



**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](mailto:Sarina@HiltonHeadHarbor.com)**

**Web: [www.HiltonHeadHarborForSale.com](http://www.HiltonHeadHarborForSale.com)**



LOT	PRICE	DESCRIPTION
53	\$249,000	Waterfront lot w/ Dock! Double hook-ups & next to large common area!
55	\$239,000	Waterfront lot w/ Dock! Stamped pad, double hook-ups & amazing view!
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!
20		UNDER CONTRACT! UNDER CONTRACT!
52	\$93,000	Aahhh! Privacy in the back, on the side and a water view!
78	\$62,000	View the ICW from your picnic area or RV! Owned by SC RE Broker.
80	\$70,000	Corner lot with a huge pad! Room for all of your toys.
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	This site is very deep and has an extra pad for your car!
99	\$59,900	Deep pad with plenty of shade. Quiet area!
102		UNDER CONTRACT! UNDER CONTRACT!
117	\$89,000	Water view w/out the price! Double width, reinforced pad.
119	\$80,000	Watch the marina traffic from this corner lot across from the waterfront!
134	\$56,500	Huge site large enough for an RV and 3 cars!
138	\$52,700	This site has a large pad and easy access for any RV!
143	\$84,000	Lot has everything! Extra parking, beautiful landscaping & a waterfall!
164	\$69,900	Close to all the amenities and popular rental!
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. Near the pool and hot tub!
198	\$59,000	Wow! Double width pad and next to the tennis court!
199	\$68,900	Tennis anyone? Double width pad next to the tennis court!
200	\$72,900	Jump in the Pool! Double width pad next to tennis court and pool.

**MAKE AN OFFER! 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](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**

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