



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



SITE	PRICE	DESCRIPTION
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!
44	\$80,000	Nestled against the nature preserve, this site is private and has lots of room!
69	\$85,500	Corner lot close to everything! This lot is double width and has a beautiful water view!
72	\$64,500	Catch the sunrise over the water on this double width concrete pad. Landscaped for privacy.
74	\$68,500	REDUCED!!! This large lot faces Skull Creek on the ICW and has room for lots of toys!
90	\$68,500	One of the easiest sites to back into! Deep pad, double width; what could be better?
95	\$65,000	REDUCED!!! 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!
122	\$73,000	Delight in the breeze off the water on this large site with loads of beautiful stone pavers!
155	\$72,500	Double width pad with lots of room for your toys. Plenty of shade!
157	\$62,000	Enjoy the shade from all the beautiful trees on this lot! Double width pad.
162	\$68,200	Large, shaded, corner lot with hardwood trees and plenty of parking available!
169	\$73,900	Extra long, extra wide and has an open common area behind the lot. What more could you ask for?
179	\$64,800	Extra large pad with double concrete reinforcement. This pad could hold a tank!
182	\$70,000	REDUCED!! This site is near the pool/hot tub, is easy to back-in and is a popular rental!
187	\$68,700	With hedges on both sides and the pool only steps away, this spot is the perfect oasis!
188	\$80,000	Ahhhh, you'll feel like you are at the spa enjoying the beautiful waterfall on this site!
199	\$62,000	Tennis anyone? Enjoy this double width pad next to tennis court!
200	\$62,000	So close to the pool you could almost jump right in! Double width pad.

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

Prices Accurate as of 10/10/2017



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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. The association is also asking lot owners to replace the power pedestals on each lot. The expected cost of this replacement is up to \$2,000.

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