



HOA AMENITIES, ASSESSMENTS & CLUB MEMBERSHIPS



VILLAGE COMMONS

The Village Commons serves as the community activity center and is the core of the WaterSound Community. In addition to the mail center and community game room, the Village Commons houses the facilities of the WaterSound Club North*, including a zero-entry pool with a large pool deck and children's playscape, a neighborhood grill, events lawn and 4-acre park. WaterSound homeowners enjoy access to the Club's pool through an agreement between the Club and the WaterSound Community Association.

WIND GARDEN PARK

The whimsical wind sculptures ranging in size from 8 feet to 20 feet are the focal point of the 3.5-acre Wind Garden Park within the community, which also boasts a soccer-field-sized lawn.

In addition, the WaterSound Community Association is responsible for the operations and maintenance of the trails, mail center, community game room, and Wind Garden Park as well as the following:

- Landscaping and Grounds
- Storm Water Management Systems
- Roads, Rights-of-Way, Irrigation and Street Lighting

Currently, the WaterSound Community Association Assessments are \$400 per quarter or \$1,600 per year, per home site.

WaterSound homeowners are eligible to apply for membership to WaterSound Club North*, which offers two membership categories so you can tailor the amenity package to meet your needs. (See pages two and three.)

Assessments are estimates based on current development plans and are subject to change. Reference should be made to the Community Charter for WaterSound for amenities and services provided by the WaterSound Community Association, Inc.

Obtain the Property Report required by Federal law and read it before signing anything. No Federal agency has judged the merits or value, if any, of this property.



Clockwise from left | Beautiful Lake Powell. Making a splash in the Club's pool. Enjoy games at Village Commons. Getting a golf cart to play at Origins Golf Club, included in your Club Membership. Enjoy the numerous community walking trails.

OPTION I SPORTS MEMBERSHIP



Sports Membership in WaterSound Club North* (the “Club”) includes access to:

- **Workout Facility at the Club**

The state-of-the-art facility features Technogym equipment as well as a Total Gym, medicine balls and free weights.

- **Use of the Club’s kayaks on Lake Powell**

- **Community Center Events**

WaterSound Club North offers numerous fun-filled events throughout the year.

- **Unlimited Golf at Origins Golf Club*** (member pays applicable cart fee only)

Located within the WaterSound community, this 1,800-yard course designed by Davis Love III is a six-hole regulation course that also plays as a nine-hole executive course and as a 10-hole, par-three course. Privately owned and open to the public, this course is fun for families, beginners and casual golfers, yet is still challenging for experienced players.

- **30 Minutes per day of Range Time at Camp Creek Golf Club***

Designed by Tom Fazio and named “Course of the Millennium” by Travel + Leisure magazine, Camp Creek is less than two miles from WaterSound. The 18-hole, par-72 championship course measures 7,151 yards and accommodates players of all skill and experience levels.

- **Tennis Privileges at Wild Heron**

Enjoy playing on one of the four lighted Har-Tru HydroCourt tennis courts located at the Tennis Center in the Wild Heron community, which is eight miles east.

- **Dining Privileges at Shark’s Tooth Clubhouse**

Enjoy the culinary delights and diverse menu of Shark’s Tooth Chef Bryan Ross.

* Club Operator reserves the right to change from year to year the scope and number of the facilities available for use by Sports Members other than the “Club Facilities” as described in Membership Policies of WaterSound Club North.



Above | Having fun at the Club’s pool. Enjoying an afternoon kayaking on Lake Powell.
Origins Golf Club is suitable for players of all skill levels.

OPTION II BEACH MEMBERSHIP



In addition to the rights granted to Sports Members, a Beach Membership grants the member access to:

- **WaterSound Beach Club®** – *Enjoy access to the WaterSound Beach Club, with the same rights and privileges to use the Beach Club facilities granted to “WaterSound Members” of the Beach Club, including: the zero-entry pool; shaded arbors; secluded cabanas; ladies’ and men’s locker rooms with shower facilities and changing areas; a full-service restaurant with indoor and outdoor terrace dining and an open-air, full-service bar; and two Har-Tru HydroCourt tennis courts. Tennis lessons are available. The Beach Club, which is less than five miles from WaterSound, boasts a calendar of exciting special events through the year as well.*
- **Workout Facility at the Club**
The state-of-the-art facility features Technogym equipment as well as a Total Gym, medicine balls and free weights.
- **Use of the Club’s kayaks on Lake Powell**
- **Community Center Events**
WaterSound Club North offers numerous fun-filled events throughout the year.
- **Unlimited Golf at Origins Golf Club®** *(member pays applicable cart fee only)*
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- **Dining Privileges at Shark’s Tooth Clubhouse**
Enjoy the culinary delights and diverse menu of Shark’s Tooth Chef Bryan Ross.



Above | The WaterSound Beach Club, which among other amenities, offers direct access to the pristine beaches of the Emerald Coast.

*WaterSound Club North, Origins Golf Club, WaterSound Beach Club, Camp Creek Golf Club and Shark's Tooth Golf Club are private amenities owned by The St. Joe Company. Access is limited and requires a separate membership and membership documents, which are subject to change without notice.



WaterSound Sales & Information Center is located at

180 North WaterSound Parkway, WaterSound, FL 32413
850.534.2100 or 866.505.2091 • WaterSoundFlorida.com



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