



# 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

## ***2018 Property Owner Fees***

- Improved Properties \$2,200/year
- Unimproved Properties \$1,470/year
- Buyer Closing Transfer Fee \$1,845

## ***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](http://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](http://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](http://www.RoseHillMansion.com)

*Information deemed reliable but not guaranteed*

For more information, visit [www.rosehillplantation.net](http://www.rosehillplantation.net)

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