



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

2017 Property Owner Fees

- Improved Properties \$2,100/year
- Unimproved Properties \$1,400/year
- Buyer Closing Transfer Fee \$1,757

Golf Course

Managed by The Stephens Group

- 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

Managed by Equine Management, LLC

- Approx. 50 fenced acres including polo field
 - 35 stalls; individual paddocks
 - Miles of greenbelt riding trails
 - Main/Dressage Arenas (*Upgrades underway in 2017*)
- 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
 - Public tours available by reservation
- www.RoseHillMansion.com

Information deemed reliable but not guaranteed

For more information, visit www.rosehillplantation.net

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