



HILTON HEAD HOLIDAYS, INC.

Exclusive to Hilton Head Harbor RV Resort & Marina

P. O. Box 21585

Hilton Head, SC 29925

(843) 681-3256

E-mail: Sarina@HiltonHeadHarbor.com

Web: www.HiltonHeadHarborForSale.com



LOT	PRICE	DESCRIPTION
53		UNDER CONTRACT!!! UNDER CONTRACT!!!
55	\$224,000	Waterfront with Dock! Beautiful stamped pad with double hook-ups. Seawall rebuilt, March, 2015! Owner financing available.
56	\$248,900	Waterfront lot with a beautiful view! Double hook-ups and great rental. Seawall rebuilt, March, 2015!
15	\$64,900	REDUCED! Charming site with a beautiful paver patio; perfect for gatherings!
69	\$85,500	Corner lot close to everything! This lot is double width and has a beautiful water view!
75	\$64,500	View the beautiful IntraCoastal Waterway from your RV on this site!
76		UNDER CONTRACT!!! UNDER CONTRACT!!!
90	\$68,500	One of the easiest sites to back into! Deep pad, double width; what' could be better?
95	\$70,000	Roomy lot with lots of shade. Extra parking pad for your vehicles!
96	\$55,000	Enjoy the shade of the towering oak tree on this lot!
104	\$62,000	Owner Financing Available!! Enjoy the shade under the beautiful trees of this lot.
110		UNDER CONTRACT!!! UNDER CONTRACT!!!
154	\$51,000	This great site won't last long at this price! Double width pad.
157	\$62,000	Enjoy the shade from all the beautiful trees on this lot! Double width pad.
159	\$57,900	REDUCED! Popular rental site!! Large pad and close to the marina!
168		UNDER CONTRACT!!! UNDER CONTRACT!!!
177	\$65,500	REDUCED!! Corner lot so convenient to the pool, hot tub & bath house! Extra large parking pads!
182	\$80,000	This site is near the pool/hot tub, is easy to back-in and is a popular rental!
185	\$62,900	Jacuzzi anyone? Steps to the center pool, hot tub and tennis court.

CONTACT SARINA BENTLEY IN THE RENTAL OFFICE (843) 681-3256

Listed Prices Accurate as of 05/17/2017



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HILTON HEAD HARBOR RV RESORT & MARINA

LOT OWNERSHIP INFORMATION

The Resort is a condominium. Lot owners receive title in fee simple subject to the "Declaration of Condominium" and the Rules and Regulations of the owners' association. Owners jointly own the association, which owns most of the recreational facilities.

Please read the Declaration of Condominium, available on the internet at http://www.hiltonheadrvresort.com/images/Covenants_and_Restrictions.pdf. Please note Article 8.1; "It is the specific intent of this Declaration to create and maintain a luxury resort for recreation vehicles and **TO PROHIBIT PERMANENT OR SEMI-PERMANENT STRUCTURES AS WELL AS ANY STRUCTURE OR VEHICLE WHICH IS USED AS, OR DESIGNED FOR USE AS, PERMANENT LIVING QUARTERS ON ANY LOT.**" Our rules and regulations are available at: http://www.hiltonheadrvresort.com/images/RULES__REGS_NEWEST.pdf.

NOTE: Section 78-68 (c) of the current Beaufort County Municipal Code states: "A recreational vehicle is ready for highway use if it is on wheels or a jacking system, is attached to the site only by quick-disconnect type utilities and security devices, and has no permanently attached additions. Recreational vehicles placed on sites shall either be on site for fewer than 180 consecutive days and be fully licensed and ready for highway use or meet the requirements of subsections (a) and (b) of this section." (subsections (a) and (b) refer to mobile homes).

The rental office has exclusive rental rights to the RV lots until the year 2081. The rental office pays the owner one half the gross rental from his lot quarterly. The rental office requests that owners give ample notice when they plan to visit the resort.

ASSOCIATION DUES:

As of 4/1/2017, \$215.00 per month payable quarterly (\$645.00) - Dues are subject to increase at Owner's Association discretion. In order to replenish the Association's emergency fund after Hurricane Matthew, the board of directors voted on March 25, 2017 to assess a \$400 fee to each RV lot, payable over two years. This balance may become due at closing when a property changes ownership.

DUES COVER:

Property Maintenance, Water, Sewer, Garbage Pick-Up, Cable TV and Wi-Fi

DUES DO NOT COVER:

Electricity: About a maximum of \$6.00 per day when in use. Tax values are assessed based on the median selling price of the lots. Interior lots sold since 2007 have seen annual taxes at approximately \$700 - \$900. Dues do not cover replacement parts such as circuit breakers or power pedestals. Lot owners are invited to rent space in the Marina if they travel with a boat or would like annual rental.

LOT PURCHASE:

The Owners' Association charges a one time expense of \$400 when purchasing a lot (subject to increase at Owner's Association discretion). This is a processing fee that the rental office does not participate in. The rental office owns the first right of repurchase on the lots within the resort. There is a \$50 processing fee for this waiver.

AVERAGE HIGH AND LOW TEMPERATURES ON HILTON HEAD ISLAND, SC

Jan.	59 - 40	April	76 - 56	July	89 - 74	Oct.	77 - 59
Feb.	61 - 41	May	83 - 64	Aug.	89 - 74	Nov.	69 - 49
Mar.	68 - 48	June	87 - 70	Sept.	85 - 69	Dec.	61 - 42