

A Private Golf Lifestyle, *Defined*

Special Insider's Guide to Private Golf Club Communities
in Hilton Head Island and Bluffton, South Carolina



Presented by
Turner & Rudd Group, Realtors[®]

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INTERNATIONAL REALTY

Acknowledgements

This book was co-written by Rick Turner and Porter Thompson, a former old friend of Rick's and a previous long-time Hilton Head Island area resident. Rick considers it an honor to have known Porter, and also to have worked with him on this project, as he did everything with such excellence.

Disclaimer

The information contained herein is believed to be accurate, but is not guaranteed. In addition, the communities represented are dynamic groups of people who from time to time institute changes. As those become known, they are included in this book.

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Everything You Ever Wanted To Know About Private Golf Club Communities

Private Golf Club Communities:

A popular concept in today's

Hilton Head Island/Bluffton area real estate market

Because of strong demand, over the last 25 years quite a few of the gated communities built in the Hilton Head area have been configured as Private Golf Club Communities. **When you meet residents of one of them you will hear almost religious fervor for their community and fellow members.** These people have a passion! Because of this passion and because we have been intimately involved in the marketing and sales of these communities from the “get go”, this book focuses on the benefits of owning and living in them.

However, after reading this book, if you feel that another type of community would be better suited for you (such as beach, boating, etc.), please contact info@TurnerRuddGroup.com. We have highly competent professionals available to help you in your pursuit of the perfect place. That said, let's focus on what is inside this book, the Private Golf Club Communities.

What is a Private Golf Club Community?

A Private Golf Club Community is **a gated, upscale community where the community and the club are essentially one and the same. All owners in these communities thus become equity members of the club and thereby have full access to the golf facilities (for no extra initiation fee) and all of the club's diverse amenities** including swimming pools, tennis courts, dining facilities, etc. These communities are, by design and covenant, totally private and restricted to members, their families and invited guests. Because these communities have no resort or public facilities, they are unusually safe and secure.

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So, why are these communities “so popular”?

First, the most amazing thing happens in every Private Golf Club Community. Because all owners are fully committed members of the club and new members enter the mix regularly, **life-long friendships are forged quickly and easily.** Whether on the golf course, dining, swimming, playing tennis or just hanging out watching your family have fun, members are always rubbing shoulders with each other within the club in which they have invested a common bond and friendships arise.

Since most new members are hoping to make new connections, the club becomes the “backyard fence” where information is exchanged and social contacts are crafted. **Because much of life is really about relationships, this is unquestionably one of the best aspects of being a member of a Private Golf Club Community.**

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Second, these Private Golf Club Communities are carefully planned to celebrate and integrate a broad and exciting spectrum of beautiful recreational facilities to please every member of the family. Of course, tennis is always a part of the club environment with an excellent selection of court complexes, surfaces and private pros. All of the clubs go to great lengths to bring players of similar skill levels together for round-robin tournaments, community events and even exhibitions with local and nationally ranked pros.

They all offer wonderful swimming pool complexes and a varying palette of other activities from boating to bicycle/walking trails, tennis, fitness centers, playgrounds, forest preserves, croquet, fishing, and even horseback riding. These communities enjoy an assortment of facilities that collectively represent some of the finest in the Southeast. **It is a lot of fun for everyone in the family to live in a Private Golf Club Community!**

Third, if there is a golfer in your family, it is obvious why the Private Golf Club Community really should be your early first choice. Although each community has its own distinctions, each one is designed around some of the finest modern golf courses in the United States. Names like **Tom Fazio, Pete Dye, Jack Nicklaus, and Willard Byrd** have worked their magic to create these exquisite private courses.

Since this is often the key feature of the community they all employ the best of the best in greens keeping, maintenance and course design. As an owner/member within a Private Golf Club Community, **you are insulated from the busy, visiting golf population drawn to this area for its widely accepted premier reputation as one of America's top golf meccas.** By becoming a member of a Private Golf Club Community you will be permanently protected from long waits for tee-times, and from course denigration caused by high resort traffic. And you will always have readily available access to highly qualified professionals for lessons, brush-up short clinics and even playing lessons.

Members are permanently protected from long waits for tee-times, and from course denigration caused by high resort traffic.

As in any fine private golf club, these communities foster a rich mix of golf activities including a creative variety of in-house tournaments, member-guest events and easy pick-up games with players of like skill levels and handicaps. **The memberships themselves are even more inventive in making golf more fun, more inclusive and more engaging.** And because golf is so key to these communities, the best golf staff is engaged to make the pro-shops jump and keep a close tab on the condition of the courses.

Fourth, because all owners are members, the club becomes a very active social organization that invariably generates all manner of groups and activities, such as book clubs, bridge, mahjong, cooking classes, children's programs, crafts, dancing, dining out, hobby clubs, investments, performing arts, poker, travel, walking, wood working, wine tasting, etc.

Connections opportunities like: book clubs, bridge, children's programs, dancing, dining out, hobby clubs, investments, performing arts, poker, travel, etc.

It is also true the clubs serve as fostering points for a wide variety of community volunteer groups that gather together resources to support such things as Meals on Wheels, Deep Well, Volunteers in Medicine, Habitat for Humanity, Literacy Volunteers of the Lowcountry and a broad spectrum of activities involved in the local arts and cultural scene.

Fifth, the clubhouses, in which all exude comfort and warmth, are the center of a great deal of social opportunities, becoming almost an extension of your home. Both casual and fine dining are an integral part of each club's offering. Along with fine dining comes the whole area of special occasions. The Clubhouses provide members with elegant settings for weddings, anniversaries, birthdays, debutant parties and special holiday affairs. These events are remembered and talked about for generations within families and become a part of the tapestry of our lives.

The decision to purchase and become a member of a Private Golf Club Community is truly a statement of family values and purpose. You meet new people with like interests, yet who are definitely fascinating and diverse. You can get involved on many levels with people in much more than just golf. And you build a legacy of membership and friendship that can serve you for the rest of your life.

Which communities in the area are the Private Golf Club Communities?

Now that you have a good overview of the particulars of the Private Golf Club Community as a general concept, it is time to match this bit of information to your choices for location and style of living that simply feels right to you. **Currently there are six Private Golf Club Communities that fit the definition of the term as I see it.** Two are on Hilton Head Island: **Wexford and Long Cove**. On the mainland, spaced along US Highway 278 are **Moss Creek, Colleton River, Belfair and Berkeley Hall**. Although they each qualify as Private Golf Club Communities, they each have distinct personalities designed into them by the development teams involved and the eras within which they were initiated.

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Which community is right for us?

After meeting literally thousands of people and listening to each of their stories of discovery and eventual focus on the South Carolina Lowcountry, **we have never become jaded or tired of sharing the adventure with them!** Once the rush of discovery abates, making the first decision to move, either part-time or full-time, becomes the first step.

Once you have made that decision, then comes the big question, “WHICH OF ALL OF THESE PLACES IS THE RIGHT CHOICE FOR US?” At first blush it seems there is a dizzying array of choices, and there are! In fact, there are more options all the time. Existing home, new home, buy a lot and build “down the road”, water view or golf course location, wooded lot or marsh-front view, on the Island or the Mainland? **The choices are dazzling. All of these things make up the fabric of a decision, a choice. So, where to begin?**

The Genesis of the Turner & Rudd Group began when Rick Turner arrived in 1972 and got into real estate. Back then, almost every property search began with a discussion of “convenience”. In those early days of development, residents of Sea Pines Plantation, Hilton Head's first planned community, were forced to drive to Savannah for almost everything from doctor visits to dry cleaning.

Now, with the development of a broad and comprehensive array of shopping opportunities, medical offices, restaurants, and entertainment venues on the Island and the Mainland, convenience is no longer a challenge. Thus, you can make your location decision based on aesthetics, lifestyle and personal reasons, pretty much without regard to the “convenience” question.

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The “Which” is determined by the “What”

We have found that it is wise to spend some quality time with a professional Realtor, like ourselves, examining “what” you like to do. Then choosing “which” community you want to live in becomes more apparent and easier.

Discuss with your Realtor what you like to do recreationally and socially, what hobbies and leisure activities you enjoy. If you are working, how close do you want or need to be to your work. If you are retiring, how will your lifestyle change with more time available. Who will be visiting and what do they like to do recreationally? Once you have the answers to these questions, the “Which” community question begins to naturally get answered.

In honor of “The Man”

I feel it is important to note here that all of these communities owe their existence, and thus a huge debt of gratitude, to Charles Fraser, who by following his dream of developing his family’s holdings on Hilton Head Island in the early 1950's, created Sea Pines Plantation. Subsequently, he created Hilton Head Plantation, along with many other properties on the East Coast, the Caribbean and Southeastern mountain areas.

Today, Charles is recognized as the “Father of Modern Planned Residential Developments” in America, because his ideas were groundbreaking and Sea Pines Plantation was the first planned residential development in the US since the stock market crash of 1929.

“Development should not be imposed on the land, but rather should seek through artful design to blend into the environment and, insofar as possible, preserve it,” Charles Fraser.

Charles’ visions and concepts were revolutionary in the community development industry and set precedents that have been copied the world over. **These Private Golf Club Communities can trace their unique beauty and respect for the natural environment directly to the powerful influence of Fraser's ideas and visionary skill.**

*“Development should not be imposed on the land, but rather should seek through artful design to blend into the environment and, insofar as possible, preserve it.”
Charles Fraser*

Generous use of green spaces, “pocket parks”, nature preserves, keeping man made construction to a height no taller than the tallest tree, preserving specimen trees, establishing strict architectural guidelines and orienting living spaces to the view rather than the street ... all aspects of these extraordinary communities, which we now tend to take for granted, came from the fertile mind of Charles Fraser.

By the way, who in the world is the Turner & Rudd Group?

We each took our own path that ultimately led us to the Hilton Head Island/Bluffton area ... the fulfillment of our dreams. It almost seems too good to be true. This is one of the greatest places in the country to live, and here we are, immersed in this Lowcountry charm, temperate climate and coastal beauty all day, every day. Individually, we feel so blessed!

It is amazing how similar all of us are. It no doubt goes back to our parallel, yet unique, family backgrounds. Growing up with old-fashioned American values, we each knew our parents always expected us to do the right thing no matter what the circumstance. To this day, in our business and personal lives each of us tries to live up to our parent's precepts and examples — going the extra mile and doing the right thing for our clients.

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We work hard together as a team, unified in our dedication to help our clients find their piece of this paradise. Grit, determination and integrity, which were burned into our psyches from childhood, are now our watchwords. Call us today to see how our expert, friendly and resolute brand of service can be a perfect fit for your needs.

We have two outstanding websites where you can learn more about us:

- **TurnerRuddGroup.com** focuses on our marketing services
- **HiltonHeadRealEstateSearch.com** enables buyers to search all MLS listings

The Turner & Rudd Group
Daniel Ravenel Sotheby's International Realty

Now we are ready to begin your exploration phase of your relocation program in earnest. On the following pages are Community Profiles of each of the Private Golf Club Communities in our area.

And may we say,

“Welcome to the Lowcountry!”

COMMUNITY PROFILE

Belfair

Prestigious Platinum Club of America Designation

Belfair is situated on the mainland, five miles from the bridge to Hilton Head Island, on the north side of US Highway 278. **It occupies the former site of a genuine Lowcountry plantation by the same name.** Crops such as Sea Island cotton, indigo and rice were grown for the pre-civil war markets in the North. This historic piece of land has stayed largely intact from the early 1800's until now.

It is impossible not to comment on the entrance, which hearkens back to all of the traditions of the Old South.

History and nature combined to make Belfair a nature-lovers paradise and conspired to create an elegant entrance befitting an almost 200 year old plantation. **Immediately upon driving into Belfair you are confronted with what may be the most dramatic entrance to any planned community in South Carolina: the Belfair Avenue of Oaks.** It is impossible not to comment on the entrance, which hearkens back to all of the traditions of the Old South. But there is an understated calming effect this entrance drive imparts to anyone who enters and drives under the protective canopy of these trees. One simply gets an indefinable sense that something really special is at the other end of this road. And there is, Belfair.

Two great Fazio's - nothing could be finer

Belfair has two very different Tom Fazio designed golf courses known simply as the East Course and the West Course, though there is nothing simple about them. Repeatedly, Golf Week magazine has placed both in its annual Best Residential Courses in America. **In fact, according to Golf Week's rankings Belfair has the distinction of being the #3 two-course private residential club in America! It is also featured in *Links Living Magazine*.**

Both 18-hole championship courses show Tom Fazio's respect for nature and the historic site, and both represent some of his best work. They are very different in character, but close in length and challenge. The West Course measures 7,129 yards from the championship tees and the East 6,936 yards.

The West is considered a parklands design, with heavily wooded fairways and a great deal of sculpting and dramatic landforms. **Often referred to as one of the most picturesque courses in the Lowcountry, if not the United States, the West Course is best known for its ever present scalloped, landscaped bunkers.** Lovely to look at and unlovely to be trapped in. The middle tees on the West play just over 7,100 yards and carry a solid slope rating of 131.

Writers have often said that it is impossible to pick the most unique hole. They are all pretty in different ways. The par 5 13th and the par 3 14th offer the best views of the Colleton River. The greens on this course are large, even spacious, but they undulate and create often very demanding pin placements. What may look like a shot straight to the pin may roll another 20 feet if it is not on the correct plateau. There are often two or three ways to play a shot and no really wrong way. This course tests your game and is a feast for the eyes.

The same can be said for the quality and design of the East Course which, surprisingly, neither looks or feels like the West. It is a combination of the very beautiful with the eminently playable, yet full of its own wonderful quirks. While the West is a parklands course, the East is rooted in the revered links tradition.

Perhaps the most memorable and daunting feature of the East layout is the generous amount of “love grass peppered sand” bordering many of the fairways. They serve the dual purpose of giving the course tremendous visual appeal and character, and they help create sight lines and targets for both the long and short ball hitters. There are several elevated tees with sand troughs bordering the landing areas making for a clearly defined target if you can reach it.

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This course plays slightly less than 7,000 yards with a par of 71. The 5th hole is a good example of the Fazio strategy here: thoughtfulness and temptation. It says 312 yards on the scorecard, but that depends. If you play along the fairway it is 312, but if you choose to aim just to the left and try to fly over the extensive water hazard it's only 240 yards. **However, you had better be sure you have a tailwind or a strong club, or you will be up to your neck in pond water!**

The East has two distinct types of sand, the normal fluffy bunker stuff, but then occasionally Fazio piles in some grainier material that can get hard packed and cause plenty of trouble if you're not watchful for it. Lovely to look at, but unlovely to be trapped in.

Lovely to look at, but unlovely to be trapped in.

Any way you cut it, these golf courses are among the best the country has to offer and they make Belfair truly a golfer's paradise.

The Jim Ferree Golf Learning Center

If you have even the slightest anxiety about getting out on the course with your neighbors, fear not. Belfair's Jim Ferree Golf Learning Center was named the best Private Club Golf Learning Center in America. 29 acres have been devoted to a complex that offers a course-like layout to practice every club in your bag. This is light years away from the standard “driving range” of days of old. There is even a fully equipped indoor driving suite employing the latest video/computer technology in swing analysis and profiling, plus it is all under cover keeping you comfortable on the wettest of days. And, there is a comprehensive short game practice area that allows you to practice every conceivable short shot in actual golf settings.

Belfair's Jim Ferree Golf Learning Center was named the best Private Club Golf Learning Center in America.

The Clubhouse—in the tradition of Charleston, SC

At the center of the community is The Clubhouse itself. **Its rambling, comfortable, Charlestonian architecture is embracing and welcoming in every aspect.** Interestingly, it is flanked on each side by a little close of cottages perfect for brief visits, for family events such as weddings and anniversaries or just for visiting. Within The Clubhouse there are complete facilities for all of the needs of the members.

Both the men's and ladies' locker rooms are an absolute "WOW"! Both have spacious, beautifully decorated casual dining and card rooms. These areas take the idea of the 19th Hole to a new level. In the heart of The Clubhouse there is a handsome mixed grill ideal for casual dining with a striking bar area, intimate dining on a screened veranda, spacious alfresco dining and rooms for private parties.

Then there is the elegant Charleston-style main dining room for the many events held by the club each month. **The primary view from The Clubhouse is directly out to the Colleton River across a spacious formal Charleston garden spilling directly onto the rolling greens and fairways of the golf course.** The effect is stately and rewarding.

I should mention here that The Clubhouse at Belfair has become a virtual hotbed of gaming activity from bridge to gin. I would be remiss if I did not point out that, as in all other such private clubs, it becomes the focal point for any number of special interest groups from volunteer organizations to hobby clubs. **It goes without saying The Clubhouse is the ideal place to meet and greet friends and neighbors.**

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The Belfair Sports and Lifestyle Campus

While golf is important at Belfair, it is a recreational community that appeals to families with varying recreational interests. When the Belfair Activity Center was built in 1998 it was the only comprehensive sports and fitness complex in any community in the Hilton Head Island/Bluffton area. Because it was so popular though, the overwhelming majority of members recently voted to more than double its size, creating a new reinvented Sports and Lifestyle Campus. **There is no finer, or larger, complex of this sort in any private club in the area.**

There is no finer or larger complex of this sort in any private club in the Hilton Head Island/Bluffton area.

One of the more popular amenities is the new casual dining Bistro featuring a pizza oven and covered dining and lounge area. Some of the other new or enhanced features are a children's splash pad, pickleball, dog park, children's playground, bocce and shuffleboard courts. The Fitness Center now has new locker rooms, steam rooms, massage rooms, a stretching room and a larger fitness area to accommodate a variety of different workout equipment.

Within this complex are extensive spa treatment services and the tennis center with six clay courts (two courts are lighted) and a fully staffed pro-shop with full instruction available. There is also a complete program of intramural and inter-community tournaments.

This recreation complex includes **two superb swimming pools: a beautiful, heated indoor pool for serious lap swimming with a spa and an expansive outdoor complex with a saltwater, eight-lane Junior Olympic outdoor pool for family fun, wading pool, children's splash pad, multiple sun bathing decks and lounging areas and a shaded dining space.**

Rounding out the campus is the Social Hall. Art and culture clubs within Belfair now have a facility in which to gather with three multi-purpose meeting rooms. This also serves as space for children's summer camps, parties, a library and meetings for everyone in the community. And, of course, the community is laced with bike and jogging trails.

Shopping, anyone?

Belfair offers a completely unique advantage among the Mainland Private Golf Club Communities. As a part of the initial development plan Belfair Towne Village, a shopping/dining center was planned just outside the second security gate. Thus, residents can access this attractive shopping area without the need to enter and exit Highway 278. The Village is architecturally designed to reflect the store-front ambiance of downtown Charleston, SC.

The Village includes a wide variety of specialty shops, banking and professional offices, a state-of-the-art Kroger Supermarket and both casual and finer dining (from Wendy's to Truffles). **Belfair members especially appreciate their ability to access "their" village by simply climbing on their golf carts and silently gliding right up to the shops, restaurants and professional offices they want to visit.** Frankly, it makes the whole idea of "going downtown" a lot more fun!

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Facts and Figures

Location: Belfair is on US Highway 278 on the Mainland, five miles from the bridge to Hilton Head. It is bordered on one side by the Colleton River and its marshes, on another by the Arnold Palmer golf community of The Crescent and on the other by the estate side of Rose Hill.

Size: Approximately 1,100 acres

Community Ownership and Governance: Belfair with all its grounds and amenities is owned by the 750 owner/members who elect a nine-member board of directors who direct the community through a general manager.

Membership Options: Belfair offers one simple, all-inclusive membership category. The annual Property Owners Association (POA) fee covers full use of all the club's facilities allowing you to pick and choose your particular interest area and use the facilities at will, at no extra cost. All amenities are for the private, exclusive use of members.

Total Number of Memberships: 750

- Total number of properties with membership included: 693
- Total number of non-property owner memberships: 20
- Total number of properties held by POA: 37

Total Homesites: 729

Homes Built: 644

Homes Under Construction: 9 - 5 in review

History: Established in 1811 by the well-known Telfair family of Savannah, GA, Belfair was a working farm until the 1970's. In 1995 John Reed, the developer of Berkeley Hall, Colleton River, Hampton Hall and Hampton Lake, began developing Belfair as a gated community. The first golf course and homes were finished in 1996.

Geography and Nature: Belfair is distinguished by its historic Avenue of Oaks at the entrance. It shares space with prehistoric and historic sites, riverfront views and Hidden Lake which contains what has been classified by the U.S. Fish and Wildlife Service as one of the most significant wading bird rookeries in South Carolina. Other wildlife include great blue heron, great egret, snowy egret, green-backed heron, the endangered wood stork, bald eagle, wild turkey and red fox.

Club Website: www.Belfair1811.com

Club Amenities: Two Tom Fazio golf courses, six tennis courts, Junior Olympic pool, wading pool, children's splash pad, Bistro Restaurant, indoor pool, locker rooms, fitness center, multi purpose/aerobics rooms, softball/soccer field, picnic grounds, playground, pickleball court, basketball court, sand volleyball court, 29 acre Jim Ferree Golf Learning Center (covered hitting stations, indoor hitting room with computerized video swing analyzer, library, comprehensive short game practice area, putting greens, chipping greens, practice tees at both ends), a clubhouse with bar, multiple distinct dining areas/rooms and nature trails.

Club Activities: Cooking classes, couples Sunday golf and dinner, financial seminars with dinner, book club, special occasions (i.e. April Fools Dinner/Dance, Easter Egg Hunt/Brunch, Country Western Cookout, Mother's Day Live Jazz Brunch, Spring Splish Splash Hoedown), fitness classes (Yoga, Pilates, step aerobics, fabulous abs, stretching, fitness walking, body sculpting, aqua aerobics, advanced golf/tennis fitness), massage, personal training, tennis clinics, tennis tournaments (intra- and inter-club), summer kids programs (sports camps, Fun For Kids days, pickleball, volleyball, basketball, soccer, water games, etc.), Men's Golf Association events, Lady's Golf Association events, Wednesday Ladies' Day, Saturday Men's Day, Thursday Play with the Pro, tournaments (Member/Guests, Member/Members, Club Championship, Couples Championship, 1811 Cup, Parent/Child, interclub), Junior Golf Camp.

Hours of Operation & Services:

- Golf courses: Open seven days per week (one course is usually closed on Monday for maintenance projects during the months of December, January, February, June, July and August)
- Golf shop: 7am - 6pm during daylight savings; 7am - 5pm after daylight savings; tee times can be made two weeks in advance

- 1811 Grille
 - Lunch: Tuesday 11am - 3pm
 - Brunch: Saturday & Sunday 10am - 3pm
 - Dinner: 6 - 9pm Wednesday through Saturday
- Bistro
 - Monday: Grab & Go 8 - 9am; Food Service 9am - 9pm; Bar Service 6 - 10pm
 - Tuesday: Closed
 - Wednesday through Sunday: Grab & Go 8 - 9am; Food Service 9am - 6pm; Bar Service 6 - 7pm
- Locker rooms: Open and staffed until members have concluded their activities for the day
- The Jim Ferree Golf Learning Center: 7am - dark

Mandatory Fees:

- Initiation fee: \$100,000 (non-refundable) upon purchase of real estate
- Annual Property Owners Association (POA) fee: \$24,749 includes security, maintenance of all buildings and grounds, unlimited use of all facilities including golf, practice facility, tennis, pools, fitness center, etc.
- Mowing/Maintenance annual fee for lot owners: \$1,287.50
- Cottage landscaping annual fee: \$3,605
- Facilities Master Plan capital fee: \$79/month until April 2028

Optional Fees:

- Included in POA fee: Annual greens fee, daily/annual range, and annual tennis
- Annual cart plan
 - Family: \$3,000
 - Single: \$2,000
- Annual trail
 - Family: \$1,800 (for those who play golf and own their own cart)
 - Single: \$1,400
- Annual bag storage: \$100
- Monthly bag storage: \$25
- Daily cart
 - 18 holes \$35
 - 9 holes \$17.50
- Club rental
 - 18 holes \$50
 - 9 holes \$25
- Daily tennis and pickleball for guest: \$10
- Annual R/V & boat storage: Uncovered: \$567

Guest Golf Fees - Cart Rental Not Included				
	September - May		June - August	
	18-Hole	9-Hole	18-Hole	9-Hole
Accompanied Guest	\$120	\$60	\$90	\$45
Immediate Family Guest	\$70	\$35	\$50	\$25
Unaccompanied Guest	\$250	\$125	\$215	\$95
Reciprocal (cart fee included)			\$100	\$50
Accompanied Junior Guest (17 and Under)	\$50	\$25	\$40	\$20
Family Twilight (17 and Under After 3pm)	No Charge	No Charge	No Charge	No Charge

The Golf Cottages: Available only for members and their guests for short or long stays and can be rented on a nightly basis. Rates are based on length of stay, cottage selection and season.

Architectural Review Board (ARB): All house and landscaping plans must be approved by the ARB prior to starting construction. Belfair ARB Guidelines may be obtained from the ARB office, 843-706-4628.

Property maintenance: Homeowners at Belfair are expected to maintain a high level of maintenance at all times at their place of residence. The POA reserves the right to enforce this rule to ensure the high standard of visual appearance within the community.

Security: Belfair offers 24-hour security at the gate, as well as within the property. Access to Belfair and all amenities is strictly limited to members and their guests.

Community maintenance: Belfair employs a fully staffed maintenance department responsible for the roadways, common areas, lagoon systems, and green spaces or "common areas". They are distinct from the golf course crews that are specially trained to care for the courses.

Sewer and water: Provided by the Beaufort-Jasper Water and Sewer Authority.

Utilities:

- Palmetto Electric Cooperative provides electricity via underground wiring.
- Hargray Telephone provides phone service via underground wiring.

Taxes: Beaufort County property taxes are structured at 126.8 mills times 4% of appraised value for a primary residence or 248.4 mills times 6% of appraised value for other real estate.

COMMUNITY PROFILE

Berkeley Hall

Prestigious Platinum Club of America Designation

Of all the Private Golf Club Communities, this is the most recently developed, having begun in 2000. **The entrance area and first visual introduction to the community is impressive, to say the least.** You initially encounter an extensive, formal British garden that is a visual banquet with a Lowcountry twist. The gardens are enhanced by an infinity edged reflective pool that pulls your eye over to Lake Berkeley and to the deep green fairways beyond. The message here is color, beauty and peace.

Now recognized by the Club Leaders Forum as a Platinum Club of America for 2016-2027, including Club of the World, an honor bestowed on only 150 country clubs around the globe. Berkeley Hall has also been awarded the Distinguished Emerald Club award by *BoardRoom*.

Life at Berkeley Hall centers around the Berkeley Hall Village, anchored on one end by the gracious Jeffersonian-style clubhouse and on the other by the extensive Spa and Fitness Center. One of the foundational principles of the Berkeley Hall concept was “what women want”, so throughout the Village and the community you will discover a strong emphasis on providing amenities and activities that appeal to women. One woman said, “Living in Berkeley Hall is like living in a five-star resort, without the tourists.”

What is “core golf”?

Emanating from the Village are two distinctly designed championship core golf courses designed by Tom Fazio. These two Fazio “works of art” are the objectification of his new “core golf” concept. In essence this concept stems from the fact that many residential golf clubs feature golf courses that are subjugated to housing.

At Berkeley Hall, Fazio was given the opportunity to survey the raw land, choose the most ideal property for the course settings and place the housing around the outside of the courses. In other words, homes do not line the fairways; they are only on the outside perimeter of the courses.

This is “pure” golf harkening back to the days of Mackenzie and Ross. The result was beneficial to both sides of the equation. As Fazio says, “Golfers feel like they are taking a walk in a park rather than a ride through a subdivision.” Homeowners love it because if they are on the course they invariably have three, four, five, six, even seven fairways in view.

*As Fazio says it,
“Golfers feel like
they are taking a
walk in a park rather
than a ride through
a subdivision.”*

They are the only 36-hole Fazio “Core Golf” community in the world and one of the lowest-density 36-hole facilities in the U.S.

The North Course: Elevations like nowhere else in the Lowcountry

The North Course, the first completed course, offers one of the rarest of Lowcountry golf sensations: notable elevation change. **Typically course designers in the Lowcountry move between 250,000 and 500,000 cubic yards of earth to build a course. On this course, Fazio moved more than 1.3 million cubic yards! The effect is almost beyond words.**

The terrain now has a rolling quality similar to the Sandhill region of North Carolina and the serpentine course routing allows for a variety of shots, both uphill and down. Perhaps the most notable elevation change is on the par 3 8th hole, where the tee box sits an astonishing 53' above sea level, the highest point in Beaufort County. Nosebleed territory!

The elevation on the 8th hole at the tee box is an astonishing 53' above sea level, the highest point in Beaufort County. Nose-bleed territory!

From the long tees, the course plays 7,100 yards and a more modest 6,300 from the white markers. **A favorite, the classic risk-reward par 5 7th hole, is a sharp dogleg to the left.** Two modest shots will allow a lofted approach over water to a tricky green, while the big hitters can reach it in two, if they are both long and accurate!

There is heavy use of love grass, so accuracy matters here, but so does strategy. The back nine simply puts exclamation marks on the statements made on the front nine. **This course is top notch, pure golf from end to end and a place one can never get complacent or bored!**

The South Course: A veritable garden from stem to stern

The South Course, finished on the heels of the North, is not only a sharp contrast from the North, but a challenge of a different sort. On the North Course there is lots of separation because of the flowering coastal grass plantings and elevation changes. You play one hole, turn a corner, and see the next hole.

The topography of the South Course (7,126 yards from the back) is different. **There are magnificent, expansive views, under and through the mature pines, where multiple holes can be viewed at once. This is definitely what the "parkland" concept is all about.**

Once again, the absence of infrastructural interruptions (road crossings, driveways, bridges) makes this even more dramatic and delightful. **This parkland style embraces the natural, gently rolling terrain made more beautiful by the absence of interior housing, etc.**

Choosing the proper tee box on this course is paramount to success. One must know his game to succeed here. The middle markers play to a shade less than 6,700 yards with a 131 slope and they provide plenty of course for the better than average player.

The par 4 15th hole is a lovely 435 yard straightaway with bunkers and water flanking on the left. The green has a dangerous slope to it. The occasional false fronts and ball collecting swales add more interest to these pristine Tiff Eagle Bermuda greens which, incidentally, present a completely different face than the Crenshaw Bentgrass greens found on the North Course.

False fronts and ball collecting swales add more interest to Tiff Eagle Bermuda greens, presenting a different face than the Crenshaw Bentgrass greens on the North.

Two courses, same designer, totally different in feel, appearance and challenge, and a most important element of life at Berkeley Hall. Of course, it almost goes without saying that the courses are kept in immaculate condition. **Home of “The Players Amateur” World-Class Amateur Golf Tournament and 2020 USGA Women’s Mid-Amateur Championship.**

30 acres of golf practice heaven

Integral to the golf experience is the extensive Golf Learning Center, arguably one of the country’s most state-of-the-art private facilities. **The climate-controlled, covered hitting bays are as good as it gets.** The “super bay” features four video cameras documenting the swing from angles formerly unthought-of, revealing flaws in real time, slow-motion or even stop action photography. Balls are launched from inside and end up on the grassland beyond.

33 acres of pristine turf spread out in all directions are earmarked for pitching, wedge work, sand shots and all the rest. Your trusty old driving range is a thing of the past here. Berkeley Hall has a superb staff to help you work on your game. Golf instruction is provided by a prestigious pro and the staff of licensed pros.

Thomas Jefferson would love this Clubhouse

The Berkeley Hall Clubhouse, fashioned after the historical style Thomas Jefferson was famous for, offers a casual, comfortable atmosphere, yet is perfectly capable of performing a level of elegance, when required, for special community-wide events, weddings, fundraisers, debutante balls, etc. And the men’s and ladies’ locker rooms are over-the-top.

Within The Clubhouse there are six distinct dining experiences. The Grand Hall has a laid-back comfort that is warm and inviting. The Berkeley Room is the setting for fine dining, while the Mixed Grille and Veranda are for themed dining and casual fare. The Tap Room serves pub-style light fare, while the Tuscany Wine Cellar serves as the ultimate setting for private, more intimate parties. Covered alfresco dining is another appealing option.

In The Clubhouse is one of the secrets to a full, fun life at Berkeley Hall: the Concierge is available to assist you with planning family outings, social events and exploring trips around the Lowcountry. He/she also designs community-wide galas and trips to local Hilton Head Island/Bluffton events (Heritage Classic, Summer Concert Series, Coastal Carolina Arts Center plays, etc.) and trips to happenings in Savannah, Charleston, Atlanta and Jacksonville.

Fit for life

The Spa and Fitness Center is a comprehensive fitness, recreational and relaxing center geared for the whole family. The fitness facility is available to help all ages achieve the comfort and fitness they desire. It was designed by nationally known sports physiologist Doug Weary, who has worked with Jack Nicklaus, Ivan Lendl and other top athletes. The staff stands ready to help you build your own custom program, which can include Yin Yoga, Pilates, Mat Pilates, low and high impact aerobics classes or working out on state-of-the-art equipment.

And after your workout you can visit The Spa for Swedish Massage, Therapeutic and Deep Tissue Massage, Thai Massage, Salt/Sugar Body Scrubs, Hot Stone Massage Therapy, Deep Cleansing Facials and European Facials. Drop by the specialty coffee and juice bar for a power smoothie or latte. This facility encompasses 14,500 square feet.

The resort-style outdoor pool is designed around coves: one for water volleyball, one for “cooling your jets” (a giant spa with seats, jets and shade umbrella), one for just pure pool fun and a wading pool. Other outside amenities include six Har-Tru tennis courts, a children’s playground, a full-size basketball court and a sand volleyball court.

The Spa and Fitness Center is also **the nexus for the 10-mile Greenway Trail System**, an extensive bike and jogging/nature trail designed by nationally recognized writer and naturalist Todd Ballentine.

The Spa and Fitness Center was designed by nationally known sports physiologist Doug Weary who has worked with Jack Nicklaus, Ivan Lendl and other top athletes.

The final ingredient in this recipe for fun: water

Berkeley Hall is situated on the Okatie River, one of the most pristine tidal waterways on the East Coast. With over 1.9 miles of frontage, the community is an ideal location for dockage and water oriented activities. From Berkeley Hall’s River Park there are **sunset river cruises, fishing expeditions, skiing outings, kayaking, crabbing and fishing.**

The Okatie River is one of the most pristine tidal waterways on the East Coast.

Facts and Figures

Location: Berkeley Hall is on US Highway 278 on the Mainland, seven miles from the bridge to Hilton Head. It is bordered on one side by the Okatie River, on another by the Davis Love golf community of Eagles Point and on the other by the Graves Farms.

Size: Approximately 1,000 acres

Community Ownership and Governance: Berkeley Hall, with all its grounds and amenities, is owned by the 554 owner/members who elect a nine-member board of directors to direct the community through a general manager.

Membership: Berkeley Hall offers two, all-inclusive membership categories. All amenities are for the exclusive use of members.

- Property Owner Memberships - Each of the 554 properties includes a membership. The annual Property Owners Association (POA) fee covers full use of all the club's facilities allowing you to pick and choose your particular interest area and use the facilities at will, at no extra cost.
- Signature Membership - The POA covenants allow for these recallable non-property owner memberships. The annual dues cover full use of all the club's facilities allowing you to pick and choose your particular interest area and use the facilities at will, at no extra cost.

Total Number of Memberships: 628

- Total number of Property Owner Memberships: 550
- Total number of non-property owner Signature Memberships: 78

Total Homesites: 550

Homes Built: 512

Homes Under Construction: 41

History: In 2000 John Reed, the developer of Colleton River, Belfair, Hampton Hall and Hampton Lake, began developing Berkeley Hall as a gated community. The first golf course and homes were finished in 2002. The developer sold out all the real estate in 2005.

Geography and Nature: Berkeley Hall is distinguished by its frontage on the Okatie River. Other than the extensive elevation changes wrought by Fazio's bull dozers, the land is high and flat. The river brings in an abundance of water wildlife including dolphins, saltwater fish, crabs, shrimp, bald eagles, osprey, etc.

Club Website: www.BerkeleyHallClub.com

Club Amenities: Two Tom Fazio golf courses, Spa and Fitness Center (six tennis courts, free form outdoor pool, specialty coffee and juice bar, indoor pool, locker rooms, fitness club, aerobics room, children's playground, free-weight room, basketball court, sand volleyball court), 33-acre Golf Learning Center (indoor hitting bays, indoor super bay with computerized video swing analyzer, lounge, comprehensive short game practice area, putting greens, chipping greens, practice tees at both ends), the River Park (community dock, oyster roast area, kayaks), Concierge Services, a 45,000 square foot clubhouse with six distinct dining rooms and a Greenway Trail System.

Club Activities: Cooking classes, special occasions (i.e. trips to Atlanta and Jacksonville for shopping and professional sporting events, Spoleto Festival trips to Charleston, group get togethers to go to the Beach Boys, Women's Weekend, etc.), fitness classes (Yoga, Pilates, aerobics, stretching, fitness walking, body sculpting, advanced golf/tennis fitness), massage, personal training, tennis clinics, summer kids programs (sports camps, Fun for Kids days, badminton, volleyball, basketball, soccer, water games, etc.), golf tournaments (Member/Guests, Member/Members, Club Championship, Couples Championship, Parent/Child, interclub), Junior Golf Camp.

Hours of Operation & Services:

- Tap Room
 - Brunch: Sunday 10am - 4pm
 - Lunch: Tuesday - Saturday 11am - 4pm
 - Bar Service: Tuesday - Sunday 4 - 6pm (Wednesday, Thursday, Saturday Happy Hour Pricing)
 - Dinner: Tuesday - Sunday 6 - 8pm (No Corkage Fee Friday)
- Mixed Grille
 - Brunch: Sunday 10am - 4pm
 - Lunch: Thursday 11am - 4pm
 - Dinner: Friday - Sunday 6 - 8pm (No Corkage Fee Friday)
- Continental Breakfast: Outside the golf shop daily
- Halfway Houses: Limited menu during play
- Locker Rooms: Open and staffed until members have concluded their activities
- The Golf Learning Center: 7am - dark
- Spa and Fitness Center and Café
 - Monday, Wednesday, Friday 6am - 6pm
 - Tuesday & Thursday 7am - 7pm
 - Saturday 7am - 3pm
 - Sunday 10am - 3pm

Mandatory Fees:

- Initiation fee: \$125,000 upon purchase of real estate or joining as a Signature Member
- Annual Dues for Property Owner Membership: \$28,104 includes security, maintenance of all buildings and grounds, unlimited use of all facilities including golf, practice facility, tennis, pools, fitness center, kayaks, etc.
- Annual Dues for Signature Membership: \$20,312 includes security, maintenance of all buildings and grounds, unlimited use of all facilities including golf, practice facility, tennis, pools, fitness center, kayaks, etc. (no voting rights)
- Capital Contribution for facilities improvement: \$139/month until September 2026
- Annual undeveloped property mowing fee: \$680

Optional Fees:

- Included in POA Fee: Member Green Fees, Member Range Fees
- Green Fees for Immediate Family: \$85*
- Green Fees for Accompanied Guest: \$165*
- Green Fees for Unaccompanied Guest: \$310*
- Cart Fee
 - 9 holes - \$17.50
 - 18 holes - \$35
- Trolley: \$15
- Annual Cart Plan: Family \$2,600
- Trail Fee: \$1,650
- Annual Locker Fee: \$180
- Annual Club Storage Fee: \$150

*Golf Cart Fee & Taxes not included

Berkeley Hall

Golf Cottages: Available only for members and their guests for short or long stays and can be rented on a nightly basis. Rates are based on length of stay, cottage selection and season.

Architectural Review Board (ARB): All house and landscaping plans must be approved by the ARB prior to starting construction. Berkeley Hall ARB Guidelines may be obtained from the ARB office, 843-815-8443.

Property Maintenance: Homeowners at Berkeley Hall are expected to maintain a high level of maintenance at all times at their place of residence. The POA reserves the right to enforce this rule to ensure the high standard of visual appearance within the community.

Security: Berkeley Hall offers 24-hour security at the gate, as well as within the property. Access to Berkeley Hall and all amenities is strictly limited to members and their guests.

Community Maintenance: Berkeley Hall employs a fully staffed maintenance department responsible for the roadways, common areas, lagoon systems, and green spaces or "common areas". They are distinct from the golf crews that are specially trained to care for the courses.

Sewer and Water: Provided by the Beaufort-Jasper Water and Sewer Authority.

Utilities:

- Palmetto Electric Cooperative provides electricity via underground wiring.
- Hargray Telephone provides phone, cable and wireless services via underground wiring.

Taxes: Beaufort County property taxes are structured at 126.8 mills times 4% of appraised value for a primary residence or 248.4 mills times 6% of appraised value for other real estate (second homes, lots, etc.).

COMMUNITY PROFILE

Colleton River

36 Magnificent Nicklaus and Dye Holes

Colleton River occupies a unique niche among the nation's two-course Private Golf Club Communities: **it is one of only a handful of clubs where both courses are listed among America's Top 100 Residential Courses**, so says *Golf Week*. The ability to play an award-winning Jack Nicklaus course in the morning and a signature Pete Dye course in the afternoon is a rare golfing experience that residents in Colleton River can have every day!

Prestigious Platinum Club of America 5 Star Private Club and Emerald Club designations. Beautiful enough to be a movie set, this community actually was a movie set for the feature film *The Legend of Bagger Vance*, directed by film star and director Robert Redford. Appropriately, it was a story about the search for the true authentic golf swing and was played out by the likes of Matt Damon, Charlize Theron and Will Smith.

The tract is the "elbow" of land once intriguingly known as Devil's Elbow Barony, a 12,000 acre parcel deeded to Sir John Colleton in 1718. He was the well-to-do grandson of Sir John Colleton the Elder who was one of the original Lord's Proprietors, gentlemen who were paid off in land by a grateful King Charles II for their loyal service to the Crown.

Water, water everywhere ... with a leafy decompression zone

Located just two miles west of the bridge to Hilton Head Island and entered through a 1,100-acre nature preserve, Colleton River occupies a 1,500 acre site with **seven miles of salt water marsh frontage and nearly a mile of shoreline on the Colleton River**, one of the Southeast's most pristine tidal rivers.

The two-mile entrance through the Victoria Bluff Nature Preserve is like a "leafy decompression zone" that settles the soul for living in one of the area's most tranquil communities. Gracious homes line the roads and before you know it the road leads you to the Jack Nicklaus designed course with **the Clubhouse right on an incredibly valuable tract of Colleton River-front land.**

Continuing down Colleton River Drive, Foot Point Drive forks off and leads you past the heavily wooded Duck Pond Conservancy which forms the "waist band" of the community. Then, turning right on Oak Tree Road, you will soon encounter the course famously designed by Pete Dye. The Clubhouse remarkably looks out over the Port Royal Sound to the Atlantic Ocean.

The two-mile entrance drive through the Victoria Bluff Nature Preserve is like a "leafy decompression zone" that settles the mind and heart for living in one of the area's most tranquil communities.

The mix of residential property is incredibly broad. There are waterfront homes with docks directly on the deep waters of the Colleton River, homes facing the many natural lagoons on the property, a wide range of golf course lots and homes and a substantial number of homes fronting the salt marshes of both the Colleton and Chechessee Rivers. There are even homes and lots that view the Port Royal Sound ... and the Atlantic Ocean! **This is a diverse, beautiful and dramatic bit of coastal land that is rare in waterfront beauty.**

There are even homes and lots that view the Port Royal Sound ... and the Atlantic Ocean!

“One of Jack’s best!” *Golf Digest*

Jack Nicklaus began his design career some 30 years ago on Hilton Head Island as a consultant to Pete Dye on the famed Harbour Town Course. Since then he has been responsible for some of the most superb, modern courses in the world. Colleton River is considered to be one of his finest creations. ***Golf Digest*, *Golf Magazine* and *Golf and Travel* have named this course in the top 100 nationally.** The course plays 7,100 yards from the back tees and 6,800 from "normal" tees, and is sloped at 137 and 134 respectively.

This course is incredibly scenic with many holes offering salt marsh and deep-water vistas. This course puts to the line that you are on a relatively small piece of coastal property; **a full 18 makes you feel somehow you are on a cross-country excursion.** Very linear, traditional, yet extraordinarily varied from hole to hole, this course is a privilege to play and defies the typical course description.

Perhaps the penultimate hole (the 17th) is a smallish par 3 hard by the Colleton River. The howling wind is your worst enemy here, but it is second only to the view, which simply ruins your concentration; it is so spectacular. As you play through this course you will experience the feel of an Arizona desert course with acres of sand peppered with love grass on hole 15, while hole 14 is a reachable par 4 that doglegs sharply to the right. From the tee box it looks like a ball driven through the dogleg will clear the dunes on Cape Cod and end up on a Massachusetts beach! Narrow and wide, pot bunkers and long bunkers, the best way to explain this course is sensory overload!

The best way to explain this course is sensory overload!

Jack also designed an extensive practice area. Uniquely, rather like Augusta National, **the superb nine-hole, par three Borland Course helps you warm up or practice your short game if you don’t have time for a full round.**

Located adjacent to the Nicklaus Clubhouse, **The Golf Learning Center combines convenience with state-of-the-art facilities dedicated to improving your game.**

Pete betters himself ... again

OK! On to the Dye course. The Nicklaus Course was considered by the media and golfers alike to be a grand slam home run. **When Pete Dye completed the second course, Colleton River seemingly had won the “World Series”.** A well known golf writer once said, “Choosing between these two courses was a bit like trying to decide between a Hemingway or a Faulkner. One may argue over which is better, but it is abundantly clear they are head and shoulders above most!”

A well known golf writer once said, “Choosing between the two courses was a bit like trying to decide between a Hemingway or a Faulkner.”

The Dye course at Colleton River is a study in contrasts. It can be lengthened to a brutal 7,400 yards with a slope rating of 149, but it almost never is. Conventional back tees are at 6,900 with a 141 slope, while the gold tees are positioned at 6,450 with a 137 slope.

The outward nine is a conventional Lowcountry track, but turn the corner and **the back nine is a windswept, wide-open walk along the river itself featuring grand views of the Chechessee River, the Port Royal Sound and the Atlantic Ocean.** The rough is a particularly hardy strain of centipede that grabs your club and will not let go. Hole 6 is a shade under 170 yards and has only one bunker. But, it is a multi-tiered, three dimensional monster with elevated grass berms interspersed throughout the sand that stretches all the way from tee to green. Not easy!

Another good example of Dye's wizardry is hole 14, a relatively short, 300 yard par 4. It looks, at first glance, that a big hitter can put it on the green. Wait and think! The green is fronted by a bunker and a huge flag-hiding mound. A short wood or iron to the right can leave you an open shot to the green, but if you try the ever-so-tempting shortcut you may well hit the mound and find yourself deep in the unplayable marsh that looms to the right of the fairway.

Do not think for a minute you can outwit Pete Dye! As with all his courses, short game accuracy is the key here. This is spectacular and cerebral golf at its best. In short, this course will not disappoint, I promise! **And yes, this course has been added to the top 100 list in *Golf and Golf Digest* as well.**

Do not think for a minute you can outwit Pete Dye! As with all his courses, short game accuracy is key here.

Two clubhouses - count ‘em, two!

Colleton River is singular among the area’s Private Golf Club Communities in that it has two stately clubhouses.

First, the 30,000 square foot Nicklaus Clubhouse overlooks the four finishing holes of the Nicklaus Course and the spectacular sunsets over the Colleton River. **It is unquestionably one of the finest clubhouses in the Southeast.**

It offers an elegant, fine-dining room, casual bar and several small rooms for private functions, meetings and card groups. The intimate, private dining room is decorated like a wine cellar. The men's and ladies' locker rooms are super spacious and have comfortable gathering places to recap the day's play, have a cold drink or check on the daily news. There is also a 6,000 square foot state-of-the-art fitness center with views of the Nicklaus golf course and the River.

Second, the 20,000 square foot Pete Dye Golf Clubhouse is charmingly reminiscent of a Southern plantation home. **The views from the elegant dining room and porches across the course to the Colleton River are unforgettable.** This Clubhouse has become one of the most sought after wedding locations in the area. If you think the view from the Nicklaus Clubhouse is great, wait till you see this view overlooking seven of the most spectacular Dye holes, the Chechessee River and the Port Royal Sound ... and in the distance is the Atlantic! Here, members and their guests can enjoy elegant, casual dining with the course, the emerald-green salt marshes and the River just outside the wide porch railings.

Enjoy the great views of seven of the most spectacular Dye holes, Chechessee River, Port Royal Sound ... and the distant Atlantic Ocean!

The Nicklaus Clubhouse “Village”

Surrounding the Nicklaus Clubhouse is a “village” atmosphere, including the Stan Smith Tennis Center (six Har-Tru courts served by Smith trained teaching professionals) and the inviting 25 meter pool with five lap lanes.

If you would like to stay on the grounds of your club, but have not yet built, or if you have a friend or family member who would like to stay at your club, this “village” area has a collection of charming cottages that can be rented by members and their sponsored guests. Each of the four to seven bedroom cottages has its own design, **rather like the cottages that have become so famous at Augusta National.** They all offer spacious living rooms with a fireplace, separate bedroom suites with full baths and a full kitchen. Each comes with daily maid service.

Additionally, Colleton River has miles of bicycle, nature and leisure trails, a children's playground, plus the Colleton River Community Dock for crabbing, fishing and boating.

Facts and Figures

Location: Colleton River is on US Highway 278 on the Mainland, two miles from the bridge to Hilton Head. It is bordered on one side by the Colleton River and its marshes, on another by the Chechessee River and Port Royal Sound, on another by Moss Creek and on the other by Victoria Bluff Nature Preserve.

Size: Approximately 1,500 acres

Community Ownership and Governance: Colleton River, with all its grounds and amenities, is owned by the 691 owner/members who elect a nine-member board of directors who direct the community through their General Manager/COO.

Membership Options: Colleton River offers two all-inclusive membership categories:

- Property Owner Full Golf Membership: 598 are subscribed
- Property Owner Lifestyle Membership: 35 are subscribed

The annual Property Owners Association (POA) fee covers full use of all The Club's facilities allowing you to pick and choose your particular interest area and use the facilities at will, at no extra cost. All amenities are for the exclusive use of members and their guests.

Total Number of Planned Memberships: 691

Total Homesites: 691

Homes Built: 536

Homes Under Construction: 28 - 10 in process

History: For the early history see previous information. More recently, in 1990, John Reed, the developer of Belfair, Berkeley Hall, Hampton Hall and Hampton Lake, began developing Colleton River as a gated community with one golf course. That first golf course by Jack Nicklaus and the first homes were finished in 1991. In 1996, William Goodwin, owner of Kiawah Island Resort, bought a large adjacent parcel. He inquired of the Colleton River POA Board if they would like to annex his land and a new Dye course he was planning to build into Colleton River. After thoughtful negotiations, the board, and subsequently the membership, overwhelmingly voted for the annexation. The Dye Course and the first homes in this new half of Colleton River opened in 1998.

Geography and Nature: Colleton River is almost fully surrounded by water and salt marshes: seven miles of it. The land itself is a deep, subtropical forest interspersed with fresh water lagoons. Stands of hardwoods, loblolly pines and bay trees give way to the broad salt marshes and oyster rakes. It has been, and still is, an ideal habitat for hundreds of varieties of woodland birds, raptors, wading birds and waterfowl. In addition, there are still pockets of wild turkeys, red foxes, raccoons, opossum, alligators, white-tail deer and the comical fox squirrel.

Club Website: www.ColletonRiverClub.com

Club Amenities: Jack Nicklaus signature golf course, Pete Dye signature golf course, six hole par 3 course, 5-acre short game practice area, indoor/outdoor golf teaching and learning center, Stan Smith Tennis Center with six Har-Tru courts, Junior Olympic pool with underwater lap lanes, snack bar, fitness center, 40,000 square foot Nicklaus Clubhouse with three dining venues, Halfway Café for breakfast and lunch dining, 20,000 square foot Dye Clubhouse with two dining venues, leisure trails, boat, RV and camper storage facility, children's playground and community dock.

Club River Social Clubs: Art Society with art classes and instruction, Audubon Society, Bocce Club, Croquet Club, three Book Clubs, Card Clubs (includes Bridge, Canasta and Gin), Garden Club, Habitat for Humanity, Operation Santa Claus, Kayak Club, L3 (Ladies Love Libations), Scotch and Bourbon Societies, Life Long Learning Group, Spice Girls (Recipe Club), Knit & Stitch, four ladies' Informal Golf Groups and seven men's Informal Golf Groups.

Hours of Operation & Services:

- Golf is available seven days per week (each course is closed one day per week for maintenance - Nicklaus on Monday, Dye on Tuesday)
- Golf Shop: 7:30am - 6pm Peak Season; 7:30am - 5pm Off Season; tee times can be made two weeks in advance
- Breakfast: Served daily at Nicklaus Halfway Café 7 - 11am
- Lunch: 11am - 2 pm
- Brunch: Sunday at Dye Clubhouse 10am - 2pm
- Dinner
 - Tuesday, Wednesday, Thursday & Friday at Nicklaus Clubhouse 6 - 9pm
 - Saturday at Dye Clubhouse 6 - 9pm
- Locker rooms: Open and staffed until members conclude their activities for the day

Mandatory Fees:

- Initiation fee: \$125,000 upon purchase of real estate
- Annual Property Owners Association (POA) fee for Full Golf Membership: \$31,542 includes security, maintenance of all buildings and grounds, unlimited use of all facilities including golf, practice facilities, tennis, pool, fitness center, etc.
- Annual Property Owners Association (POA) fee for Lifestyle Membership: \$22,077 includes all of the above except golf
- Annual undeveloped property mowing fee: \$240 per time

Optional Fees:

- Included in POA Fee: Annual greens fee, daily range, and annual tennis
- Annual cart: \$2,438
- Annual trail: \$1,750 (for those who play golf and own their own cart)
- Annual bag storage: \$50
- Annual locker: \$160 (optional)
- Daily cart: \$45 per rider
- Pull cart fee: \$21 per round
- Daily greens fee, not including golf cart fees, for:
 - Member's parents, adult children (25+) or siblings: \$55
 - Accompanied guests: \$130
 - Unaccompanied guests: \$340
 - Junior guest: \$50

Golf Cottages: Available only for members and their guests for short or long stays and can be rented on a nightly basis. Rates are based on length of stay, cottage selection and season.

Architectural Review Board (ARB): All house and landscaping plans must be approved by the ARB prior to starting construction. Colleton River ARB Guidelines may be obtained from the ARB office, 843-836-4494.

Property Maintenance: Homeowners at Colleton River are proud of the care taken to maintain their properties to the highest standards of gracious living. The POA reserves the right to enforce this rule to ensure that these high standards are maintained.

Security: Colleton River offers 24-hour security at the gate, as well as within the property. Access to Colleton River and all amenities is strictly limited to members and their guests.

Community Maintenance: Colleton River employs a fully staffed maintenance department responsible for the roadways, common areas, lagoon systems, and green spaces or "common areas". They are distinct from the golf course crews specially trained to care for the courses.

Sewer and Water: Provided by the Beaufort-Jasper Water and Sewer Authority.

Utilities:

- Palmetto Electric Cooperative provides electricity via underground wiring.
- Hargray Telephone provides phone, cable & internet service via underground wiring.

Taxes: Beaufort County property taxes are structured at 126.8 mills times 4% of appraised value for a primary residence or 248.4 mills times 6% of appraised value for other real estate (second homes, lots, etc.).

COMMUNITY PROFILE

Long Cove Club

Long Cove Club is located on William Hilton Parkway (US 278) just 1/2 mile from the Sea Pines Circle on Hilton Head Island. The 630-acre site carries through from the road all the way to Broad Creek.

Long Cove Club was founded by a group of visionary Sea Pines Company alumni: Joseph Webster, David Ames, and Wes Wilhelm. Along with Moss Creek, **this new community of theirs was something of a pioneer in this area in embracing the Private Golf Club Community concept.** These three astute gentlemen understood there was a burgeoning market for a totally private community that was created as a resort entity to accommodate tourists playing golf.

No need for a hotel, restaurants or shops here since almost everything one might need is only a short drive away. I have always marveled at how Long Cove Club could be nearly in the center of all Hilton Head Island has to offer - yet once inside the gate be as pristine and quiet as if it were surrounded by miles and miles of natural, Lowcountry nature preserves.

Part of this remarkable impression stems from the fact that it has been planned and developed with many of the original Sea Pines concepts as envisioned by Charles Fraser, a mentor to all three of the principals here. **Much attention was given to the planning of open space, extraordinary tree preservation and strict architectural covenants, especially for landscaping.** The result is an impression of elegant quietude. It is entirely possible to drive into Long Cove Club and be blissfully unaware of houses until you are well into the property; in fact, to visit The Clubhouse, you have to watch the road signs carefully or you might pass right by it.

I have always marveled at how Long Cove Club could be nearly in the center of all HHI has to offer - yet once inside be as pristine and quiet as if it were surrounded by miles and miles of natural Lowcountry nature preserves.

When it comes to private golf,
it doesn't get any better

It can be easily argued that Pete Dye has left a substantial mark of his craft in the Hilton Head Island area. The Harbour Town course, seen on national TV each year as the PGA tour stops by, is often thought to be the finest course on the Island ... **save one other that few are privileged to play, Long Cove Club.** It is a fascinating test of nearly every level of your golf game and although very fair, it can be a truly difficult challenge, particularly if you do not use your head.

Many knowledgeable golfers, along with the editors of nearly every golfing publication in print, put Pete Dye's Long Cove Club course right up there with Harbour Town, and close to the top nationally among its modern peers. It has been named One of America's Best Top 100 Modern Golf Courses, according to *Golfweek*.

The greens, for example, are quite generously large, but watch out! They are also dramatically contoured, some even having three terraces, each willing to pour you right back into the hazard you were sure you avoided! Hole 3 is exceptional: a muscular par 5 which combines a dogleg left, a prevailing headwind and water down the left side of the entire fairway. If you pull a five here you almost feel like you got a birdie!

Long Cove's Club Course - America's Best Top 100 Modern Golf Courses - Golfweek

The par 4 hole 7 is a Pete Dye classic! A slightly elevated tee reveals all you need to know to play the hole. Love grass to the left, a whopper of a fairway bunker to the right and the flag straight ahead protected by swales and bunkers. Gorgeous! Not easy.

Hole 13 is the shortest par 3 on the course. It is an easy par if you do not drive into the marsh behind the green, or to the left of the green into the marsh or short of the green into the marsh ... you get the idea. **One cannot look into the Long Cove Club course without mentioning hole 14. This seems to be a fairly short 414 yard par 4, but there is more, much more.** It is a sweeping dogleg right to left with salt marsh down the entire left side, ultimately wrapping itself around behind the green. The unforgiving hazard here makes par a very good score.

I cannot resist mentioning the somewhat controversial hole 5. It is a short par 4 of 317 yards, but an iron shot off the tee leaves you with a virtually blind second shot into a scooped green hidden behind a huge grassy knoll and, oh yes, behind and off to the left of the green is an extensive pond. It is always best to stroll up the hill and peek down for distance and pin placement and then have a go. Love it or hate it, it is just plain, diabolical Pete Dye fun!

Love it or hate it, it is just plain, diabolical Pete Dye fun!

This 7,094 yard course with a slope of 141 is private club golf at its best!

Warmth and class characterize this Clubhouse

The 17,000 square foot Clubhouse is a graceful combination between Jeffersonian class and Lowcountry warmth. **The views over the golf course from the second floor dining room and lounge are legendary.** The Clubhouse facilities include breakout rooms for smaller gatherings, a classic "19th hole" grill room that opens onto a spacious veranda that takes in the entire 18th fairway and green, as well as the practice area and the start off tee for the front nine.

The Clubhouse is available for fine dining, casual dining and special functions. Men's and ladies' locker room facilities are elegantly appointed and provide the usual list of first-class amenities in terms of club storage and staff assistance. There is, of course, a fully staffed and stocked golf shop.

Making the most of their extensive amenities

Just next to the Clubhouse is the state-of-the-art Sports Center. Eight separated tennis courts allow plenty of privacy during play and are very popular with the members. These Har-Tru courts are serviced by a fully staffed pro-shop featuring the latest tennis equipment and accessories. Long Cove Club also showcases pickleball. **The highly regarded Long Cove Club Sport Center is often chosen as a site for member-guest tournaments and events held jointly with other private communities.**

Hidden among the lush clubhouse landscaping is the pool with lanes reserved for swimming laps and a family swimming area, as well as a protected sun deck for casual get-togethers or just lounging in the sun.

Because of its location on Broad Creek, an extensive tidal river that nearly bisects Hilton Head Island, **Long Cove Club is blessed with a large community dock with slips to accommodate up to 77 boats of varying sizes.** Thus, many Long Cove Club members are active boaters. With the addition of kayak storage, kayaking has become a popular leisure and sporting activity. And of course, there is always a multitude of fishing, crabbing and shrimping opportunities in the fertile waters of Broad Creek.

Kayaking has become a popular leisure and sporting activity.

There is also an extensive community garden with raised bed plots, irrigation and an orchard available to members. Here you can plant and grow your own choice of garden vegetables and flowers, making new friends who love to till in the soil as well.

Facts and Figures

Location: Long Cove Club is located on US Highway 278 on the southern portion of Hilton Head Island. It is bordered on one side by the private club of Wexford, on another by Broad Creek and on the other by The Fresh Market Shoppes on the Parkway.

Size: Approximately 630 acres

Community Ownership and Governance: Long Cove Club, with all its grounds and amenities, is owned by the 570 owner/members who elect a board of directors who direct the community through a general manager.

Membership Options: Long Cove Club offers one simple, all-inclusive membership category. The annual Property Owners Association (POA) fee covers full use of all the Club's facilities allowing the members to pick and choose their particular interest area and use the facilities at will, at no extra cost. All amenities are for the exclusive use of members.

Total Number of Memberships: 570

- Total number of properties with membership included: 570
- Total number of non-property owner memberships: 0

Total Homesites: 570

Homes Built: 515

Homes Under Construction: 2

History: In the 1940's and 50's the property that is now Long Cove Club was part of the holdings of the Hilton Head Land and Timber Company, who owned and timbered most of the Island. In the late 1950's the Hilton Head Land and Timber Company became the Hilton Head Company and started developing its holdings, i.e. Port Royal and Shipyard. In 1979, they sold the Long Cove Club parcel to the Webster, Ames and Wilhelm group as mentioned earlier.

Geography and Nature: Long Cove Club is significantly influenced by its water frontage on Broad Creek, a navigable tidal river that nearly bisects the Island. The land is relatively flat and is comprised of heavily wooded, subtropical, coastal forest with substantial stands of hardwood trees: live oaks, hickory, ash, sycamore and loblolly pines.

Club Website: www.LongCoveClub.com

Club amenities: One Pete Dye golf course, eight tennis courts (four lighted), four pickleball courts, two bocce ball courts, Junior Olympic sized heated pool with saline water system, 2 acre children's playground with picnic area, butterfly garden and half court basketball with large green space for soccer and the like, a 77-slip community dock (40' maximum boat length) with kayak storage, a 17,000 square foot Clubhouse with three distinct dining rooms.

Club activities: Community Charitable Fund, Yacht Club, Bridge Groups, Bunco, Mah-Jong, Book Club, Garden Clubs, Fishing, Kayaking, Water Aerobics, Women's Club, Biking, Ladies' and Men's Golf Associates, USTA Tennis.

Hours of Operation & Services:

- The golf course and clubhouse are open 6 days/week (closed Mondays).
- Jim Ferree Bar: Named after Long Cove Club Member, Jim Ferree, the JFB offers a panoramic view of holes 1 and 18 in a casual setting. This grill offers a covered patio and Long Cove Club's most popular bar. Stop by for a drink with your friends after a round of golf or tennis match or bring the entire family for dinner! Casual Dining. First come-first served. Blue jeans, denim and tennis attire are permitted.
- Grill & Magnolia Room: Renovated in 2014, the Grill and Magnolia room provide endless dining options. Whether you are grabbing a quick bite to eat or hosting a private event, the downstairs of the Long Cove Clubhouse provides it all. If you are looking for an upscale experience, we invite you for dinner in the Magnolia room. In keeping with the lifestyle of the Club, casual attire is acceptable throughout the Clubhouse, however, during evening hours, "dressy casual" attire is preferred and jackets are optional in the Magnolia Room. Reservations requested. No Denim. Shorts are not permitted in the Magnolia Room after 6pm.

- **Snack Bar:** The Long Cove Club Snack Bar is our most casual gathering place. Located conveniently by hole 9's green, the Snack Bar also provides easy access from the Pool and Tennis Center. Casual attire. Blue jeans, tennis attire and bathing suit cover-ups permitted.

Mandatory Fees:

- Initiation fee: \$50,000 upon purchase of real estate
- Annual dues: \$20,867 payable in two installments, includes security, maintenance of all buildings and grounds, unlimited use of all facilities including golf, practice facility, tennis, pool, etc.
- On some properties is an outstanding Special Assessment for the Golf Teaching Center.

Optional Fees:

- Included in POA Fee: Annual greens fee, annual range, annual tennis and pickleball, annual dockage (currently there is a waiting list)
- Annual cart fee
 - Single \$2,400
 - Double \$3,300
- Annual push cart
 - Single \$720
 - Double \$990
- Daily cart: \$30
- Daily push cart: \$9
- Daily greens fee
 - Immediate Family \$50
 - Accompanied Guest: \$125
- Tennis and pickleball fees
 - Immediate Family \$8
 - Accompanied Guest \$15

Architectural Review Board (ARB): All house and landscaping plans must be approved by the ARB prior to starting construction. Long Cove Club ARB Guidelines may be obtained on the website.

Property Maintenance: Homeowners at Long Cove Club are expected to maintain a high level of maintenance at all times at their place of residence. The Club reserves the right to enforce this rule to ensure the high standard of visual appearance within the community.

Security: Long Cove Club offers 24-hour security at the gate, as well as within the property. Access to Long Cove Club and all amenities is strictly limited to members and their guests.

Community Maintenance: Long Cove Club employs a fully staffed maintenance department responsible for the roadways, common areas, lagoon systems and green spaces or "common areas". They are distinct from the golf course crews that are specially trained to care for the course.

Sewer and Water: Provided by South Island PSD.

Utilities:

- Palmetto Electric Cooperative provides electricity via underground wiring.
- Cable, telephone and internet providers are Hargray and Spectrum.

Taxes: Beaufort County property taxes are structured at 129.2 mills times 4% of appraised value for a primary residence or 250.8 mills times 6% of appraised value for other real estate (second homes, lots, etc.).

COMMUNITY PROFILE

Moss Creek

The Grand Old Dame of Private Golf Club Communities

In 1663, King Charles of England granted the Carolinas to eight of his most faithful supporters, and entitled them the "Lords Proprietors" of those lands granted to them. In essence, they became South Carolina's first developers. Some 55 years later in 1718, the Lords Proprietors established a land grant area to encourage settlement and called it (from the shape of the land on the river side), the **"Devil's Elbow Barony" which included the present day community known as Moss Creek.** Over the centuries the land changed hands many times.

After the conclusion of the Civil War, the property was purchased by wealthy northern sportsmen for the purposes of hunting and fishing. In the early 1950's, then owner Harry Cram sold what is now Moss Creek to famous polo player and sportsman Pete Bostwick. He used the property for boarding his horses, hunting and for developing certain strains of beef cattle.

Finally, in 1974, G. Stewart Smith and local architect Doug Corkern purchased the property from Bostwick for the purpose of developing a private, residential community as a totally private country club. Thus, **Moss Creek became the pioneer, the "grand old dame", of the Private Golf Club Community concept in the Lowcountry.** Early in its life Moss Creek came to be owned and developed by Northwestern Life Insurance Company, which infused a high degree of quality into the plan and the amenities. In 1987, the Moss Creek Owners Association took over total ownership of the community and all its amenities.

Moss Creek consists of 1,068 acres of fields and forests, of which nearly 50% is devoted to nature preserves and open spaces. **From the very beginning, golf was at the heart of the reason for the development and the first championship course, historically (and a little fearfully) named Devil's Elbow South, was planned and developed by the team of George Fazio and nephew Tom Fazio.** The second course, Devil's Elbow North, also a championship style course, was designed by Tom alone.

Moss Creek consists of 1,068 acres of fields and forests, of which nearly 50% is devoted to nature preserves and open spaces.

Both courses have garnered a number of awards and "best of" designations. The South Course was chosen by the LPGA as the site of the Women's International, a nationally televised event. Some of the leading pros are listed as champions: Kathy Whitworth, Sandra Palmer, Jan Stephenson, Nancy Lopez, Hollis Stacy and Sally Little. Since we are talking about golf, let's take a closer look.

Devil's Elbow South - a true test

The nationally famous Devil's Elbow South Course has been referred to by *Golf Digest* as "A beauty with a bite!" Much of this course stretches along the lovely salt marshes along the Intracoastal Waterway and Mackay Creek which brushes along the northern reaches of the property. **Considered one of George and Tom Fazio's best efforts**, the par 72 course measures approximately 6,891 yards from the back tees with a rating of 73.8 and a slope of 130. While not long, it is an exacting course with tight greens almost throughout.

"A beauty with a bite!" so said Golf Digest about Devil's Elbow South.

One of the most photographed holes in Hilton Head area golf for many years, the island green on hole 15 says it all. Tee it up, looks doable enough, but you quickly realize there is no bail-out here. You are either on or you are not. Period! Interestingly, hole 1, a fairly straight-away par 4 with a few gentle swales and a protecting bunker in front of the green well in play, is an ideal introduction to the course. Natural contour, beautiful trees, a small green and heavy rough keeps you in line; and it is all easily seen from the slightly elevated tee. A nearly picture perfect hole, classic in every sense - you need every skill you will employ on this hole for a good score after 18.

Devil's Elbow North - Tom Fazio's baby

This second championship course was Tom Fazio's baby all the way. He often looks back with justifiable pride and refers to this course as one of his favorite projects. From the championship tees the North Course covers 6,536 yards with a rating of 72.3 and a slope of 136.

Tom Fazio often looks back with pride and refers to the North Course as one of his favorite projects.

But be aware of what this means. Tight fairways, small greens and the relief of the big open par five on hole 11. This looks, for all the world, like a Scottish links hole with grass-filled pot bunkers and contoured rolling fairways leading up to a green that says, step back and aim carefully. Then BLAM! You are right back on the straight and narrow with a ball-hungry rough that forces you to play short and straight.

This is a shot maker's course, short and tight, with elevated greens surrounded by either water or signature trees. It is a favorite of members and guests alike.

Both courses are impeccably kept and perfectly maintained, partially due to the modest level of play and partially due to the remarkable, seasoned grounds crew. And with only 350 active memberships, getting a tee-time is never a problem. Of course, there is an extensive practice area and driving range reserved for lessons and polishing your shot making skills.

Watch for the long-legged and short-legged birds

In reality, Moss Creek is several peninsulas surrounded by sea marsh and Mackay Creek. As you drive into Moss Creek you are immediately greeted by a dense pecan grove that shades a typical Lowcountry equestrian center always busy with horses and their minders.

Just a minute beyond is the first of the extensive and dramatic brackish (salt and fresh water) shallow ponds that undulate throughout the community. These ponds are ideal for a huge variety of water birds, making Moss Creek a veritable nature-lovers paradise. There are 1,042 homesites throughout the community, but one never gets a sense of crowding.

A huge variety of water birds makes this a nature-lovers paradise.

The Clubhouse - friendly and inviting

A central feature of life at Moss Creek is the 14,000 square foot clubhouse. It includes both fine and casual dining, a handsome lounge, expansive outdoor verandas overlooking the salt marsh, locker rooms for both men and women, a complete pro-shop and a grill room offering a casual setting for après-golf or just casual get-togethers.

The Moss Creek Clubhouse is well known in the area for its elegant affairs and excellent food provided by a top-flight chef and wait staff. This is indeed the meet and greet site for residents and is certainly one of the area's finest private clubhouses.

Active places for active lives

The Tennis Center just adjacent to the clubhouse has seven fast-dry composition courts, (five lighted for night play) and a full-service pro-shop. Moss Creek has become known for its tennis staff and instruction. The PTR certified instructors have on-going learning and practice programs for both juniors and seniors, not to mention an active USTA team and interclub match schedule at all levels.

If there are horse enthusiasts in your home, the afore-mentioned Equestrian Center is fully staffed and prepared to board your horse and provide whatever level of care you need.

There are leisure trails throughout the community ideal for biking, jogging and just walking into the two carefully preserved nature sanctuaries. In essence, the entire community is a nature preserve with waterfowl rookeries, sightings of red foxes, raccoons, fox squirrels and literally hundreds of types of migratory birds passing through at various seasons.

Bostwick Point Park Complex

If it is the water you crave, Bostwick Point Park has just about everything you will need. First, there is the Bostwick Pavilion overlooking the Mackay Creek and beautiful vistas of sky, marsh and water. Residents use this facility for community-wide cookouts, picnics, gatherings, as well as private parties.

If it is water you crave, Bostwick Point Park has just about everything you will need.

On the Creek is the 75 slip marina. Also, there is a put-in ramp and a place to store boats and kayaks. The pier offers great opportunities for family outings, crabbing, fishing and shrimping.

Adjacent to this area is an “under the oaks” children’s playground and an extensive grass field, ideal for pick-up family games: softball, volleyball, Frisbee, etc. **And at the water’s edge there is a spectacular, expanded addition consisting of a waterfront Fitness Center and community pool complex, both viewing the marsh and marina.** The swimming options, surrounded by an extensive sun deck, include heated and cooled salt pools, Junior Olympic lap pool, beach entry swimming pool and wading pool. The indoor Fitness Center provides a wide range of state-of-the-art equipment, a variety of tailored classes and personal fitness instruction.

This protected area is reminiscent of the genteel days when Pete Bostwick, sportsman and polo player, used this wonderful bit of subtropical land as his personal playground.

Facts and Figures

Location: Moss Creek is on US Highway 278 on the Mainland, 1/2 mile from the bridge to Hilton Head. It is bordered on one side by the salt marsh and the waters of Mackay Creek and on the other by the 950 acre Victoria Bluff Game Management Area.

Size: Approximately 1,068 acres.

Community Ownership and Governance: Moss Creek, with all its grounds and amenities, is owned by the 1,042 owner/members who elect a nine-member board of directors who direct the community through a general manager.

Membership Options: Moss Creek offers a broad choice of membership options. Each new buyer purchases an equity membership in the club/community, pays the annual Property Owners Association (POA) fee and then has access to all the amenities for a daily or annual fee. This allows members to pick and choose their particular interest area and just pay for that use. All amenities are for the exclusive use of members.

Total numbers of memberships: 1,042

- Total number of properties with membership included: 1,042
- Total number of non-property owner membership: n/a

Total Homesites: 1,042

Homes Built: 1,015

Homes Under Construction: 6

History: See previous Moss Creek general information.

Geography and Nature: Moss Creek is a dry-land peninsula located on the mainland just at the Intracoastal Waterway and Mackay Creek. It is a relatively flat maritime forest and farmland mix with extensive tidal ponds and salt marsh intrusions.

Club Website: www.MossCreek-HiltonHead.com

Club Amenities: Two golf courses, one by George and Tom Fazio and one by Tom Fazio, tennis pro shop, seven soft-surface courts (five lighted), Equestrian Center, 75 slip deep water marina, 100 slip dry storage, put-in ramp, kayak storage, Junior Olympic lap pool, beach entry pool, wading pool, water front Fitness Center, Bostwick Point Park and Pavilion (party building overlooking the water), playground, picnic grounds, play field, 14,000 square foot clubhouse, nature trails.

Club Activities: Boating, Canoeing, Kayaking, Fishing, Nature Trails, Horseback Riding, Water Aerobics, Fitness Center Activities, Aqua Aerobics, Casual Bridge and Mahjong, Trivia Night, Gourmet Club, Casual Dining or Monday Night Grillers, Cooking Lessons, Book Club, Bowling Group, Art Group, Knitting or Needlework, Newcomers and Long Time Friends Group, Moss Creek Community, Walkers and Clubhouse Events.

Accolades: The Moss Creek Tennis Center was expanded in the fall of 2015 to keep up with the growth of the tennis program and received the 2015 USTA Outstanding Facility Award. Director of Tennis, Tom Ruth, was awarded the 2015 PTR Member of the Year.

Our Director of Golf, Heidi Wright-Tennyson, was awarded the Carolinas PGA Professional of the Year in 2015 for her ongoing accomplishments and ability to grow the game of golf beyond expectation over her tenure of 21 years at Moss Creek.

Hours of Operations & Services:

- Clubhouse
 - Tuesday 11:30am - 5pm
 - Wednesday - Sunday 1:30pm - 9pm
- Grill Room Dining
 - Lunch: Tuesday - Sunday 11:30am - 5pm
 - Dinner: Wednesday - Sunday 5:30 - 8:30pm
- A la Carte Dining
 - Breakfast: Sunday 10am - 1pm
 - Lunch: Tuesday - Sunday 11:30am - 3pm
 - Dinner: Wednesday Casual Dinner 5:30 - 7:30pm
 - Special Dinner: Thursday 5:30 - 7:30pm, Friday 5:30 - 8:30pm
 - Supper: Sunday 5:30 - 7:30pm
- Golf Pro Shop: Daily 7:30am - 5pm
- Tennis Center
 - Monday - Thursday 2 - 6pm
 - Friday & Saturday 8am - 12pm
- Fitness Center
 - Monday - Friday 6am - 7:30pm
 - Saturday 7am - 4pm
 - Sunday 9am - 2pm

Mandatory Fees:

- Initiation fee: \$45,000, normally paid by the seller, paid upon purchase of real estate. Buyer receives a Membership Certificate.
- Annual Property Owners Association fee, includes security, maintenance of all building and grounds, unlimited use of pools and fitness center
 - Improved Property \$8,775
 - Unimproved Property \$7,275
- Club minimum \$0

Optional Fees:

Annual Activity Fee: \$1,700 provides the Activity Fee Participants unlimited play on the golf courses, unlimited tennis court and pickleball court usage, one boat storage (wet/dry), and kayak storage space based on availability.

Optional Additional Golf Fees		
	Activity Fee Member	Non-Activity Fee Member
Annual Family Golf Cart Plan	\$3,792	
Annual Single Golf Cart Plan	\$2,532	
Annual Golf Bag Storage	\$156	\$216
Annual Golf Locker Rentals with Shoe Cleaning Service	\$100	\$162
Annual Range Plan per Household		\$622

Non-Activity Fee Member Golf Daily Fees		
	18 Holes	9 Holes
Certificate Holder Greens	\$92 + cart	\$49 + cart
Junior Greens (Dependent under 25)	\$22 + cart	\$13 + cart
Range Fee	\$16	\$16
Cart Fee	\$43	\$27
Junior Cart Fee (Dependents 18 years of age and under)	\$20	\$13
Pull Cart Rental	\$16	\$16
Accompanied Golf Guest	\$92 + cart	\$49 + cart

Tennis & Pickleball Fees		
	Tennis	Pickleball
Activity Fee Member	Unlimited Usage	Unlimited Usage
Non-Activity Fee Member Certificate Holder Court Fees	\$15	\$15
Non-Activity Fee Member Junior Fees (Resident Child of Certificate Holder)	\$11	\$11
Accompanied Guest Activity Member	\$15	\$15
Accompanied Guest Non- Activity Member	\$17	\$16

*Fees are per court time slot and include applicable taxes

Optional Additional Boat/RV Fees for Activity Fee Members	
Annual Wet/Dry Storage	
Lot A Dry Storage	\$1,557
Lot B Dry Boat/RV Storage	\$1,038
20' Slip	\$1,116
25' Slip	\$1,395
30' Slip	\$1,674
40' Slip	\$2,232
50' Slip	\$2,790
Kayak Storage	\$130
Daily Launching Fee	Included
Annual Electric Hook-Up (Wet Slips or Dry Lot B Storage)	\$722
Annual Dock Box Rental	\$140

*Boat slips assignments require an Activity Fee. Slips are assigned based on availability.

Golf Cottages: Available for short or long stays and can be rented on a nightly, weekly or monthly basis. Fees vary on the season in which the rental occurs.

Architectural Review Board (ARB): All house and landscaping plans must be approved by the ARB prior to starting construction. Moss Creek ARB Guidelines may be obtained from the ARB office, 843-837-2229.

Property Maintenance: Homeowners at Moss Creek are expected to maintain a high level of maintenance at all times at their place of residence. The POA reserves the right to enforce this rule to ensure the high standard of visual appearance within the community.

Security: Moss Creek offers 24-hour security at the gate, as well as within the property. Access to Moss Creek and all its amenities is strictly limited to members and their guests.

Community Maintenance: Moss Creek employs a fully staffed maintenance department responsible for the roadways, common areas, lagoon systems, and green spaces or "common areas". They are distinct from the golf course crews that are specially trained to care for the courses.

Sewer and water: Provided by Water Oak Utility Company, owned by the Moss Creek POA.

Utilities:

- Palmetto Electric Cooperative provides electricity via underground wiring.
- Hargray Telephone provides phone & cable TV service via underground wiring.

Taxes: Beaufort County property taxes are structured at 126.8 mills times 4% of appraised value for a primary residence or 248.4 mills times 6% of appraised value for other real estate (second homes, lots, etc.).

COMMUNITY PROFILE

Wexford

The “Venice” of Hilton Head Island

In the early 1980’s, Marathon Oil Company was the largest landowner on Hilton Head Island and was one of the highest quality developers to hit the Island’s shores. Wexford Plantation was initially conceived by Marathon to be the prime residential community on the East Coast.

Work began in 1983. Certainly, the underlying theme of excellence has continued to be a guiding force in the subsequent completion and development of Wexford. **The entire community plan was based on creating a community that celebrated its proximity to the water and its visual roots to the British West Indies**, a relationship Hilton Head Island historically includes in its post revolutionary war roots.

What does “Venice” have to do with it?

What makes Wexford totally unique among Private Golf Club Communities is its “Venice” connection. Throughout the entire community is a singular, locked, 37.5 acre, tide-free harbour winding its way through much of the residential property.

Upon entering the property, you are almost immediately greeted by a panorama of spacious, beautifully landscaped homes situated on this glassy harbour, allowing large yachts and smaller boats to be tied to docks immediately behind the homes. The harbour is crossed by seven bridges distinctively made of stone and handsomely designed, lending a sense of substance and permanence to the development.

Throughout the entire community is a singular, locked, 37.5-acre, tide-free harbour winding its way through much of the residential property.

And, oh yes, golf!

Inspired by the inland canals of Ireland, the designer, Willard Byrd, conceived the idea of a lock-controlled harbour that would act as the centerpiece of the community, surrounded by a championship golf course, ensuring each home site enjoys stunning views of either the golf course, harbour, deep water, marshland or interior lagoon.

The original 18-hole Wexford Course opened in 1983. Following an extensive renovation, led by legendary golfer and respected golf course designer Arnold Palmer, Wexford unveiled its remarkable Arnold Palmer Signature Golf Course in 2011.

After the renovation, each hole on the par-72 course retained a distinctive and timeless look, while adding numerous risk and reward challenges that require thought, imagination and a well-honed short game.

This 6,913 yard course, which winds alongside magnificent oaks, serene waters and the coastal marshland, features a number of modern replicas reminiscent of famed green complexes, such as the Road Hole, Redan and Biarritz. In addition, Wexford boasts a newly renovated driving range and short game practice area, outstanding instructional programs for adults and juniors, and an exciting calendar of events for golfers of all ages and skill levels.

Wexford's Arnold Palmer Signature Course was recognized as one of the Top 100 Residential Golf Courses in the U.S. from 2014 - 2017 in *Golfweek's Ultimate Guide to Golf Course Living & Great Escape*, rated Top 50 Golf Courses in South Carolina in 2016 by the *SC Golf Course Ratings Panel*, voted Best Golf Course in the 2013 and 2015 *Island Packet Readers' Choice Awards*, and for 2017 was home to the USGA Senior Open Qualifier.

An elegant British West Indies Clubhouse

Situated on a peninsula overlooking the harbour, you will encounter the renovated Clubhouse - the congenial heart of the community.

From the hand-cut pink Georgian marble in the entrance foyer to the Tiffany glass skylight that bathes the public areas with a warm glow, the Clubhouse embodies the grace and style that hallmarks Wexford.

It features dining overlooking the harbour and a quiet lounge and bar that is a delightful place for a quiet drink or casual get together. There are two elegant private rooms available for special functions, meetings, private parties or dining. **It is worth noting here that the cuisine produced by the club's chefs is considered among the finest one might find in the world of private clubs.**

In addition, The Clubhouse features a well-stocked, full-service Pro Shop staffed by fully qualified PGA professionals. There are also luxurious men's and ladies' locker room facilities with solid oak lockers, showers and lounging areas.

After renovation ... each hole retained a distinctive and timeless look, while adding numerous risk and reward challenges.

From the hand-cut pink Georgian marble in the entrance foyer to the Tiffany glass skylight that bathes the public areas, the clubhouse embodies Wexford's grace and style.

Let's talk boating ... or better yet, yachting

Voted Best for Boating by LINKS 2015 Premier Properties Guide

The unique, lock-controlled 37 acre inland harbour is one of only a handful of such structures on the East Coast, providing boat owners with unparalleled security and privacy. Not only the obvious security of bringing your boat to your backyard, but also the protection of still, tide-free waters that prevent chafing, bumping, and bottom growth, saving on maintenance and providing the utmost in convenience of use. Wexford features a certified South Carolina Clean Marina.

It took 3.5 miles of pre-stressed concrete to construct the bulkheads and the excavation of 600,000 yards of earth to create the basin of the harbour to a minimum depth of 8 feet. Boat slips in Wexford can accommodate yachts up to 70 feet in length and 19.5 feet in width. The harbour opens directly onto Broad Creek about a mile from the Intracoastal Waterway and contains 280 boat slips, 138 of which are located behind privately-owned homes. A full-time harbourmaster and staff are available to assist with 24-hour entry and exit through the lock system and are on call to help with any other boating needs. The Harbour Center provides ice, snacks and boating supplies. There is also a pump out service and community kayaks are available.

Boat slips in Wexford can accommodate yachts up to 70' in length and 19.5' in width.

It has always intrigued me that you could step out of your porch door, walk down to your boat and go nearly anywhere you like on your private yacht. No airports, no train stations, no interstate traffic jams!

Could there be more?

Yes, indeed! Nearly every recreational need can be met here. The private pools and expansive sun deck at The Clubhouse overlook the picturesque harbour. The pool complex includes a cabana and a bathhouse with bathing and changing facilities. Tennis is enjoyed on six Har-Tru courts (four lighted for night play).

Of course, there is a terrific children's playground designed to be fun and safe for all ages. And Wexford has a sanctioned, regulation croquet lawn, one of only two on Hilton Head Island. Additionally, Wexford is laced with miles of biking and jogging trails that wind along shady lanes throughout the entire community. Wexford is simply a fun place to live for golfers, boaters, tennis players, walkers, swimmers... and most of all socializers!

Wexford is simply a fun place to live for golfers, boaters, tennis players, walkers, swimmers ... and most of all socializers!

Wexford encompasses 500 acres of land, marshes, and water blended into a community attuned to the beauty and nature of Hilton Head Island. Less than 40% of the acreage is given over to 460 homesites, and **every homesite enjoys a view of at least one of Wexford's special features - a lagoon, the saltwater marsh, the harbour or the golf course.** The home sizes vary according to lot size and are generally in keeping with the British West Indies family of architectural design conveying a gracious brand of Island elegance.

Facts and Figures

Location: Wexford is located on U.S. Highway 278 on the southern portion of Hilton Head Island. It is bordered on one side by the private Long Cove Club, on another by Broad Creek and on the other by Arrow Road.

Size: Approximately 525 acres

Community Ownership and Governance: Wexford, with all its grounds and amenities, is owned by the 460 owner/members who elect a nine-member board of directors who direct the community through a general manager.

Membership Options: Wexford offers one simple, all-inclusive membership category. The annual Homeowners Association (HOA) fee covers full use of all the Club's facilities, allowing the members to pick and choose their particular interest area and to use the facilities at will, at no extra cost. All amenities are for the exclusive use of members and their invited guests.

Total Number of Memberships: 460

- Total number of properties with membership included: 460
- Total number of non-property owner memberships: 0

Total Homesites: 460

Homes Built: 436

Homes Under Construction: 9

History: See previous Wexford general information.

Geography and Nature: Wexford is situated within a coastal maritime forest bordered by Broad Creek, a navigable tidal river that nearly bisects the Island. The land is relatively flat with a 37.5 acre private, locked harbour that forms a core waterway throughout the property. The open corridors of the golf course and the surrounding stand of trees with open space comprise the rest of the community. The harbour is home to Atlantic Blue Crab, spot tail bass and many species of fish.

Club Website: www.WexfordHiltonHead.com

Club Amenities: Following an extensive renovation, led by the late legendary golfer and respected golf course designer Arnold Palmer, Wexford unveiled its Arnold Palmer Signature Golf Course in 2011, formerly developed by Willard Byrd.

Other Amenities Available to Members: Six tennis courts (four lighted), pool with cabana and bathhouse, children's playground, croquet lawn, full-service Harbour Center, locked harbor with kayaks, paddleboards and pontoon boat cruises, an 8,500 square foot Clubhouse with world-class dining, and five miles of leisure trails.

Club Activities: Monthly events including Commodore Dock Parties, boating education sessions and Wexford Yacht Club outings (such as Dataw Island, Savannah, Beaufort, Charleston and more!). Annual events including the Blessing of the Fleet, Adult Fishing Tournaments, New Boat Commissioning and the Holiday Boat Parade.

Hours of Operation & Services:

- Golf Shop: Tuesday - Sunday 7:30am - 5pm
- Golf Course & Driving Range
 - Tuesday - Saturday 7:30am - 6pm
 - Sunday 7:30am - 5pm
- Brunch Service: Sundays 11am - 2:30pm
- Lunch Service: Tuesday - Saturday 11:30am - 2:30pm (No lunch service Tuesdays in Jan/Feb)
- Dinner Service: Thursday - Sunday 5:30 - 8pm

Mandatory Fees:

- Initiation fee: Paid upon purchase of real estate
 - Improved Property \$90,000
 - Unimproved Property \$45,000
- Annual Property Owners Association (POA) fee: \$23,380 paid quarterly includes security, maintenance of all buildings and grounds, unlimited use of all facilities including golf, practice facility, tennis, pool, etc.
- Annual Food and Beverage Minimum: \$1,500
- Clubhouse and Harbour Center Renovation Annual Assessment: \$1,739.24 per property payable quarterly at \$434.81 until payoff date in 2032

Optional Fees:

- Included in POA Fee: Annual greens fee, annual range, daily range, annual tennis
- Annual trail: \$1,500 (for those who play golf and own their own cart)
- Annual cart fee: \$1,700/Individual and \$2,100/Couple
- Boat slips at the Clubhouse area are available for lease through the POA

Architectural Standards Committee (ASC): All house and landscaping plans must be approved by the ASC prior to starting construction. Wexford ASC Guidelines may be obtained from the ASC office, 843-686-8820.

Property Maintenance: Homeowners at Wexford are expected to maintain a high level of maintenance at all times at their place of residence. The POA reserves the right to enforce this rule to ensure the high standard of visual appearance within the community.

Security: Wexford offers 24-hour security at the gate, as well as within the property. Access to Wexford and all amenities is strictly limited to members and their guests.

Wexford

Community Maintenance: Wexford employs a fully staffed maintenance department responsible for the roadways, common areas, lagoon systems, and green spaces or common areas. They are distinct from the golf course crews that are specially trained to care for the course.

Sewer and Water: Provided by the South Island Public Service District.

Utilities:

- Palmetto Electric Cooperative provides electricity via underground wiring.
- Hargray Telephone provides phone service via underground wiring.

Taxes: Beaufort County property taxes are structured at 129.2 mills times 4% of appraised value for a primary residence or 250.8 mills times 6% of appraised value for other real estate (second homes, lots, etc.).

Well ... you have persevered through a lot of information. We hope it was helpful to you. Call us if you have questions, or if you would like to look at any of these exciting, friendly communities.

Turner & Rudd Group
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Notes

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Compliments of Turner & Rudd Group

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