

# **READ THIS PROPERTY REPORT BEFORE SIGNING ANYTHING**

This report is prepared and issued by the developer of this subdivision. It is NOT prepared or issued by the Federal Government.

Federal law requires that you receive this Report prior to your signing a contract or agreement to buy or lease a lot in this subdivision. However, NO FEDERAL AGENCY HAS JUDGED THE MERITS OR VALUE, IF ANY, OF THIS PROPERTY.

If you received this Report before you signed a contract or agreement, you may cancel your contract or agreement by giving notice to the seller any time before midnight of the seventh (7th) day following the signing of the contract or agreement.

If you did not receive this Report before you signed a contract or agreement, you may cancel the contract or agreement any time within two (2) years from the date of signing.

Name of Subdivision: Watersound Camp Creek

Name of Developer: Camp Creek Residential Development, LLC,  
a Florida limited liability company

Effective Date of Report: March 17, 2023

TABLE OF CONTENTS

	<u>Page</u>
RISKS OF BUYING LAND .....	1
GENERAL INFORMATION.....	2
TITLE TO THE PROPERTY AND LAND USE.....	4
METHOD OF SALE .....	4
ENCUMBRANCES, MORTGAGES, AND LIENS.....	4
RECORDING THE CONTRACT AND DEED.....	5
PAYMENTS .....	5
RESTRICTIONS ON THE USE OF YOUR LOT .....	6
PLATS, ZONING, SURVEYING, PERMITS, AND ENVIRONMENT .....	9
ROADS .....	11
ACCESS TO THE SUBDIVISION.....	11
ACCESS WITHIN THE SUBDIVISION .....	11
UTILITIES.....	13
WATER .....	13
EFFLUENT IRRIGATION .....	14
SEWER .....	15
ELECTRICITY .....	16
TELEPHONE .....	17
FUEL OR OTHER ENERGY SOURCE.....	17
FINANCIAL INFORMATION .....	18
LOCAL SERVICES .....	19
FIRE PROTECTION.....	19
POLICE PROTECTION.....	19
SCHOOLS .....	19
HOSPITAL .....	20
PHYSICIANS AND DENTISTS .....	20
SHOPPING FACILITIES.....	20
MAIL SERVICE.....	20
PUBLIC TRANSPORTATION.....	20
RECREATIONAL FACILITIES.....	21
SUBDIVISION CHARACTERISTICS AND CLIMATE .....	25
GENERAL TOPOGRAPHY .....	25
WATER COVERAGE.....	25
DRAINAGE AND FILL.....	25
FLOOD PLAIN .....	25
FLOODING AND SOIL EROSION .....	26
NUISANCES .....	26

HAZARDS.....	27
CLIMATE.....	27
OCCUPANCY.....	27
ADDITIONAL INFORMATION.....	28
PROPERTY OWNERS ASSOCIATION .....	28
TAXES.....	29
VIOLATIONS AND LITIGATION.....	29
RESALE OR EXCHANGE PROGRAM .....	30
EQUAL OPPORTUNITY IN LOT SALES .....	30
LISTING OF LOTS.....	31
COST SHEET, SIGNATURE OF SENIOR EXECUTIVE OFFICER.....	32
RECEIPT, AGENT CERTIFICATION, AND CANCELATION PAGE.....	33

NOTE: In this Property Report, the words “you” and “your” refer to the buyer. The words “we,” “us,” and “our” refer to the developer or, when appropriate, the subdivision owners.

## RISKS OF BUYING LAND

The future value of any land is uncertain and dependent upon many factors. DO NOT expect all land to increase in value.

Any value which your lot may have will be affected if the roads, utilities and all proposed improvements are not completed.

Resale of your lot may be difficult or impossible, since you may face the competition of our own marketing program, and local real estate brokers may not be interested in listing your lot.

Any subdivision will have an impact on the surrounding environment. Whether or not the impact is adverse and the degree of impact will depend upon the location, size, planning, and extent of development. Subdivisions which adversely affect the environment may cause governmental agencies to impose restrictions on the use of the land. Changes in plant and animal life, air and water quality, and noise levels may affect your use and enjoyment of your lot and your ability to sell it.

In the purchase of real estate, many technical requirements must be met in order to assure that you receive proper title. Since this purchase involves a major expenditure of money, it is recommended that you seek professional advice before you obligate yourself.

- WARNING -

THROUGHOUT THIS PROPERTY REPORT THERE ARE SPECIFIC WARNINGS CONCERNING THE DEVELOPER, THE SUBDIVISION, OR INDIVIDUAL LOTS. BE SURE TO READ ALL WARNINGS CAREFULLY BEFORE SIGNING ANY CONTRACT OR AGREEMENT.

## GENERAL INFORMATION

This report covers two hundred sixty-three (263) lots within the master planned community known as Watersound Camp Creek located in Walton County, Florida. The developer is Camp Creek Residential Development, LLC, which we sometimes refer to herein as “Developer,” “we,” “our” and “us”. The Developer is developing the single-family lots covered by this property report which are collectively hereinafter referred to as the “Property”. See page 31 of this Property Report for a listing of the lots.

At full build out, the subdivision may include up to 263 single family homes. The St. Joe Company owns other property in the vicinity of the subdivision. Plans for the development of this other property continue to evolve, and these plans may be constructed but the Developer is not obligated to construct these future improvements.

The Developer is selling vacant lots in the subdivision and may offer advance lot reservations and/or accept back up offers during the sales process. If you purchase a vacant lot from us, you will be responsible for contracting with a builder to construct a home on the lot. As more particularly discussed below and in the Declaration (defined below), we have reserved the right to implement architectural controls over, and set standards for, homes constructed on the lots covered by this Property Report and to place restrictions and obligations on the builder you may use to construct your home or other improvements on a lot.

Our contact information is set forth below:

Camp Creek Residential Development, LLC, a Florida limited liability company  
130 Richard Jackson Boulevard, Suite 200  
Panama City Beach, Florida 32407  
(850) 231-6400 or [www.watersoundcampcreek.com](http://www.watersoundcampcreek.com)  
Email: [info.watersoundcampcreek@joe.com](mailto:info.watersoundcampcreek@joe.com)

Answers to questions and information about this subdivision may be obtained by telephoning us at the number listed above.

<b>CAMP CREEK RESIDENTIAL DEVELOPMENT, LLC IS BOUND TO CARRY OUT THE PROMISES AND OBLIGATIONS SET FORTH IN THIS PROPERTY REPORT.</b>
--

- WARNING -
-------------

AS FURTHER DISCUSSED IN THIS PROPERTY REPORT, THERE ARE VARIOUS RECREATIONAL FACILITIES IN OR NEAR WATERSOUND CAMP CREEK THAT ARE OWNED AND/OR OPERATED BY OUR AFFILIATE, ST. JOE RESORT OPERATIONS, LLC (“CLUB OWNER”), AND NOT BY THE PROPERTY OWNERS ASSOCIATION.
--

WHEN YOU BUY A LOT IN WATERSOUND CAMP CREEK YOU WILL BE OBLIGATED TO APPLY FOR AND MAINTAIN A MEMBERSHIP IN THE WATERSOUND CLUB (“CLUB”) THAT WILL PERMIT USE OF CERTAIN DESIGNATED CLUB FACILITIES. THE
--

CLUB REQUIRES THAT MEMBERS PAY CERTAIN DUES, FEES AND CHARGES AND BE IN COMPLIANCE WITH THE CLUB'S RULES AND REGULATIONS (AS THE CLUB MAY DETERMINE FROM TIME TO TIME) IN ORDER TO USE AND ENJOY THE CLUB FACILITIES ASSOCIATED WITH EACH LEVEL OF MEMBERSHIP.

THERE ARE NO ASSURANCES REGARDING THE TYPE AND EXTENT OF THE CLUB FACILITIES THAT WILL BE MADE AVAILABLE FOR USE BY THE CLUB MEMBERS FROM TIME TO TIME.

IF USE OF THE CLUB FACILITIES IS A SIGNIFICANT FACTOR IN YOUR DECISION TO PURCHASE A HOME IN THE SUBDIVISION, YOU SHOULD BE AWARE THAT THERE IS NO GUARANTEE THAT THE CLUB FACILITIES WILL BE MADE AVAILABLE FOR YOUR USE IN THE FUTURE. IF THE CLUB FACILITIES ARE MODIFIED SIGNIFICANTLY OR IF THE CLUB IS TERMINATED, THIS COULD HAVE AN EFFECT ON THE RESALE OF YOUR LOT.

- WARNING -

AS FURTHER DISCUSSED IN THIS PROPERTY REPORT, THERE IS ADJACENT PROPERTY IN THE VICINITY OF THE SUBDIVISION OWNED BY THE DEVELOPER AND/OR ITS AFFILIATES AND NOT BY THE PROPERTY OWNERS ASSOCIATION.

WHEN YOU BUY A LOT IN WATERSOUND CAMP CREEK YOU MAY RECEIVE INFORMATION ABOUT OR ARTIST'S RENDERINGS DEPICTING FUTURE DEVELOPMENT OF THE ADJACENT PROPERTY. THE INFORMATION IS BASED ON CURRENT DEVELOPMENT PLANS WHICH ARE SUBJECT TO CHANGE WITHOUT NOTICE. ACTUAL DEVELOPMENT IS IN THE SOLE DISCRETION OF THE DEVELOPER AND MAY NOT BE COMPLETED AS CURRENTLY PROPOSED. NO GUARANTEE IS MADE THAT THE FUTURE IMPROVEMENTS, FACILITIES AND FEATURES OF THE ADJACENT PROPERTY DEPICTED BY ANY ARTIST'S RENDERINGS OR DESCRIBED HEREIN WILL BE BUILT OR, IF BUILT, WILL BE OF THE SAME TYPE, SIZE OR NATURE AS DEPICTED OR DESCRIBED. USE OF THE FUTURE FACILITIES ON ADJACENT PROPERTY MAY BE SUBJECT TO PAYMENT OF USE FEES OR OTHER LIMITATIONS IN THE SOLE DISCRETION OF THE DEVELOPER.

IF USE OF THE ADJACENT PROPERTY IS A SIGNIFICANT FACTOR IN YOUR DECISION TO PURCHASE A HOME IN THE SUBDIVISION, YOU SHOULD BE AWARE THAT THERE IS NO GUARANTEE THAT THE PROPOSED FACILITIES WILL BE MADE AVAILABLE FOR YOUR USE IN THE FUTURE. IF THE PROPOSED FACILITIES OF THE ADJACENT PROPERTY ARE MODIFIED SIGNIFICANTLY OR ARE NOT BUILT, THIS COULD HAVE AN EFFECT ON THE RESALE OF YOUR LOT.

## TITLE TO THE PROPERTY AND LAND USE

A person with legal title to property generally has the right to own, use, and enjoy the property. A contract to buy a lot may give you possession but does not give you legal title. You will not have legal title until you receive a valid deed. A restriction or an encumbrance on your lot, or on the subdivision, could adversely affect your title.

Here we will discuss the sales contract you will sign and the deed you will receive. We will also provide you with information about any land use restrictions and encumbrances, mortgages, or liens affecting your lot and some important facts about payments, recording, and title insurance.

### METHOD OF SALE

#### Sales Contract and Delivery of Deed

If you decide to purchase a lot, you will enter into a sales contract with us for the purchase of your lot obligating you to pay for the lot entirely in cash (with or without obtaining your own financing) at the closing of the purchase and sale of the lot. A deed to the property will be delivered to you at the closing of the purchase and sale of the lot. The sales contract may require you to complete construction of a home within a certain period of time.

#### Type of Deed

The transfer of legal title to all lots covered by this Property Report will be by special warranty deed.

#### Oil, Gas and Mineral Rights

Former owners of the land comprising the subdivision or others may have reserved for themselves, their successors and assigns, rights to oil, gas, sulphur and other minerals in and under the land, along with rights of access over and use of the land to locate, remove, store, transport, and otherwise deal with such oil, gas and minerals. Therefore, the oil, gas and mineral rights to the lots in this subdivision may not belong to the purchasers of the lots. The exercise of these rights could affect use, enjoyment and value of your lot.

### ENCUMBRANCES, MORTGAGES, AND LIENS

#### In General

None of the lots or common facilities that serve the subdivision are subject to a blanket encumbrance, mortgage or lien.

## RECORDING THE CONTRACT AND DEED

### Method and Purpose of Recording

Under Florida law, recording a sales contract puts third parties on notice of the fact that the lot is under contract to be sold and could protect you from the claims of subsequent purchasers or creditors claiming an interest in the lot. However, the sales contract by its terms may not be recorded. By not allowing recordation of the sales contract, we avoid creating a cloud on the title to a lot in the event that the sales contract terminates and the transaction is not completed for any reason.

The deed to your lot will be recorded by the escrow agent. Our affiliated title company, Watersound Closings & Title, LLC, may serve as escrow agent and may be responsible for recording the deed to your lot. Under Florida law, recording a deed protects you from subsequent claims by third parties whose interest arises after the date of recording of the deed.

#### -WARNING-

UNLESS YOUR CONTRACT OR DEED IS RECORDED, YOU MAY LOSE YOUR LOT THROUGH THE CLAIMS OF SUBSEQUENT PURCHASERS OR SUBSEQUENT CREDITORS OF ANYONE HAVING AN INTEREST IN THE LAND.

### Title Insurance

If you enter into a sales contract with us, at closing, you will be provided, at no cost to you, a title insurance commitment written by or for an insurer licensed to do business in Florida agreeing to issue to you an owner's title insurance policy on the lot. We will pay the premium on the owner's title insurance policy issued for your lot. If you are obtaining financing from a lender for the purchase of a lot, the lender may require a lender or mortgagee's policy of title insurance with appropriate endorsements. We recommend that you have an appropriate professional assist you in interpreting title insurance policies.

## PAYMENTS

### Escrow

Unless otherwise provided for in your sales contract, at our discretion your earnest money deposit will be placed in an escrow account controlled by Watersound Closings & Escrow, LLC which is affiliated with us. Watersound Closings & Escrow, LLC is located at 274 Serenoa Road, Unit 1B, Santa Rosa Beach, Florida 32459 and telephone number 850-231-6445. You may lose your deposit on your lot if we fail to deliver legal title to you as called for in the contract, because it may not be held in an escrow account that fully protects you.

As provided in your sales contract, if we fail to convey title of your lot to you or otherwise default on our obligations under the sales contract which would otherwise result in the loss of your money, you will have the right, among other remedies, to seek a return of your deposit payments.



## Prepayment

If an independent financial institution finances the purchase of your lot, you will need to review the financing documents to determine whether there is any penalty for prepayment of the financing.

## Default

If you fail to make any payment or perform any obligation required by the sales contract prior to closing, we may exercise any remedy available to us at law or in equity, including, without limitation, termination of your sales contract and retention of all monies that you have paid as more particularly provided for in your sales contract.

If you default in any obligation to be fulfilled after the closing, we will be entitled to all rights and remedies described in the sales contract, including the right to bring an action in court seeking money damages or a court order to require you to perform. In addition, if you fail to meet the obligations to complete construction of a home on your lot, the Association or we have the right seek any remedy available under Florida law. In any lawsuit or arbitration proceeding brought under the sales contract, the prevailing party will be entitled to recover attorneys' fees, costs and expenses actually incurred.

## RESTRICTIONS ON THE USE OF YOUR LOT

### Restrictive Covenants

Restrictive covenants have been or will be recorded in the public records for Walton County, Florida against each lot in the subdivision prior to conveyance of such lot. Until the restrictive covenants are recorded, there is no assurance they will be applied uniformly, they may be changed and may be difficult to enforce. The restrictive covenants will be contained in the Declaration of Covenants, Conditions and Restrictions for Watersound Camp Creek, as it may be further amended, supplemented and restated from time to time, and all exhibits thereto (the "Declaration"). Watersound Camp Creek Community Association, Inc. ("Association"), a mandatory membership property owners association, is responsible for administering and enforcing the Declaration. You will automatically become a member of the Association upon taking title to a lot and will remain a member as long as you own property in the subdivision.

The restrictive covenants contained in the Declaration are described in the following paragraphs. This description highlights only some of the covenants and restrictions contained in the Declaration and should not be a substitute for your careful review of the Declaration and other documents referenced in the Declaration.

The Declaration provides for an architectural review and approval process for all structures and improvements to be located on lots within the subdivision. No structure or improvements of any kind may be placed on a lot within the subdivision without approval of the Design Review Board (the "DRB"), which may be controlled by us until the termination of the Development Period (as defined in the Declaration), unless we earlier delegate such authority or terminate our rights in a recorded instrument. Thereafter, the DRB shall be appointed by the Association's board

of directors. The DRB has the authority to adopt design guidelines and application and review procedures (“Design Guidelines”), which must be complied with before any structure or improvement is built or placed on a lot. The Association may form a Modifications Committee (“MC”) to have jurisdiction over modifications, additions and alterations made to existing structures. The MC may implement its own guidelines and procedures, provided they are consistent with the Design Guidelines adopted by the DRB.

You will be responsible for paying a review fee to the DRB or the MC, as applicable, upon submission of an application for architectural approval for review and approval of your plans and specifications by the DRB or the MC and reviews and inspections during construction, unless the fee is paid by your builder. The amount of the review fee is subject to change from time to time and will be set forth in the Design Guidelines or application for architectural approval, copies of which are available from us or the Association.

The Declaration provides that the DRB may require construction to commence in accordance with approved plans within a specified time period. Furthermore, we may impose construction requirements in the deed to your lot or in a memorandum of agreement. Once construction commences, you must diligently pursue it to completion. All work must be completed within one (1) year of commencement unless otherwise specified in the notice of approval or unless the DRB, in its discretion, grants an extension in writing. If construction is not completed within the required period you will be required to pay us an amount equal to 1/12<sup>th</sup> of 10% of your purchase price for each month or part of a month that the completion of construction of a home on your lot is delayed.

The Declaration sets out a number of restrictions and rules regulating use of property and conduct within the subdivision, including imposing a 12-month minimum on short term leasing and restrictions on business use, subdividing lots, and timesharing. In addition, there are restrictions against offensive activities and unsightly or unkempt conditions and the pursuit of hobbies that may lead to disorderly, unsightly, or unkempt conditions; prohibitions against the discharge of firearms and the discharge of hazardous materials; restrictions on pets; and restrictions on parking of vehicles, among other things. Article 10 of the Declaration also authorizes the Association's board of directors to adopt and modify rules. Article 4 of the Declaration authorizes the Association to enforce all of the restrictions and rules by imposing sanctions on violators, including monetary fines, suspension of voting rights and rights to use common area facilities, and other sanctions described in the Declaration.

The Declaration requires that the owner of a lot provide at least seven days' written notice to the Association before transferring title to the owner's lot in the subdivision. The transferring owner will remain responsible for all obligations of a lot owner until such notice is given.

The Declaration obligates the purchaser of each lot to pay to The St. Joe Community Foundation, Inc. (“Foundation”), a tax-exempt entity, a transfer fee in the amount of one-half percent (0.50%) of the gross selling price of the lot and improvements, if any, on the lot, in order to provide funding for various programs, projects, services, and activities which, in the judgment of the Foundation's board, provide benefit to the people of the Northwest Florida region and/or the areas within and around the subdivision. Such transfer fee is due at the closing of each transfer of title to a lot, except as otherwise described in the Declaration. We will pay the fee due to the

Foundation on our initial transfer of each lot to a purchaser. Thereafter upon each resale of the lot, including the purchase of a lot from a builder, the purchaser will be responsible for paying such fee.

The Declaration obligates the purchaser of each lot other than us or our affiliates to make a contribution to the working capital of the Association, to be collected at the closing of purchase of the lot in an amount equal to one-quarter of the annual general assessment per Lot for that year. Purchasers include any and all individuals, entities or builders taking title to a lot. This amount shall be in addition to, not in lieu of, the annual assessment and any other assessment levied on the lot as set out in the Declaration and shall not be considered an advance payment of such assessments. This amount shall be due and payable to the Association for its use in covering expenses it incurs pursuant to the Declaration, the Association's and other governing documents.

All owners of lots covered by this Property Report are required to maintain, at a minimum, membership at a "Beach and Sport" level in Watersound Club f/k/a St. Joe Club & Resorts<sup>SM</sup> ("Club") pursuant to the Club Documents. This membership will entitle you to the use of certain facilities operated by the Club. As a member of the Club, you will be responsible for the payment of any dues, fees and/or charges that may be established by the Club. You will have no right of reimbursement or refund for any dues, fees and other charges related to the Club Membership, and the Club Membership is non-transferable except in connection with the sale of your lot. Use of the Club facilities by all owners is subject to the Declaration and the Club Documents. Further information relating to the Club is set forth in the section entitled "Recreational Facilities."

Complete copies of the Declaration and the Club Documents are available upon request.

#### Easements

There are or will be easements that may affect your plans for building or using your lot. All lots are subject to utility and drainage easements as shown on the recorded plat, including easements for sanitary sewer lines and gas or other pipelines.

The Declaration sets forth certain easements over all lots, including easements for access by public safety officers and other public servants in the performance of their duties, easements for unintentional encroachments, easements for landscaping and signage, easements for maintenance and to inspect for compliance with the Declaration and other governing documents, and easements for utilities and infrastructure to serve the subdivision. You are advised to read the Declaration carefully for an understanding of the nature and scope of these easements.

The lots covered by this Property Report are not subject to any type of flood control or flowage easements except as described above.

The following lots are affected by the easements described above, as noted:

EASEMENT	LOTS AFFECTED
5ft Utilities	All Lots
10ft Drainage	252, 253

PLATS, ZONING, SURVEYING, PERMITS, AND ENVIRONMENT

Plats

The development order covering the lots described in this Property Report was approved by the Walton County Board of Commissioners on April 23, 2019, as subsequently amended. The lots are being platted in phases, and, as each plat is approved by the regulatory authorities, that plat is recorded in Walton County public records.

As of the date of this property report, the following plats have been recorded in the Public Records of Walton County:

<u>Plat</u>	<u>Recording Information</u>
Watersound Camp Creek – Phase 1	Plat Book 23, Page 13
Watersound Camp Creek – Phase 1A	Plat Book 23, Page 52
Watersound Camp Creek – Phase 1B	Plat Book 24, Page 1
Watersound Camp Creek – Phase 2A	Plat Book 24, Page 15
Watersound Camp Creek – Phase 2B	Plat Book 24, Page 71

Plats have been recorded for all of the lots in the subdivision.

Zoning

All lots in the subdivision may be used for single-family residential purposes. This use conforms to local zoning requirements, if any, and the restrictive covenants pertaining to the subdivision.

Surveying

At our expense, and in connection with the platting of the subdivision, iron pins or other permanent monumentation will physically be set on the corners of each lot to mark the boundaries prior to entering into a contract for the sale of the lot. At your expense, you may have your lot surveyed. The cost for a lot survey is determined by the surveyor and is estimated to cost up to \$1,500.

Permits

Before beginning construction on a lot, you must obtain approval of the DRB, as discussed under the caption “Restrictive Covenants” above, for the proposed improvements. Before commencing construction, you must also obtain a building permit from the Walton County Building Department, 842 State Highway 20E, Unit 112, Freeport, Florida 32439, and a national pollution discharge elimination system (“NPDES”) permit from the Florida Department of Environmental Protection, 2600 Blair Stone Road, Tallahassee, Florida 32399-2400.

The cost of a building permit varies based upon the valuation of the improvements according to the following schedule as provided by the Walton County Building Department:

TOTAL VALUATION	FEE
\$1,000.00 and less	No building permit required unless an inspection is required
\$1,001.00 to \$15,000.00	\$35.00 for the first \$7,000 plus \$5.00 for each additional thousand or fraction thereof, up to and including \$15,000.00.
\$15,001.00 to \$50,000.00	\$75.00 for the first \$15,000 plus \$4.00 for each additional thousand or fraction thereof, up to and including \$50,000.00.
\$50,001.00 to \$100,000.00	\$215.00 for the first \$50,000 plus \$3.00 for each additional thousand or fraction thereof, up to and including \$100,000.00.
\$100,001.00 to \$500,000.00	\$365.00 for the first \$100,000 plus \$2.00 for each additional thousand or fraction thereof, up to and including \$500,000.00.
\$500,001.00 and up	\$1,165.00 for the first \$500,000 plus \$1.25 for each additional thousand or fraction thereof

The cost of a NPDES permit is currently \$250.

#### Environment

No environmental impact study has been prepared and thus no formal determination has been made as to the possible adverse effects the subdivision may have upon the environment and surrounding area. However, local, state, and federal agencies' review of the project took environmental impact issues into account. In addition, we have worked with Walton County to structure development of the subdivision in a manner that protects the environment. Significant areas will be preserved as designated preservation areas.

## ROADS

Here we discuss the roads that lead to the subdivision, the roads within the subdivision, and the location of nearby communities.

### ACCESS TO THE SUBDIVISION

Access to the subdivision is provided on a year-round basis by a public road designated as US Highway 98 (“Highway 98”), and a private road designated as South WaterSound Parkway. South WaterSound Parkway is a two-lane asphalt surface road with a wearing surface of approximately 24 feet.

The Florida Department of Transportation is responsible for maintaining Highway 98. You will not be responsible for any costs associated with maintaining such road (except to the extent that the taxes you pay are used to fund road maintenance and improvements). The Association will be responsible for maintaining a portion of South WaterSound Parkway and a portion of the landscaping along Highway 98; your cost for this maintenance will be a part of the assessments you pay to the Association.

### ACCESS WITHIN THE SUBDIVISION

Within the subdivision, legal and physical access to the lots by conventional automobile is, or will be, provided by private roads that have been or will be conveyed to the Association.

We are responsible for constructing roads within the subdivision at our expense. You will not be responsible for any costs associated with the construction of the roads serving the lots within the subdivision.

All roads within the subdivision serving the lots covered by this Property Report will be two-lane, asphalt roads and are estimated to be complete as listed below.

Phase/Lots	Construction Start Date	Construction Percentage Completed	Estimated Completion Date	Current Surface	Final Surface
Plat 1	03/2020	100%	Complete	Asphalt	Asphalt
Plat 1A	03/2020	100%	Complete	Asphalt	Asphalt
Plat 1B	03/2020	100%	Complete	Asphalt	Asphalt
Plat 2A	08/2021	100%	Complete	Asphalt	Asphalt
Plat 2B	08/2021	100%	Complete	Asphalt	Asphalt

The roads are complete.

The Association will be responsible for maintaining the roads within the subdivision so as to provide year-round access to all lots within the subdivision.

You will pay a share of the cost of maintaining the roads within the subdivision through the assessments you pay to the Association, which are determined annually by the Association's board of directors. A portion of the annual general assessment would be for the cost of road maintenance. The current annual general assessment imposed by the Association is set forth on the Cost Sheet of this Property Report. Assessments are based on the Association board's estimate of expenses that the Association expects to incur each year and may change from year to year as provided in the Declaration.

The table below identifies the distance (in miles) from the subdivision to nearby communities.

Community Name	Population (2020 estimate)	Distance over Paved Roads	Distance over Unpaved Roads	Total Distance
Destin	13,931	20 miles	N/A	20 miles
DeFuniak Springs (County Seat)	5,919	33 miles	N/A	33 miles
Panama City Beach	18,094	8 miles	N/A	8 miles

## UTILITIES

Here we will discuss the availability and costs of basic utilities. The areas covered will be central water, effluent irrigation, central sewer, electricity, telephone, and fuel or other energy sources.

### WATER

Water will be provided to the lots within the subdivision by a central water system and water will be supplied by Florida Community Services Corp. of Walton County doing business as Regional Utilities. Regional Utilities is regulated by the Florida Department of Environmental Protection. The address of Regional Utilities is 4432 U.S. Highway 98, Santa Rosa Beach, Florida 32459.

We are responsible, at our expense, for the construction of extending the water main lines in front of, or adjacent to, each lot and each lot will be provided with a water service outlet ready for a meter connection.

The central water system for each phase has been or will be turned over to Regional Utilities for operation and maintenance. Regional Utilities is regulated by the Florida Department of Environmental Protection. Regional Utilities has indicated that the capacity of the central water treatment and distribution system will be sufficient to serve all the lots subject to this Statement of Record.

The water in the central system has been tested for purity and chemical content. The results showed that the water meets all standards for public water supply.

You will be responsible, through your builder, for connecting to the central water system. In addition to user fees, you will be responsible for paying (i) a one-time Water Impact Fee of \$3,092.66 to The St. Joe Company to reimburse The St. Joe Company at closing of your lot for the prepayment of water impact fees to Regional Utilities, (ii) a one-time Water Meter Installation Fee of \$486.00 for 5/8" meter to Regional Utilities which will be collected at the time of obtaining a building permit, (iii) a one-time \$50.00 deposit for service to Regional Utilities which will be collected at the time of obtaining a building permit and refunded at the cancellation of service, and (iv) a one-time \$100.00 water meter deposit to Regional Utilities which will be collected at the time of obtaining a building permit and refunded after construction is complete and meter is in workable order. You should review your sales contract to determine if your builder will be responsible for these fees. All water fees and impact fees are subject to change and will be billed to you at closing at the current rate as set by Regional Utilities.

The current anticipated construction schedule of the central water distribution system serving the lots covered by this Property Report is set forth in the chart below. The below construction schedule is only an estimate and is subject to change.



Plat	Estimated Start Date (Month/Year)	Percentage of Construction Now Complete	Estimated Service Availability Date (Month/Year)
Plat 1	03/2020	100%	Complete
Plat 1A	03/2020	100%	Complete
Plat 1B	03/2020	100%	Complete
Plat 2A	8/2021	100%	Complete
Plat 2B	8/2021	100%	Complete

The water system serving the Lots is complete.

#### EFFLUENT IRRIGATION

Irrigation water will be provided to the lots within the subdivision by a central effluent irrigation system from an effluent holding pond owned by The St. Joe Company. Effluent water is the treated water produced by the wastewater treatment process. The operation and maintenance of the central effluent irrigation system is shared by the Association subject to the terms as defined in the Declaration, and the Club for its private facilities.

The current construction schedule of the central effluent irrigation distribution system serving the lots covered by this Property Report is set forth in the chart below. The below construction schedule is only an estimate and is subject to change.

Plat	Estimated Start Date (Month/Year)	Percentage of Construction Now Complete	Estimated Service Availability Date (Month/Year)
Plat 1	03/2020	100%	Complete
Plat 1A	03/2020	100%	Complete
Plat 1B	03/2020	100%	Complete
Plat 2A	8/2021	100%	Complete
Plat 2B	8/2021	100%	Complete

The effluent irrigation system serving the Lots is complete.

The capacity of the central effluent irrigation distribution system will be sufficient to serve all the lots covered by this Property Report. We obtained all permits and approvals necessary for construction of the central effluent irrigation distribution system.

You will be responsible, through your builder, for connecting to the central effluent irrigation distribution system. There is a fee to connect to this system, which connection fee

currently is \$1,500.00 and is payable to The St. Joe Company. In addition, you will pay irrigation fees and the costs to maintain this system as a part of the assessment you pay to the Association. All effluent irrigation fees are subject to change and will be billed to you at the current rate at closing.

**SEWER**

Sewage disposal for lots in the subdivision will be handled by a central sewer collection and treatment system. We are responsible for constructing or causing the construction of the central sewer collection system serving the lots covered by this Property Report to be installed in front of, or adjacent to, each lot in the subdivision to allow the house constructed on the lot to be connected to the treatment plant owned and operated by Regional Utilities. The address of Regional Utilities is 4432 U.S. Highway 98, Santa Rosa Beach, Florida 32459.

The central sewer collection system for each phase has been or will be turned over to Regional Utilities for operation and maintenance. Regional Utilities is regulated by the Florida Department of Environmental Protection. Regional Utilities has indicated that its sewage treatment system has the capacity to serve the lots covered by this Property Report.

You will be responsible, through your builder, for connecting to the central sewer system. In addition to user fees, you will be responsible for paying a one-time Sewer Impact Fee of \$4,824.54 to The St. Joe Company to reimburse The St. Joe Company for the prepayment of sewer impact fees to Regional Utilities and a one-time \$50.00 deposit to Regional Utilities, which will be collected at the time of obtaining a building permit for construction of a home on your lot. You should review your sales contract to determine if your builder will be responsible for these fees. All sewer fees and impact fees are subject to change, are payable at closing and will be billed to you at the current rate as set by Regional Utilities.

The current construction schedule of the central sewer system serving the lots covered by this Property Report is set forth in the chart below. The below construction schedule is only an estimate and is subject to change.

Plat	Estimated Start Date (Month/Year)	Percentage of Construction Now Complete	Estimated Service Availability Date (Month/Year)
Plat 1	03/2020	100%	Complete
Plat 1A	03/2020	100%	Complete
Plat 1B	03/2020	100%	Complete
Plat 2A	8/2021	100%	Complete
Plat 2B	8/2021	100%	Complete

The central sewer system serving the Lots is complete;

## ELECTRICITY

Electricity is or will be provided to the subdivision by Gulf Power, a publicly regulated utility, whose address is 12425 Hutchinson Boulevard, Panama City Beach, Florida 32408. We are responsible for extending underground conduit to a point in front of or adjacent to each lot. Gulf Power is responsible for inserting the primary electrical service lines into the conduit and will operate and maintain the electrical system.

You will not be responsible for any construction costs associated with extending the primary electrical service lines to the service point in front of or adjacent to your lot.

In addition to user fees you will be responsible for paying a connection fee of \$27 to Gulf Power. You should review your sales contract to determine if your builder will be responsible for these fees.

The current construction schedule of the electrical facilities serving the lots covered by this Property Report is set forth in the chart below. The below construction schedule is only an estimate and is subject to change.

Plat	Estimated Start Date (Month/Year)	Percentage of Construction Now Complete	Estimated Service Availability Date (Month/Year)
Plat 1	03/2020	100%	Complete
Plat 1A	03/2020	100%	Complete
Plat 1B	03/2020	100%	Complete
Plat 2A	8/2021	95%	04/2023
Plat 2B	8/2021	30%	06/2023

The electrical facilities serving Plat 1, Plat 1A, and Plat 1B are complete. The previous completion dates of Plat 2A and 2B September 2022 and December 2022, respectively, have not been met.

No financial assurance of completion of the electrical facilities has been posted.

<p><b>WARNING –</b></p> <p><b>NO FUNDS HAVE BEEN SET ASIDE IN AN ESCROW OR TRUST ACCOUNT NOR HAVE ANY OTHER FINANCIAL ARRANGEMENTS BEEN MADE TO ASSURE COMPLETION OF THE ELECTRICAL FACILITIES.</b></p>
---

## TELEPHONE

Telephone service is or will be available from Wow! of Panama City, Inc. The telephone service provider is responsible for extending, or causing to be extended, the telephone service lines to the front of or adjacent to the boundary of each lot. Construction of the telephone infrastructure will be on a schedule determined by the telephone service provider. The provider will be responsible for installation of telephone service lines.

You will not be responsible for any construction costs associated with extending the telephone service lines to the service point in front of or adjacent to your lot. The availability of telephone service for the lots covered by this property report is set forth in the chart below and is subject to change.

Plat	Estimated Start Date (Month/Year)	Percentage of Construction Now Complete	Estimated Service Availability Date (Month/Year)
Plat 1	08/2022	100%	Complete
Plat 1A	08/2022	100%	Complete
Plat 1B	08/2022	75%	06/2023
Plat 2A	08/2022	75%	06/2023
Plat 2B	08/2022	50%	06/2023

The telephone service lines serving the Lots in Plat 1 and Plat 1A are complete. The original estimated completion dates for the telephone service lines serving the Lots in Plat 1B, Plat 2A and Plat 2B have not been met.

## FUEL OR OTHER ENERGY SOURCE

Gas service will be available from Okaloosa Gas District, whose address is Post Office Box 548, Valparaiso, Florida 32580-0548. Gas service lines have been or will be extended in front of or adjacent to each lot.

Okaloosa Gas District is responsible for the installation of the main service lines and will be responsible for installation of gas service lines to all lots in the subdivision.

You will not be responsible for any construction costs associated with extending the gas service lines to the service point in front of or adjacent to your lot. However, you will be responsible for paying a connection fee of \$500 to Okaloosa Gas District to connect natural gas service to the home on your lot plus a \$35.00 deposit which deposit is refundable at cancellation of services. You should review your sales contract to determine if your builder will be responsible for these fees.

## FINANCIAL INFORMATION

The Developer's sole member is St. Joe Development, LLC, a wholly owned subsidiary of The St. Joe Company. A copy of the most current audited financial statement for the period ending December 31, 2022, for The St. Joe Company is available from us upon request or at [www.joe.com](http://www.joe.com). In addition, The St. Joe Company has executed an Unconditional Guaranty to perform and fulfill the obligations of the Developer.

## LOCAL SERVICES

In this topic, we will discuss the availability of fire and public protection and the location of schools, medical care, shopping facilities, mail services and public transportation.

### FIRE PROTECTION

South Walton Fire District (SWFD) provides fire protection services to the subdivision on a year round basis from a station located approximately 2 miles from the subdivision, located at 117 North Wall Street, Panama City Beach, Florida, 32413. The SWFD is allowed to use fire hydrants along the road right-of-ways. You will be responsible for paying a one-time Impact Fee payable to SWFD at the time you apply and pay for your building permit. The fire protection impact fee is calculated by multiplying the square footage of the home on your lot by \$0.15 per square foot.

### POLICE PROTECTION

The Walton County Sheriff's Department, located at 133 Sheriff's Drive, Santa Rosa Beach, Florida 32459 provides police protection services to the subdivision. The Sheriff's Office is located approximately 12 miles from the subdivision.

### SCHOOLS

Van R. Butler Elementary School (grades Pre-K through 4) is located at 6694 West County Highway 30-A, Santa Rosa Beach, Florida 32459, approximately 17 miles from the subdivision.

Bay Elementary School (grades Pre-K through 4) is located at 118 Gilmore Street, Santa Rosa Beach, Florida 32459, approximately 9 miles from the subdivision.

Dune Lakes Elementary School (grades K through 5) is located at 6565 US Highway 98 E, Santa Rosa Beach, Florida 32459, approximately 5 miles west of the subdivision.

Emerald Coast Middle School (grades 5 through 8) is located at 6694 West County Highway 30-A, Santa Rosa Beach, Florida 32459, approximately 8 miles from the subdivision.

Seaside School (grades 5 through 8) 10 Smolian Circle, Santa Rosa Beach, Florida 32459, approximately 9 miles from the subdivision.

Seacoast Collegiate High School (grades 9 through 12) 109 Greenway Trail, Santa Rosa Beach, Florida 32459, approximately 13 miles from the subdivision.

South Walton High School (grades 9 through 12) is located at 645 Greenway Trail, Santa Rosa Beach, Florida 32459, approximately 12 miles from the subdivision.

Magnet Innovation Center at Watersound High School STEAM (grades 9 through 12) is located at 133 South WaterSound Parkway, Watersound, Florida 32461, approximately ¼ mile from the subdivision.

School bus transportation will be available to each school from within the subdivision. Walton County bus routes can be found at the following:

<http://www.walton.k12.fl.us/departments/transportation/index.aspx>.

#### HOSPITAL

The nearest hospital to the subdivision is Sacred Heart on the Emerald Coast Hospital, located at 7800 West US Highway 98, Destin, Florida 32550, approximately 19 miles from the subdivision.

Ambulance service is available through South Walton Fire District, which provides ambulance service and EMS service for all of Walton County.

#### PHYSICIANS AND DENTISTS

The nearest physician's office is located in Watersound, Florida, approximately .5 miles from the subdivision.

The nearest dentist's office is located in Inlet Beach, Florida, approximately 1.5 miles from the subdivision.

#### SHOPPING FACILITIES

Shopping facilities are available in Inlet Beach, Florida, approximately 1.5 miles from the subdivision, in WaterColor, Florida, approximately 10 miles from the subdivision and in Panama City Beach, approximately 11 miles from the subdivision.

#### MAIL SERVICE

The United States Postal Service will provide mail service to a central location in the subdivision.

#### PUBLIC TRANSPORTATION

There is no public transportation available within the subdivision or to nearby towns.

RECREATIONAL FACILITIES

Common Area Recreational Facilities

There are no common area recreational facilities to be constructed within the subdivision. We may, but are not contractually obligated to, construct future common area recreational facilities to serve the lots covered by this Property Report. If future recreational facilities are constructed within the subdivision, we will be responsible for their construction.

Club Facilities

Club Membership Facility <sup>1</sup>	Percentage Of Construction Now Complete	Estimated Date of Start of Construction (month/year)	Estimated Date Available For Use (month/year)	Financial Assurance of Completion	Annual Cost or Assessment
WaterSound Beach Club	100%	Not applicable	Available	Not applicable	Subject to membership application, dues and use fees determined by the private club.
Camp Creek Golf Club <sup>2</sup>	100%	Not applicable	Available	Not applicable	
Shark's Tooth Golf Club	100%	Not applicable	Available	Not applicable	
Origins Golf Course	100%	Not applicable	Available	Not applicable	

<sup>1</sup> Not all Club Membership Facilities are available to all levels of Club Membership. Please refer to your Membership Documents for the availability of such facilities based on your level of Membership.

<sup>2</sup> Future expansion of the Club Facilities is planned. Construction has commenced.

There are additional recreational facilities adjacent to or in the immediate vicinity of the subdivision ("Club Facilities") that are privately owned and operated by persons or entities other than the Association. Any or all of such additional facilities may be operated as a private club for Club members and their guests.

When you acquire a lot, you will be obligated to make application to the Club for a Membership in the Club and will be responsible for the payment of dues, fees, and other charges which shall be collected by the Club Owner. For so long as you own a lot in the subdivision, you must maintain and continue to pay the Membership dues at all times. The Membership is non-transferable except in connection with the sale of your lot. The Membership entitles you to use the Club Facilities as specified by your level of Membership in the Club and as may be permitted by the Club Owner from time to time. Not all Club Facilities are available to all levels of Club Members.



VARIOUS RECREATIONAL FACILITIES IN OR NEAR THE SUBDIVISION MAY BE OWNED AND OPERATED BY PERSONS OTHER THAN THE ASSOCIATION. THERE IS NO GUARANTEE THAT ANY SUCH FACILITIES WILL BE AVAILABLE FOR USE BY LOT OWNERS. ANY OR ALL OF SUCH FACILITIES MAY BE OPERATED AS A PRIVATE CLUB FOR CLUB MEMBERS AND THEIR GUESTS. SINCE THE VALUE OF YOUR LOT MAY BE ADVERSELY AFFECTED BY YOUR INABILITY OR FAILURE TO OBTAIN A MEMBERSHIP, YOU SHOULD CAREFULLY CONSIDER YOUR PURCHASE OF A LOT IF IT IS BASED UPON YOUR PRESUMED ABILITY TO OBTAIN A MEMBERSHIP IN ANY PRIVATE CLUB AND TO USE ITS RECREATIONAL FACILITIES.

-WARNING-

SINCE AN AFFILIATE OWNS THE CLUB FACILITIES, WE CANNOT ASSURE THEIR CONTINUED AVAILABILITY. THE OPERATION, USE OF, AND ACCESS TO SUCH FACILITIES ARE NOT GUARANTEED AND ARE SUBJECT TO SUCH TERMS AND CONDITIONS AND PAYMENT OF SUCH FEES AS THE OWNER AND OPERATOR OF SUCH FACILITIES MAY ESTABLISH FROM TIME TO TIME. SEE THE ADDITIONAL WARNING CONTAINED ON PAGE 3 OF THIS PROPERTY REPORT.

Constructing the Facilities

Construction of the Club Facilities listed above is complete, with the exception of future improvements contemplated for the Club Facilities. Future improvements may be constructed at the Club Facilities in the sole discretion of the Club Owner, however, the Developer or Club Owner is not obligated to complete future improvements.

Maintaining the Facilities

The Club Owner is responsible for the maintenance and operation of the Club Facilities listed in the chart above.

Transfer of the Facilities

The Club Facilities listed in the chart above are private facilities owned and/or operated by the Club Owner. The Club Owner reserves the right, but is under no obligation, to transfer the Club Facilities to any third party or to the Association.

Permits

With the exception of future improvements contemplated for the Club Facilities, the Club Facilities listed in the chart above are complete, and no additional permits are required. The necessary permits for the contemplated future improvements to the Club Facilities have been applied for, obtained, or will be applied for at the appropriate time.

## Who May Use the Facilities

Club Facilities are currently available for use by the members of the Club and their guests in accordance with the Club membership plan documents, by use of guests of the Club or Developer. In addition, certain Club Facilities may be available for use by the general public or by guests of the WaterColor Inn, which may limit use of the facility by members of the Club. Members of the Club are permitted to use the Club Facilities subject to such fees, dues, and rules and regulations as established by the Club.

## Adjacent Property

There is other property owned by the Developer adjacent or in the immediate vicinity of the subdivision ("Adjacent Property"). Future development plans of any or all of such Adjacent Property may be depicted through artist's renderings of future improvements, facilities and features based on current development plans which are subject to change without notice. Actual development may or may not be built as currently proposed. No guarantee is made that future improvements, facilities and features in the Adjacent Property depicted by artists' renderings or described herein will be built or, if built, will be of the same type, size or mature as depicted or described. Use of the Adjacent Property may be subject to payment of use fees or other limitations.

ADJACENT PROPERTY IN OR NEAR THE SUBDIVISION MAY BE OWNED, DEVELOPED AND OPERATED BY PERSONS OTHER THAN THE ASSOCIATION. THERE IS NO GUARANTEE THAT ANY SUCH FACILITIES WILL BE AVAILABLE FOR USE BY LOT OWNERS. LOT OWNERSHIP IS NO ASSURANCE THAT YOU WILL BE PROVIDED ACCESS TO ANY SUCH FACILITY. NO REFUND OF THE PURCHASE PRICE OF YOUR LOT WILL BE MADE IF YOU CANNOT OBTAIN ACCESS TO ANY OR ALL OF THE FUTURE FACILITIES. SINCE THE VALUE OF YOUR LOT MAY BE ADVERSELY AFFECTED BY YOUR INABILITY OR FAILURE TO OBTAIN ACCESS TO THE FUTURE FACILITIES, YOU SHOULD CAREFULLY CONSIDER YOUR PURCHASE OF A LOT IF IT IS BASED UPON YOUR PRESUMED ABILITY TO OBTAIN ACCESS TO ANY FUTURE FACILITY ON ADJACENT PROPERTY.

### -WARNING-

SINCE FUTURE DEVELOPMENT PLANS CAN CHANGE, WE CANNOT ASSURE THAT ANY FACILITIES DEPICTED IN AN ARTISTS' RENDERING WILL BE BUILT. THE OPERATION, USE OF, AND ACCESS TO SUCH FUTURE FACILITIES ARE NOT GUARANTEED AND ARE SUBJECT TO SUCH TERMS AND CONDITIONS AND PAYMENT OF SUCH FEES AS THE OWNER AND OPERATOR OF SUCH FACILITIES MAY ESTABLISH FROM TIME TO TIME. SEE THE ADDITIONAL WARNING CONTAINED ON PAGE 3 OF THIS PROPERTY REPORT.

## Constructing the Facilities

Construction of the Adjacent Property is not complete. The Developer or owner of the Other Property is not obligated to complete future improvements.

## Permits

The necessary permits for the contemplated future improvements to the Adjacent Property will be applied for at the appropriate time.

## Who May Use the Facilities

The facilities proposed for the Adjacent Property are not built and are not currently available for use and the Developer is not obligated to build them. Lot Owners may or may not be permitted to use the future facilities. In addition, the facilities proposed are open for use by the general public and their use of the facility may limit use of it by lot owners. Access may be subject to such fees, dues, and rules and regulations and other limitations as established and subject to change by the Developer or owner of the Adjacent Property.

## SUBDIVISION CHARACTERISTICS AND CLIMATE

In this section, we will discuss the basic terrain of the subdivision, the climate of the region, and any nuisances or hazards affecting the subdivision.

### GENERAL TOPOGRAPHY

The general topography of the subdivision is generally flat with little or no slope. The property within the subdivision is wooded. Approximately 37% of the land ultimately to be included in the subdivision is planned to be natural open space.

We are not aware of any rock outcroppings, unstable or expansive soil conditions, or other conditions that would necessitate the use of special construction techniques to build on or use any lot listed in this Property Report. There are no steep slopes. The majority of the site has elevations from 0 feet to 44 feet, based on the National Geodetic Vertical Datum system.

### WATER COVERAGE

Generally, none of the lots listed in this Property Report are covered by water at any time; however, portions of some lots may, at times, have some standing water due to seasonal rains, and occasionally occurring after heavy winter/spring rains. Moreover, tropical storms or hurricanes may result in standing water. This condition does not materially affect the ability to use the lot for residential purposes and no correction of this condition is necessary.

### DRAINAGE AND FILL

All lots covered by this Property Report may require some degree of fill prior to being used for the purpose for which they are sold. You will be responsible for obtaining and providing such fill at your cost. The costs will vary by lot size and by lot grade; costs are estimated to range from \$1,000 to \$20,000 per lot.

### FLOOD PLAIN

All lots listed in this Property Report are located within the below designated Flood Zone (flood plain designations may change from time to time).

All Lots	Flood Zone
6, 17, 47-52, 55, 56, 59-64, 76-84, 86-117, 124-146, 149-161, 170-175, 178, 182, 183, 198, 213-216, 233-248, 251-255, 258-262,	X
1-5, 7-16, 18-46, 53, 54, 57, 58, 65-75, 85, 118-123, 147, 148, 162-169, 176, 177, 179-181, 184-197, 199-212, 217-232, 249, 250, 256, 257, 263, 264	A

Flood insurance is available and may be required by a lender in connection with financing of improvements to affected lots. The maximum amount of insurance coverage available through the National Flood Insurance Program is \$350,000 (\$100,000 for personal property and \$250,000 for structures). The national estimated cost of flood insurance is approximately \$707 per year per \$350,000 of insured value.

## FLOODING AND SOIL EROSION

We have a program which provides minimum controls for soil erosion, sedimentation, and periodic flooding throughout the subdivision. The program has been approved by the Florida Department of Environmental Protection. Under the National Pollution Discharge Elimination System (NPDES) permit, you or your builder will be required to provide an erosion control plan for the construction of your home. No site work shall begin on your lot without appropriate erosion control along your lot. You will be responsible for implementing water drainage, stormwater management, and erosion control practices and measures which may include but not be limited to silt fence, retaining walls, swales, and landscaping, for your lot that comply with the community's practices and are in accordance with the Declaration and Club Documents.

## NUISANCES

We are not aware of any land uses in the vicinity of the subdivision that may adversely affect the subdivision other than smoke from prescribed burning of forest undergrowth and timbering activities. Natural marshes and wildlife in the vicinity of the subdivision could also constitute a nuisance.

### Noxious Smoke

Land managers set carefully controlled fires to reduce hazardous accumulation of vegetation (fuel), improve wildlife habitat, stimulate herbaceous growth, and maintain healthy ecosystems. These prescribed burning activities produce smoke, ash and embers that may drift across and settle on your lot and property, produce an unpleasant smell, and may require that windows be kept closed during such burning activities.

### Marshes

The subdivision is located in the vicinity of a number of wetlands and marshes.

### Wildlife

The subdivision contains a number of manmade, natural and environmentally sensitive areas that may serve as habitats for a variety of native plants and wildlife, including insects, venomous and non-venomous snakes and other reptiles, alligators, and other animals, some of which may pose hazards to persons or pets coming in contact with them.

## HAZARDS

We are not aware of proposed plans for construction that may create a nuisance or safety hazard or adversely affect the subdivision other than the noise and dust customarily associated with homebuilding and construction necessary to the development of the subdivision.

The area is subject to natural hazards in the form of tornadoes, hurricanes, forest fires, and brush fires. Peak tornado months in Florida are May, June, and July; however, tornadoes may occur at any time. Florida has approximately 52 tornadoes each year, resulting in potentially two deaths. Based on historical frequency, the hurricane risk in the Walton County region is 22% to 27% annually.

There is a rating system for fire hazard. The Insurance Services Office rates the South Walton Fire District a "5" on a scale of "1 to 10," with "1" being the highest or best rating for public protection and "10" being the lowest or worst.

There are many oil drilling rigs into the Gulf of Mexico. Future oil spills from drilling rigs may affect your use and enjoyment of the Gulf of Mexico and your property value. While some lots in this subdivision are adjacent to Western Lake, the lots covered by this property report do not front the Gulf of Mexico.

## CLIMATE

The average temperature ranges for the area in which the subdivision is located are as follows:

	Summer ( <u>Jun/Jul</u> )	Winter ( <u>Dec/Jan</u> )
High	95°	62°
Low	68°	39°
Mean	80°	52°

The average annual rainfall in the subdivision is 57.7 inches. There is no measurable snowfall in the area in which the subdivision is located.

## OCCUPANCY

No homes in the subdivision are occupied on a full or part-time basis and 32 homes are under construction as of the date of this Property Report.

## ADDITIONAL INFORMATION

In this section, we will discuss the property owners association, your liability for real estate taxes and assessments levied against subdivision lots, matters pertaining to the resale of the lots, equal opportunity in lot sales, and the listing of lots within the subdivision.

### PROPERTY OWNERS ASSOCIATION

There is a property owners association for the subdivision. Watersound Camp Creek Community Association, Inc. ("Association") has been organized as a Florida corporation not-for-profit to serve as the property owners association for the lots within Watersound Camp Creek, as authorized by the Declaration.

As the Declarant under the Declaration, we have the right to appoint the board of directors and officers of the Association. This right shall continue until the earlier of the date upon which three (3) months after ninety percent (90%) of the lots proposed under the Master Plan have been deeded to Class "A" Members other than the Declarant, a declarant-related entity, a builder, or a successor Developer of all or any portion of the subdivision, unless we choose to relinquish such right sooner in our discretion. These and other rights are discussed in the Declaration, which you should read in its entirety.

Membership in the Association is mandatory for every residential lot owner in the subdivision, including us. You will automatically become a member of the Association upon taking title to a lot and will remain a member of the Association as long as you own property in the subdivision. If title to a lot is held in joint names, all owners of such lot share privileges and responsibilities of such membership.

As a mandatory member, you will be required to pay any general assessments, special assessments or specific assessments levied by the Association in accordance with the Declaration. General assessments are imposed on each lot described in this Property Report. Assessments are determined annually by the Association's board of directors and are subject to change in accordance with the Declaration and By-Laws of the Association. Those documents also prescribe the method for assessing special fees and additional assessments, if any. Additional fees are payable to the Association or other entities upon each transfer of title to a lot, as disclosed earlier in this Property Report under the heading entitled "Restrictive Covenants." The current annual general assessment imposed by the Association is set forth on the Cost Sheet of this Property Report. The current level of assessments, fees, charges, or other income does not provide the capability for the Association to meet its present, or planned, financial obligations including operating costs, maintenance and repair costs and reserves for replacement. For so long as we have the right to appoint the members of the Board, we will fund the operating deficit to the extent required by the Declaration.

The Association is responsible for management, operation, and maintenance of the common properties; administering and enforcing the Declaration, the architectural and design standards, and other governing documents referenced in the Declaration; making and amending rules in accordance with the Declaration, and making or contracting for repairs, additions, and improvements to the common properties. It is also authorized, but not obligated, to contract for or

provide services and facilities for the benefit of property owners and their lots, which might include such things as cable television service, internet service, security services, and landscape maintenance services, among other things. However, you are responsible for the cost of pre-wiring your home for cable and/or internet telecommunication services as may be available within the Community.

In order to carry out these functions, the Association is authorized to adopt budgets and levy assessments against the property owners and their lots; open bank accounts, deposit funds received on behalf of the Association into such accounts, and use such funds to operate the Association; purchase equipment, supplies, and materials to be used by such personnel; and take specific enforcement action, including assessing monetary fines, suspending the right to vote and use common properties, suspending services, exercising self-help, and bringing suit in court to enforce the governing documents. The Association has a duty to maintain books and records and to make them available to the members and their mortgagees. Architectural control over improvements and modifications on lots within the subdivision is discussed in this Property Report under the section entitled “Restrictions on the Use of Your Lot.”

There are no functions or services that we currently provide at no charge for which the Association may be required to assume responsibility in the future.

## TAXES

You will be obligated to pay real property taxes on the lot after title to the lot is transferred to you. Real property taxes on the lot will be assessed by and paid to Walton County Property Appraiser. Annual taxes on an unimproved lot after sale to a purchaser are calculated by multiplying the purchase price of the lot by the millage rate established by Walton County (9.2674 mills in 2022). Estimated taxes on an unimproved lot after sale to a purchaser are estimated to be approximately \$2,500.00 – 5,000.00 based on the 2022 millage rate and the average offering prices in effect as of the date of this Property Report.

There are currently no special taxes or tax assessments that affect the subdivision.

## VIOLATIONS AND LITIGATION

The Developer believes that there is currently no pending litigation that would have a material adverse impact on our financial condition or our ability to transfer title to a purchaser or to complete promised facilities.

On lands that are not part of the subdivision or in any way related to the subdivision, some of The St. Joe Company’s past and present real property, particularly properties used in connection with previous transportation and paper mill operations, were involved in the storage, use or disposal of hazardous substances that have contaminated and may in the future contaminate the environment. The Company may bear liability for this contamination and for the costs of cleaning up a site or sites which involve hazardous substances. You will not be responsible for the costs of cleaning up these sites.



## RESALE OR EXCHANGE PROGRAM

Restrictions on the use of your lot have been discussed above in the section of this Property Report entitled "Restrictions on the Use of Your Lot." Those restrictions that might hinder the lot owner in the resale of lots within the subdivision include the architectural approval and control provisions and restrictions that limit the placement of signs within the subdivision. Resale signs are also prohibited.

The mandatory Club membership obligation will run with title to your lot and will be binding upon both you and any successor in title to your lot which could have an effect on the resale of your lot.

As of the date of this Property Report, we have no program to assist you in the resale of your lot; however, we may permit owners to list their lots and homes for resale with our preferred brokerage company, Berkshire Hathaway Home Services – Beach Properties of Florida.

We do not have any provision to allow you to exchange one lot for another.

## EQUAL OPPORTUNITY IN LOT SALES

We are in compliance with Title VIII of the Civil Rights Act of 1968. We will not directly or indirectly discriminate against you on the basis of race, color, religion, sex, or national origin, familial status, and handicap in any of the following general areas: Lot marketing and advertising, rendering of lot services, and in requiring terms and conditions in lot sales and leases. Furthermore, we will not indicate a preference for or a rejection of any particular group in our advertising, in our rendering of services to lots, in requiring terms and conditions on lot sales and leases, or in any other manner.

## LISTING OF LOTS

Below is a listing of the two hundred sixty-three (263) lots currently covered by this Property Report and intended for sale in the subdivision, as indicated on the referenced plats and/or site plan.

LISTING OF LOTS		
Plat Phase	Plat Reference	Lots Numbered
Plat 1	Watersound Camp Creek Phase 1, recorded in plat book 23, pages 13-14 in the public records of Walton County, Florida	Lots 1-6 Lots 246-262
Plat 1A	Watersound Camp Creek Phase 1A, recorded in plat book 23, pages 51-52 in the public records of Walton County, Florida	Lots 7-12 Lots 214-245
Plat 1B	Watersound Camp Creek Phase 1B, recorded in plat book 24, pages 1-5 in the public records of Walton County, Florida	Lots 13-26 Lots 28-37 Lots 194-213
Plat 2A	Watersound Camp Creek Phase 2A, recorded in plat book 24, pages 15-17 in the public records of Walton County, Florida	Lots 38-75 Lots 185-193 Lots 263-264
Plat 2B	Watersound Camp Creek Phase 2B, recorded in plat book 24, pages 71-82 in the public records of Walton County, Florida	Lots 76-184

COST SHEET, SIGNATURE OF SENIOR EXECUTIVE OFFICER

In addition to the purchase price of your lot, there are other expenditures that must be made. Listed below are the major costs. There may be other fees for use of additional recreational facilities. All costs are subject to change.

Sales Price

Cash Price of Lot .....	\$ _____
Finance Charge .....	\$ _____
Total.....	\$ _____

Estimated One-Time Charges

1. Water Impact Fee .....	\$ 3,092.66
2. Water Meter Installation Fee <sup>1</sup> .....	\$ 486.00
3. Water Service Deposit.....	\$ 50.00
4. Water Meter Deposit .....	\$ 100.00
5. Sewer Impact Fee .....	\$ 4,824.54
6. Wastewater Deposit .....	\$ 50.00
7. Electric connection fee .....	\$ 27.00
8. Telephone service installation charge .....	\$ _____
9. Design review fees .....	\$ _____
10. Natural Gas connection fee .....	\$ 500.00
11. Natural Gas Service Deposit .....	\$ 35.00
12. Contribution to Working Capital .....	\$ _____
13. St. Joe Community Foundation transfer fee (0.50% if applicable) .....	\$ _____
14. Irrigation System Connection Fee.....	\$ 1,500.00
15. Other (identify).....	\$ _____
Total of estimated sales price and one-time charges.....	\$ _____

Estimated Monthly/Annual charge

(exclusive of utility use fees)

1. Taxes -- Average unimproved lot after sale to purchaser .....	\$ _____
2. 2022 Annual Dues and assessments .....	\$ 1,200.00
3. 2022 Annual Club Membership dues.....	\$ _____

The information contained in this Property Report is an accurate description of our subdivision and development plans.

Camp Creek Residential Development, LLC,  
a Florida limited liability company

By: \_\_\_\_\_  
Bridget Precise, President

<sup>1</sup> You are required to connect to the central water system.

RECEIPT, AGENT CERTIFICATION, AND CANCELATION PAGE

PURCHASER RECEIPT

*Important -- Read Carefully*

Name of Subdivision: Watersound Camp Creek<sup>SM</sup>

OILSR Number: 40050

Date of Report: March 17, 2023

We must give you a copy of this Property Report and give you an opportunity to read it before you sign any contract or agreement. By signing this receipt, you acknowledge that you have received a copy of our Property Report.

Received by: \_\_\_\_\_ Date: \_\_\_\_\_

\_\_\_\_\_ Date: \_\_\_\_\_

Street Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

If any representations are made to you which are contrary to those in the report, please notify:

Bureau of Consumer Financial Protection  
1700 G Street NW  
Washington, D.C. 20552

AGENT CERTIFICATION

I certify that I have made no representations to the person(s) receiving this Property Report which are contrary to the information contained in this Property Report.

Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_

Name of Salesperson: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

PURCHASER CANCELLATION

If you are entitled to cancel your purchase contract and wish to do so, you may cancel by personal notice or in writing. If you cancel in person or by telephone, it is recommended that you immediately confirm the cancellation by certified mail. You may use the form below:

Name of Subdivision: Watersound Camp Creek

Date of Contract: \_\_\_\_\_

This will confirm that I/we wish to cancel our purchase contract.

Purchaser(s) signature: \_\_\_\_\_ Date: \_\_\_\_\_

RECEIPT, AGENT CERTIFICATION, AND CANCELLATION PAGE

PURCHASER RECEIPT

*Important -- Read Carefully*

Name of Subdivision: Watersound Camp Creek  
OILSR Number: 40050

Date of Report: March 17, 2023

We must give you a copy of this Property Report and give you an opportunity to read it before you sign any contract or agreement. By signing this receipt, you acknowledge that you have received a copy of our Property Report.

Received by: \_\_\_\_\_ Date: \_\_\_\_\_  
\_\_\_\_\_ Date: \_\_\_\_\_

Street Address: \_\_\_\_\_

City \_\_\_\_\_ State \_\_\_\_\_ Zip \_\_\_\_\_

If any representations are made to you which are contrary to those in the report, please notify:

Bureau of Consumer Financial Protection  
1700 G Street NW  
Washington, D.C. 20552

AGENT CERTIFICATION

I certify that I have made no representations to the person(s) receiving this Property Report which are contrary to the information contained in this Property Report.

Lot \_\_\_\_\_ Block \_\_\_\_\_ Section \_\_\_\_\_

Name of Salesperson: \_\_\_\_\_

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

PURCHASER CANCELLATION

If you are entitled to cancel your purchase contract and wish to do so, you may cancel by personal notice or in writing. If you cancel in person or by telephone, it is recommended that you immediately confirm the cancellation by certified mail. You may use the form below:

Name of Subdivision: Watersound Camp Creek  
Date of Contract: \_\_\_\_\_

This will confirm that I/we wish to cancel our purchase contract.

Purchaser(s) signature: \_\_\_\_\_ Date: \_\_\_\_\_