



WATERSOUND



Just three miles inland from the beautiful beaches of the Emerald Coast along the banks of Lake Powell, a public navigable body of water and one of the world's rare coastal dune lakes, lies a special place called WaterSound. Perfectly situated, WaterSound offers a relaxed community set amid the natural beauty of Lake Powell and towering pines with the convenience of Panama City Beach five miles east and the shops, lively eateries and local activities of famed Scenic Highway 30-A three miles south.



Cover | Skipping stones at Lake Powell.
Above | WaterSound entryway by nightfall.

WATERSOUND. OFF THE BEATEN PATH



WaterSound is a community with uncompromising ideals and standards in planning, architecture, aesthetics and amenities. Influenced by maritime architecture of year's past, WaterSound's home design re-imagines and modernizes the coastal shingle home into a vernacular building style that is distinctly Florida. Local and national builders offer a variety of floor plans ideal for families, individuals or seasonal residents. Home sites are planned to be interconnected by an extensive pedestrian trail system. Many homes are within walking distance of the centrally-located Village Commons, the core activity center and the location of the facilities of WaterSound Club North.*

In celebration of its natural surroundings, this community will retain conservation areas while promoting an array of outdoor recreational activities. Kayak on Lake Powell, play with your children in the neighborhood parks, or walk along the existing or planned trails and paths winding throughout the community.



Above | Top Left: Kayaking on Lake Powell. Top Right: Origins Golf Course at sunset.*

WATERSOUND AMENITIES



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, 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.

LAKE POWELL

WaterSound is located along the banks of Lake Powell, a public navigable body of water. Cradled by barrier beaches and majestic dunes, the lake is fed by both rainwater and meandering tides. This creates a perfect spot for freshwater and saltwater fishing as well as for canoeing and kayaking. Access to the lake is via a public boat ramp located approximately three miles from the community.

TRAILS

There are numerous opportunities for walking and biking on the network of trails meandering throughout the WaterSound Community. When completed, trails are planned to interconnect neighborhoods.



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.

OPTIONAL CLUB MEMBERSHIPS

WaterSound homeowners are eligible to apply for membership in WaterSound Club North*, which offers two membership categories so you can tailor the amenity package to meet your needs.



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.

OPTIONAL CLUB MEMBERSHIPS



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)
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.
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- **Dining Privileges at Shark’s Tooth Clubhouse**
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Above | The WaterSound Beach Club, which among other amenities, offers direct access to the pristine beaches of the Emerald Coast.

WATERSOUND ACTIVITIES



GOLF

Located within the WaterSound community is Origins Golf Club, which is privately owned and open to the public. Origins is an 1,800-yard course designed by Davis Love III. It is a six-hole regulation course that also plays as a nine-hole executive course and as a 10-hole, par-three course. Fun for families, beginners and casual golfers, this course is still challenging for experienced players. Daily fee play is available or apply for a Sports Membership in the WaterSound Club North* and enjoy unlimited golf at Origins (*members pay applicable cart fees only*).

BACKCOUNTRY

Whether discovered on foot or bicycle, there are miles and miles of trails and paths that wind through towering pine forests into blue-sky clearings and past captivating vistas of nature's glorious and tireless enterprise within and near the community. Old-growth stands of longleaf and loblolly pines forming sun-dappled canopies create a backcountry wonderland for exploration and adventure in many local parks.

BEACHES

Stunning sugar-white sandy beaches and brilliant crystal-clear emerald waters await residents and guests at WaterSound. Public beach access is conveniently located at numerous places including Deer Lake State Park, which is about five miles away. Homeowners are eligible to apply to WaterSound Club North, which offers a Beach Membership that includes access to the WaterSound Beach Club, which is less than five miles away.



Above | The Emerald Coast is known for its beautiful beaches, located approximately three miles from the community. Enjoy biking on the numerous trails winding throughout the community.

* *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

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