



HILTON HEAD HOLIDAYS, INC.
A Division of 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	\$260,000	Waterfront lot w/ a Dock! Enlarged and updated in December, 2008 for double hook-ups.
55	\$239,000	Waterfront lot w/ a Dock! Double hook-ups for a beautiful view out the window of your motorhome.
56	\$248,900	Waterfront lot with a beautiful view! Double hook-ups. Pull your motorhome straight in!
78	\$62,000	View the IntraCoastal Waterway from your picnic area! Large site with lots of room! Owned by SC RE Broker.
92	\$98,500	Corner site w/ an extra long, double width pad plus an extra pad for your truck! Strong rental history.
94	\$68,500	Extra long site w/ an extra pad for your car! Beautifully landscaped.
99	\$67,975	Deep pad w/ plenty of shade. Quiet area!
102	\$72,000	Large lot w/ a double wide pad! Very quiet area with lots of privacy. Lots of trees and foliage. Owned by FL RE Broker.
122	\$65,000	This site is very private w/ a tremendous amount of land!
134	\$60,000 Site \$18,000 Rig	Huge site large enough for an RV and 3 cars! 2003 Newmar 5th Wheel w/ 2 bedrooms & 2 full baths.
143	\$59,000	Open, sunny and close to the center pool!
148	\$65,000	Great site across the street from the center pool!
149	\$57,000	Across from the center pool! Large lot w/ room to expand.
151	\$65,000	Corner lot w/ easy access and an extra large pad!
175	\$79,000	Beautiful, stamped concrete pad w/ fantastic landscaping! Pad is double width!
181	\$72,000	Corner lot w/ great rental history. Large pad!

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



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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 the recreational facilities.

Please read the Declaration of Condominium, available on the internet at http://www.hiltonheadrvresort.com/images/Covenants_and_Restrictions.pdf. An important aspect of the Declaration is the requirement stated in 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.**"

NOTE: Beaufort County Ordinance # 2001-2095-40, Section 6.1.9, (C) 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. (6.1.9 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:

\$160.00 per month payable quarterly (\$480.00)

DUES COVER:

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

DUES DO NOT COVER:

Electricity: About a maximum of \$4.00/Day when in use. In the past, taxes ranged from \$260 - 315/Year on regular sites and \$590 - 670/Year on waterfront. However, taxes will be reassessed based on sales price. Dues do not cover replacement parts such as circuit breakers. 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 \$200 when purchasing a lot. 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