



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! This site has double hook-ups & is next to a large common area providing extra privacy.
55	\$239,000	Waterfront site w/ double hook-ups & a Dock. Stamped concrete and one of the most beautiful views in the resort!
56	\$248,900	Waterfront lot with a beautiful view! Double hook-ups. Drive right in!
9	\$79,000	Beautiful view of the IntraCoastal Waterway. Great rental history!
32	\$65,000	Your own private paradise on the nature preserve. Zen in an RV!
34	\$80,000 Site \$40,000 Rig	Very private site with lots of room for entertaining! King size 2005 Alfa 5th Wheel. Save \$10,000 and buy both for only \$110,000!
39	\$73,000	This site has room for at least 2 automobiles and your RV! Situated on the nature preserve to make one of most private sites in the park.
76	UNDER CONTRACT!	A perfect site with a view of the IntraCoastal Waterway, dappled sunshine and a large pad. Beautiful sunrise view from your RV!
78	\$62,000	View the IntraCoastal Waterway from your picnic area or RV! Large site with lots of room! Owned by SC RE Broker.
87	\$75,500	Large, roomy, corner lot with privacy hedge and gorgeous palms!
88	\$58,500	Parents love this site across from the playground! Fits all of your toys.
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	\$60,000	Large lot w/ a double wide pad! Very quiet area with lots of privacy. Lots of trees and foliage. Owned by FL RE Broker.
107	\$70,000	Gorgeous corner lot with privacy & room for the biggest rigs plus a tow!
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.
138	\$62,700	This site has a large pad and easy access for any RV!
150	\$65,000	Room to expand on this site near the center pool and Jacuzzi!
151	\$65,000	Corner lot w/ easy access and an extra large pad!
166	\$84,000	Huge corner lot w/ room for your RV & your visitors! Great rental history.
175	\$79,000	Beautiful, double width, stamped concrete pad w/ fantastic landscaping!
181	\$72,000	Corner lot w/ great rental history. Large pad & close to all amenities!
185	\$67,500	This lot is huge and beautifully landscaped!

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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. Tax values are assessed based on the lot's selling price. 2009 taxes were approximately \$700 - \$900 on lots sold from 2007 forward. 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
Mar. 68 - 48	June 87 - 70	Sept. 85 - 69	Dec. 61 - 42