

Facts at a Glance

Rose Hill Plantation

- Private community made up of 2,000 acres with approximately 1,000 home sites
- Home Sites range from patio-sized to 4 acre lots
- Gated Entrances staffed by Security Officers
- Maintained by the Rose Hill Property Owners' Association
- Governed by the Declaration of Covenants, Conditions and Restrictions which set forth the rights and obligations of property owners

Location, Location, Location

- 15 minutes to Hilton Head Island
- 35 minutes to Savannah/Hilton Head Airport
- 40 minutes to Savannah or Beaufort
- 15 minutes from I-95

2022 Property Owner Fees

- Improved Properties \$2,500/year
- Unimproved Properties \$1,664/year
- Buyer Transfer Fee \$2,500
- Buyer Closing Fee \$200

Golf Course

Managed by Hallmark Golf

- 18-hole public course with daily fees
- No mandatory membership
- Clubhouse with Pro Shop & Restaurant
- Major renovation project underway

Tennis

- Neighborhood clay and hard surface courts
- Tennisclub of the Lowcountry, a private world class facility with optional membership

www.TLCroshill.com

Equestrian Center

- Approx. 50 fenced acres including polo field
 - 35 stalls; individual paddocks
 - Miles of greenbelt riding trails
 - Main/Dressage Arenas
- www.RoseHillEquestrian.com

Colleton Point Pavilion

- Breathtaking vistas of Colleton River
 - Meeting and event facility
 - Oyster tables & picnic area
 - Fishing dock
 - Kayak racks
 - Small craft boat launch
 - Access to deep water* (Colleton River)
- *subject to tidal conditions*

Bill Baker Park

- 50 picturesque acres of greenspace and lagoons
- Walking & Biking Trails
- Outdoor Multi Station Fitness Circuit

Playground Equipment

- Located on the South side near Wood Eden Pool

Swimming Pools

- Three pools located at Willow Lake, Wood Eden and Colleton Point

Historic Rose Hill Mansion

- Gothic Revival Mansion built in 1858
 - A private residence located within Rose Hill
- www.RoseHillMansion.com

Information deemed reliable but not guaranteed

For more information, visit www.rosehillplantation.net

Rose Hill POA Office 843-757-2450

Version 2.2 – November 16, 2017

Facts at a Glance

What are the POA Office Hours?

- Monday-Thursday 8a-5p, Friday 8a-1p

When do I pay my POA Assessments?

- Coupon books are mailed after property transfer and prior to the first quarter each year
- The assessments are due on a quarterly basis
- Improved \$2,500 annually (\$625/quarter)
- Unimproved \$1,600 annually (\$416/quarter)

Who do I contact for a guest pass?

- Obtain your gate code from the POA office
- North Gate 843-757-3001
- South Gate 843-757-3000

How do I retrieve my residential decals?

- Both residential and automatic gate arm decals can be retrieved in the POA office
- Drivers license, registration and insurance are required; automatic gate arm decal is \$5.00

When does the Board of Directors meet?

- The first Tuesday of every month
- Meeting at 6:30, Q&A follows
- All residents are welcome to attend

When do I need Architectural Review Board approval?

- Anything that requires a building permit
- Alters the footprint of the house
- Changes the external appearance of the house
- Painting the exterior (same or new color)
- Modifies the driveway, sidewalk, patio or deck
- The addition of a new structure on the lot
- Landscape projects (major renovations)
- Tree removal

Does Rose Hill charge gate fees?

- Gate fees apply to contractors providing a service to the homeowners to offset the cost of road paving, maintenance and repairs

Where do my children attend school?

- District 9
- Okatie Elementary
- Bluffton Middle School
- May River High School
- Cross Schools or St. Gregory (Private)

Where do I call for cable, internet and phone?

- Hargray 877-HARGRAY (843-815-2216)

Who manages the utilities?

- Palmetto Electric 843-681-5551
- Beaufort/Jasper Water Authority 843-987-9200

Who do I contact for trash removal?

- American Pride Waste 843-681-8900
- May River 843-757-2722
- Waste Management 843-987-0710
- Waste Pro 843-645-4100
- Republic Services Waste 843-524-1485
- Self Service Recycle Center 843-706-4500

Where do I go to update my driver's license?

- 15 Sheridan Park; 843-815-6981

Where do I register to vote?

- 61B Ulmer Rd, Bluffton 843-255-6940
- Online at www.scvotes.org

Where do I vote?

- Colleton Point, located within Rose Hill

Do I need to contact the County Assessor?

- If your Rose Hill home is your primary residence, you will need to apply for the 4% tax assessment ratio which is a reduction in your real estate taxes. For instructions contact the County Assessor at 843-255-2419.

Where is the Post Office?

- 25 Thurmond Way, Bluffton 843-757-5857

Where is the Library?

- 120 Palmetto Way, Bluffton 843-255-6501

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