



# HILTON HEAD HOLIDAYS, INC.

Selling RV Lots on Hilton Head Island

115 Fields View Trail

Murphy, NC 28906

Web: [www.HiltonHeadHarborForSale.net](http://www.HiltonHeadHarborForSale.net)

(828) 494-3000

Butch - (843) 247-4560

E-mail: [Sarina@HiltonHeadHolidays.net](mailto:Sarina@HiltonHeadHolidays.net)

E-mail: [Butch@HiltonHeadHolidays.net](mailto:Butch@HiltonHeadHolidays.net)



SITE	PRICE	DESCRIPTION
57	\$425,000	WATERFRONT LOT With a Private Deck and Over-Sized Attached Dock. Updated Power Pedestal, Double Width Pad for Additional Parking and Spectacular Water View!
2	\$150,000	Twins! View the Boats as They Navigate the IntraCoastal Waterway! The Concrete Has Been Expanded to Double Width to Fit an Extra Vehicle With Your RV.
3	\$150,000	Twins! View the Boats as They Navigate the IntraCoastal Waterway! The Concrete Has Been Expanded to Double Width to Fit an Extra Vehicle With Your RV.
42	\$158,500	This Gorgeous Lot on the Coveted Privacy Berm Has Hardscape Lighting and Walls, Paver Patio, Drainage System, an Updated Power Pedestal and Impressive Landscaping.
51	\$153,000	Lots on the Outer Loop Privacy Berm Like This Go FAST and This Lot Feels Like a Nature Preserve! Huge Privacy Hedge, Tons of Hardscaping and Room to Expand.
79	\$129,500	This Lot Has a Huge Pad For Extra Parking & an Updated Power Pedestal. Bring Your Toys to Enjoy This Corner Lot. Owner Financing Considered! <u>OWNED BY HILTON HEAD HOLIDAYS SCRE BROKER-IN-CHARGE</u>
94	\$97,500	Beautifully Landscaped Lot with Azaleas, Crepe Myrtle, Palm Trees and Red Tip Shrubs Provide Lots of Privacy and Enjoyment! Extra Parking Space and an Updated Power Pedestal.
99	\$128,500	The Double Width Concrete Pad Will Fit the RV, Vehicles, Boat, You Name It! Entire Concrete Pad Replaced and Hardscape Retaining Wall Added in 2015. Updated Power Pedestal Installed in 2017.
105	\$144,000	Beautiful, Furnished and Lit Hardscape Patio? Check! Gorgeous Trees and Landscaping? Check! Updated Power Pedestal? Check! Double Width Lot Has it All!
114	\$165,000	Huge Corner Lot, Slightly Elevated for Drainage and an Expanded Pad for Your RV and All Your Gear. This Lot is Across From the Waterfront and Has a View of the Harbor!
130	\$142,800	This Huge Corner Lot is Over 73 Feet Deep on the Right Side and 55 Feet Wide at the Back! Pavers Run Down the Side With an Updated Power Pedestal and Lots of Room for Improvements.
135	\$112,500	Extra Long Concrete Pad for Your RV and a Hidden Jewel Paver Patio Nook in the Back of the Lot. Enjoy the Privacy Provided by Tall Hedges.
144	\$108,000	Enjoy the Palm & Birch Trees Along With Boxwoods for Privacy. Concrete is Double Width, Providing Room for Extra Vehicle(s).
145	\$137,000	Room for Expansion! This Lot Has Not Been Available for Almost 19 Years. Across the Street From the Center Pool, Bath-House, Hot Tub and Tennis Courts.
152	RV: \$89,500 Lot: \$152,900	Get the Whole Package w/ This Amazing 2021 Cedar Creek 35' 5th Wheel and Corner RV Lot W/ Updated Power Pedestal, Hardscaping and High-End Landscaping. Buy One or Both; Either Way, You WIN!
160	\$140,800	This Unique Corner Lot is Just Waiting for You to Create Your Own Oasis! The Lot is Shaded by Lovely Trees and Allows a Glimpse of the Harbor.
166	\$165,000	Large Interior Lot w/ Room for a Longer RV W/ Additional Parking Pad for Two Extra Vehicles or a Boat. This Lot Has an Updated Power Pedestal and a Wi-Fi Pedestal!
199	\$98,900	Tennis Anyone? Enjoy This Double Width Pad With an Updated Power Pedestal Right Next to the Tennis Court, Swimming Pool and Hot Tub!
200	\$138,500	So Close To the Pool You Could Almost Jump Right In! Beautiful Landscaping! Furniture Conveys on This Lot w/ Double Width Concrete Pad and Updated Power Pedestal.
<b>LOTS 14, 101, 123 &amp; 137 ARE UNDER CONTRACT</b>		

Prices Accurate as of 04/16/2024 - For more information, contact Sarina Bentley at (828) 494-3000 or Butch Puplava - Butch is also the Resort Manager for the POA - (843) 247-4560.



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Hilton Head Holidays, Inc. Does Not Co-Broker With Every Real Estate Office. If you represent a buyer, please contact us prior to discussing our listings. If you are represented by another Agency, please ask them to contact us.

## LOT OWNERSHIP INFORMATION FOR HILTON HEAD HARBOR

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 (POA). Owners jointly own the association, which owns most of the recreational facilities.

As an owner, you will have all the rights and responsibilities of traditional land owners. When you stay on your lot, there are no additional fees or rental due. Each owner receives 50% of the rent collected from the rental office for the use of their lot. The rental office has exclusive rental rights to the RV lots until the year 2081.

The Declaration of Condominium states "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..." The declaration also states "travel trailers longer than thirty-five (35) feet or wider than eight (8) feet in their fully installed condition (which eight (8) feet includes tipouts or slideouts) ... are not permitted." Although these covenants have not historically been enforced, they nonetheless remain valid restrictions of record. On September 1, 2020, the lessee of the rental rights stopped renting to guests with certain fifth wheels & travel trailers. The POA maintains this restriction does not apply to RV lot owners.

All of our pads are concrete and were designed to be at least 55 feet long and 20 feet wide at the patio area. Most of the pads have been extended. They all have hook-ups for water, sewer, cable TV and 30 & 50 AMP electricity as well as Wi-Fi access. As an owner of a lot, you will also own the area around your pad. In most cases this area starts approximately 3 feet from the edge of the original pad of the site to the left of the site in question and continues to 3 feet to the right of the original pad on the site in question. Exact dimensions can be determined by having a survey completed.

The Declaration of Condominium is available at: [http://www.hiltonheadrvresort.com/images/Covenants\\_and\\_Restrictions.pdf](http://www.hiltonheadrvresort.com/images/Covenants_and_Restrictions.pdf).

Our rules and regulations are available at: [Rules and Regulations Filing 04-21-2020.pdf \(hiltonheadrvresort.com\)](http://www.hiltonheadrvresort.com/images/Rules_and_Regulations_Filing_04-21-2020.pdf) and amendment [8013.001 RV Resort Affidavit-COVENANTS AND RESTRICTIONS-20201116-2020111....pdf \(hiltonheadrvresort.com\)](http://www.hiltonheadrvresort.com/images/8013.001_RV_Resort_Affidavit-COVENANTS_AND_RESTRICTIONS-20201116-2020111....pdf).

### ASSOCIATION DUES:

Dues are subject to increase or decrease at Owner's Association discretion and the board of directors voted to increase the dues to \$293 per month (\$879 / quarter) in 2022. This increase was necessary to cover anticipated legal expenses as well as rising costs due to inflation. The stated intention is to lower the dues once legal fees are no longer an issue.

### DUES COVER:

Basic Property Maintenance, Water, Sewer, Garbage Pick-Up, Cable TV and Wi-Fi and use of POA amenities.

### DUES DO NOT COVER:

Electricity: About a maximum of \$7.00 per day when in use. Taxes: Tax values are assessed based on the median selling price of similar lots each year. Interior lots sold in the last several years have seen annual taxes at approximately \$800 - \$1,800. Property taxes on waterfront lots sold in the last several years range from \$3,400 to \$4,200. Dues do not cover other ownership expenses or replacement parts such as circuit breakers or power pedestals.

### LOT PURCHASE:

As of September 7, 2023, the Owners' Association no longer charges a \$400 fee when transferring ownership due to a sale. BillyBob's Marinas, Inc. and the rental office each have rights of repurchase on the lots within the resort and there has historically been a processing fee for each waiver.

**Please note:** On May 8, 2020, the lessee of the rental rights, Turner's Marina, filed a complaint against the resort owners association (POA) in the Court of Common Pleas, 14th Judicial Circuit of SC. Here is a link to the complaint and POA response : [http://www.hiltonheadrvresort.com/images/TURNERS\\_AMENDED\\_COMPLAINT.pdf](http://www.hiltonheadrvresort.com/images/TURNERS_AMENDED_COMPLAINT.pdf) and [http://www.hiltonheadrvresort.com/images/Turner Marina v. RV Resort POA - Answer Counterclaim.pdf](http://www.hiltonheadrvresort.com/images/Turner_Marina_v._RV_Resort_POA_-_Answer_Counterclaim.pdf).

September 26, 2020 to cover legal expenses, the POA voted to assess lot owner's \$200 paid by December 31, 2020.

December 11, 2020, Turner's Marina and Neil Turner filed an additional complaint naming the then current individual board members (including the Broker-In-Charge for Hilton Head Holidays, Inc.) and the resort manager for the POA, (also an agent for Hilton Head Holidays, Inc.), as well as the POA as defendants and requests damages. [Turner 2 Amended Complaint.pdf \(hiltonheadrvresort.com\)](http://www.hiltonheadrvresort.com/images/Turner_2_Amended_Complaint.pdf) [http://www.hiltonheadrvresort.com/images/ANSWER\\_AND\\_COUNTERCLAIM.pdf](http://www.hiltonheadrvresort.com/images/ANSWER_AND_COUNTERCLAIM.pdf)

June 11, 2021 Turner's Marina filed another complaint: [http://www.hiltonheadrvresort.com/images/Turner 3 Complaint.pdf](http://www.hiltonheadrvresort.com/images/Turner_3_Complaint.pdf) [http://www.hiltonheadrvresort.com/images/Turner 3 Association Response.pdf](http://www.hiltonheadrvresort.com/images/Turner_3_Association_Response.pdf). This complaint has been settled.

August 23, 2021, the POA announced a \$500 assessment with \$250 to be paid by October 1, 2021, and the \$250 balance due by January 1, 2022. A 5% incentive was offered if payment is/was made in full by September 15, 2021.

### AVERAGE HIGH AND LOW TEMPERATURES ON HILTON HEAD ISLAND, SC

Jan.	60 - 40	April	76 - 56	July	89 - 74	Oct.	77 - 59
Feb.	62 - 42	May	82 - 64	Aug.	88 - 73	Nov.	69 - 50
Mar.	69 - 49	June	87 - 70	Sept.	84 - 69	Dec.	63 - 43