure the lids & raise the flag on the crib to indicate the need for trash pickup. **Please do not leave trash out overnight.**

Stantec

Annual naturalist monitoring and Phase V monitoring performed.

Florida Select

No activities performed.

The Lake Doctors, Inc.

Inspected ponds, treated for algae and invasive aquatic weeds, added dye.

BrightView

Provided on 12/18/2025:

1. Management:
   -Weekly walkthroughs will pick back up first full week of January.
   -Phase 2 QSA report attached.

2. Maintenance:
   -Path raking.
   -General property wide cleanup and leaf removal.
   -Weed and oak sprout herbicide spraying.
   -Western Lake trail pruning and cleanup.
   -10 Tall Timber homeowner debris pickup.
   -QSA items work.

3. Agronomics:
   -No treatment.

4. Seasonal Color:
   -Pot watering.
   -Plant removal as they decline.
   -Weed removal.
   -Deadheading.
   -Leaf cleanup.

Stantec

Stantec is a global leader in sustainable engineering, architecture, and environmental consulting. The diverse perspectives of our partners and interested parties drive us to think beyond what's previously been done on critical issues like climate change, digital transformation, and future-proofing our cities and infrastructure. We innovate at the intersection of community, creativity, and client relationships to advance communities everywhere, so that together we can redefine what's possible.

Stantec Consulting Services Inc.
2420 Lakeshore Drive, Suite 100
Tallahassee FL 32312-2106
stantec.com