

# HHP Helpful Information

## **The American Flag**

Many of our residents display the American Flag; yet in displaying our allegiance, we may unknowingly be showing disrespect. The United States Code, Title 36, describes proper decorum and procedures for our flag:

1. Display the flag only from sunrise to sunset, only on buildings and on stationary flagpoles in the open. The flag may be displayed 24 hours a day if properly illuminated during darkness.
2. The flag should be hoisted briskly and lowered ceremoniously.
3. The flag should not be displayed on days when the weather is inclement, except when an all-weather flag is displayed. Flags should also be retired properly. To that end, the POA has a flag box to which you may bring your old or damaged flags. The HH American Legion Post #185 will burn the flags appropriately.

**Flagpoles should be no higher than 20 feet, a neutral color, and approved FIRST by the ARB.**

## **Annual Assessment**

The HHPPOA invoices property owners for their annual assessments each year at the end of December. Assessments are due in full no later than January 31. After that date, significant penalties apply.

## **Boats and Trailers**

Overnight parking of boats and trailers in your driveway is prohibited. There are three temporary spaces for short-term use at the POA Service Center. Please call 843-681-8800, ext. 0 for availability.

## **Commercial Facilities in HHP**

Many of us take for granted the four beautiful golf courses, the excellent restaurant and catering facility, and the full-service marina located in our Plantation. Unlike some communities, Hilton Head Plantation does not have an array of shops and tourist attractions. In fact, that is why many of us chose Hilton Head Plantation as our home. What you may not be aware of are the benefits that our commercial partners bring to our community. We have no plans for expanding the commercial enterprises in our community. Did you know that each of the seven commercial establishments pays a yearly assessment based on a formula established in our Amended Declaration, votes in our referendums and elections, and works cooperatively on a variety of issues with the POA (including drainage issues, security matters, and the updating and implementation of our Hurricane Preparedness Plan for the Plantation)?

The four golf courses – Bear Creek, Dolphin Head, Oyster Reef, and the Country Club of Hilton Head – not only provide us with excellent recreational opportunities but also afford us views of their landscape and architecture, which provides a beautiful backdrop to many of our homes. The sense of activity along with the manicured tees, fairways, and greens add beauty and value to our homes and to the community at large. Old Fort Pub and Windows on the Waterway, both situated on the Intracoastal, offer exceptional dining experiences for the most discriminating palate. Capping off our commercial enterprises is Skull Creek Marina, which offers all manner of slips and services for weekend boaters and serious sailors.

Each establishment complements our community. So, if you are thinking about a golf membership or a round of golf with friends, consider one of the wonderful courses right here on the Plantation. If you are interested in the recreation and social opportunities that a full-service country club offers, think of the Country Club of Hilton Head. Looking for fine dining, catering services and facilities? Think first of the fine establishments here. And, for the sailors among us, Skull Creek Marina is right at our own back door.

- Bear Creek Golf Club 843-681-9510
- Country Club of Hilton Head 843-681-2582
- Dolphin Head Golf Club 843-681-5550
- Old Fort Pub 843-681-2386
- Oyster Reef Golf Club 843-689-4653
- Skull Creek Marina 843-681-8436
- Windows on the Waterway 843-689-2992

### **Community Announcement Boards**

The electronic Community Announcement Boards located at the entrance to the Main Gate and the exit at the Cypress Gate are used for:

- POA meetings and special events
- Emergency announcements
- Meeting cancellations
- Club meetings when information is missed or incorrect on HHP's Website or in *Plantation Living*
- An annual Club activity open to all HHP residents

### **Crime Prevention Tips**

Considering today's busy lifestyles, it is sometimes difficult to get to know all of your neighbors. However, becoming familiar with the neighborhood and being aware of your community's habits is one of the best ways to prevent crime. Residents are reminded to properly secure their homes when they are out or in another area of the home. The following crime prevention tips are offered for the safety of your family and neighbors:

- Replace locks on newly-acquired residences.
- Exchange work and vacation schedules with a neighbor you trust so you can keep an eye on each other's homes.
- Never tell a stranger or individual information regarding a neighbor who lives alone, is ill, or is not at home.
- Report any non-working POA facility lights, streetlights, or signs with lights to the Maintenance or Security Departments immediately.
- Make sure your house number is clearly visible from the street to help Security, Fire, and EMS personnel locate you in an expedient manner.
- Remove shrubs and trees that can conceal a burglar attempting to break into your home.
- Install a peephole in all entry doors or always look out a window before opening any door.
- Keep outside doors, garage, and tool sheds locked at all times.
- Identify the party at the door before allowing entrance to your home.
- You make the call for strangers requesting to use your phone (do not let them in).
- Coats and purses of guests should be placed in a well-secured room.
- Photograph or videotape the contents of your home, writing down serial numbers and values of priceless possessions. Place the above material in a safety deposit box.
- Teach your children safety rules about answering the phone, the door, and how to exit the home in case of a fire.

- Don't give any information to "wrong number" callers. Always ask what number they were dialing.
- Install deadbolt or pin tumbler locks on all outside doors.
- Install double cylinder locks on all outside doors that have glass panels.
- Make sure all moldings fit tightly.
- Make sure all downstairs doors and windows are closed and locked when you are not at home and when you retire for the evening.
- Draw window shades and curtains if possible.
- Replace locks **immediately** if you lose your key.
- Do not leave any valuables such as pocketbooks, wallets, jewelry, or electronics on tables, counters, or open areas that can be easily seen through windows or doors. Leaving items out in the open offers intruders an opportunity for a quick, easy theft.
- If you observe or hear what you believe to be suspicious activity, immediately contact the **Security Department at 843-681-2459** and report your concerns.
- DO NOT CONFRONT AN INTRUDER – LEAVE OR CALL 9-1-1.
- Meet and get to know your neighbors and keep a check on each other's homes.
- Advise the Security Department when you are away.
- Utilize alarm systems and timers for your lights at all outside entrances.

#### **Avoid being the victim of a carjacking while driving your car**

- Keep windows rolled up and doors locked.
- Avoid traffic routes or shortcuts that are not well-traveled or well-lit.
- When possible, carpool or share rides. If possible, do your shopping with a neighbor.
- Slow down well before reaching a red traffic light or stop sign and allow your vehicle to roll to a stop.
- If you are involved in a "bump accident", do not shut off the ignition and do not immediately exit your car to inspect the damage. If the actions or the language of the other driver appear threatening, drive directly to the nearest police station, fire station, or open store and contact the Police. If this happens on the Plantation, drive directly to the nearest gate and report it to any of our Security Officers.
- When stopped in traffic, you should always leave sufficient space between your car and the one in front of you so you can turn out and go around.
- If you feel that you are being followed, drive to the nearest Police precinct, fire station, or open store and contact the Police. If this happens on the Plantation, drive directly to the nearest gate and report it to any of our Security Officers.
- Keep your wallet or purse out of view while driving. Never leave them exposed on the seat next to you.
- Do not have any identification tags on your key ring.
- Separate the house and auto keys.
- If someone attempts to force you off the road, don't panic. Blow your horn constantly to attract attention. If you are forced over to the side of the road, as soon as you stop put your car in reverse and back away. Try to obtain the tag number and give to the Security Department.

### **When parking your car**

- Park only in well-lit and well-traveled areas. Using your mirrors, examine your immediate surroundings before exiting your vehicle.
- Secure all packages and valuables out of sight or store in the trunk of your vehicle.
- While unattended, never leave your vehicle unlocked.
- Use extra caution in enclosed parking areas.

### **Returning to your parked car**

- Have your keys in your hand and ready. Be aware of occupied cars.
- Before entering your vehicle, look inside first to make certain no one is hiding in the back seat.

### **Going on Vacation**

- Always give your home the "lived in look" when not at home by using inside lights on timers, outside motion lights, and perhaps a radio playing when not at home.
- Do not leave notes on doors for deliverymen. This indicates your absence.
- Before leaving, make sure all windows and doors are locked.
- Do not leave "hidden keys".
- By leaving a key with a trusted neighbor, he/she can check your home.
- Stop all deliveries, or arrange for a neighbor to pick up your mail, newspapers, and packages.
- Do not publicize your absence.
- Inform the Security Department of your plans.
- Arrange draperies, blinds, and shades in the normal position.
- If you have an alarm system, set it before you leave.
- Use timers for a radio and lights.
- Inform your trusted neighbor where you can be reached.
- Arrange for someone to mow your lawn, rake leaves, and maintain the yard to give the home a lived-in look.
- Turn the bell or ringer on your telephone down low. If a burglar is around, he won't be alerted to your absence by a ringing phone.
- Don't announce your absence on answering machine messages.
- Check your answering machine messages periodically. Long waits or tones indicate that messages have not been checked.
- Ask a neighbor to occasionally park in your driveway. If you leave your car at home, park it as you normally would. Vehicles parked outside should be moved occasionally to appear that they are being used.
- Don't forget about your pets and their access to the home ("doggy doors").
- Doors that are hinged on the inside prevent removal of pins from the outside.
- Do not keep large amounts of money and other valuables at home.
- Make sure the outside doors, garage, and tool shed are locked.
- Avoid revealing your address and phone number to strangers.
- Keep a written record of all your valuables and include serial numbers.
- Photograph valuables.
- When returning from vacation, DO NOT enter your house if you see traces of forced entry, call the **Security Department (843-681-2459)**.
- When retiring for the night, do not leave money or personal valuables exposed.
- Separate the keys of your house and auto.
- Do not have any identification tags on your key ring.

## Scams

The Security Department would like to remind everyone of the dangers of telephone "scam artists." Frequently, during times of terrible tragedy, thieves will contact people and attempt to portray a legitimate relief fund. They will solicit for funds and quite often do sound legitimate. The Security Department understands the desire to help others and offer assistance, but you should take the time to make your assistance worthwhile.

- If a telephone solicitor contacts you, immediately obtain a call back phone number.
- Write down the name of the company soliciting and the caller's name.
- NEVER provide any personal information over the telephone. Do not be tricked into "verifying" information. This includes your Social Security number, credit card information, or any financial information.
- If you believe the call is legitimate, ask the caller to mail you an information packet for your review.
- If you feel you have been the victim of a "scam", contact the Security Department and your local phone company.
- There are many legitimate relief agencies currently in dire need of assistance. Many of these can be found in your local newspaper or telephone book. You may also contact civic organizations or the Red Cross for information.

## Deer

When planning your landscaping, property owners and residents should consider using plants that may be less attractive to deer. Please check with a nursery professional for a list of plant material that deer tend to avoid. The POA periodically publishes a list of plants that deer are less likely to eat in *Plantation Living*. Remember that deer diets are based on environmental conditions; therefore, a plant type ignored one season could be devoured the next.

There are some deer repellent products on the market. The most effective program is to acquire different types of repellents and rotate their use every 3 to 4 weeks to prevent deer from becoming accustomed. Rotation is usually successful. Less sophisticated, but many claim to be equally effective, is the use of Zest/Dial soap and mothballs. A border of pinecones may also be effective since deer will not walk through the pinecones. Non-obtrusive netting has been a viable solution for some Property Owners/Residents.

All true wildlife enthusiasts on both sides of the deer culling argument support the notion that feeding deer is neither healthy for the animals or humans. Feeding the deer makes them tame, which poses a variety of problems for deer and human encounters. It artificially raises the carrying capacity of the land and contributes to multiple births. This leads to an increased herd size and the possible need to cull additional animals. Animals that associate humans with food may also become aggressive when food is not forthcoming.

Individuals who feed the deer may not mind these animals wandering through their yards; however, we live in fairly close proximity to each other and your neighbor may not share your affection for the deer and your tolerance in letting them roam through your property. Deer do not know nor do they respect property lines. Be considerate of your neighbors and their property. **PLEASE DO NOT FEED THE DEER!**

## **External Play Equipment**

- Submit an application to the Architectural Review Board on the appropriate form, signed by adjoining property owners.
- Describe the equipment.
- After approval, place the decal on the equipment for permanent display.

## **Fitness**

Currently, the POA Recreation Department offers fitness classes (Gentle Yoga, Pilates, Total Fitness, Low-Impact Aerobics, Total Body Conditioning, etc.) when you purchase a Universal Fitness Ticket. For more information, please see *Plantation Living* or call Chrissy Kristian at 843-681-8800 ext. 226.

## **HHP License Plates**

Residents can proudly display attractive HHP license plates on their cars available in two designs: the brown and gold "Classic" license plate or the black and silver "Sport" license plate. Each plate is reasonably priced and available at the POA Service Center.

## **HHP Map**

In 2014, Hilton Head Plantation produced a new map. Designed for everyone – golfers, fishing enthusiasts, walkers, joggers, bikers, rollerbladers, and residents and guests who need help locating some streets – this map contains the vital information.

For golfers, the golf facilities are indicated in orange, the fairways are numbered, and the tees and greens are shown. For the fishing enthusiasts, the light blue bodies of water are designated "fishable", and those ponds or sections of ponds with an orange outline are "off limits", and the Rookery residents-only ponds have their own color identification. And, please note the yellow arrows that indicate access to the fishable waters and that each fishable body of water now has a name.

For leisure path lovers, our map has it all – where the paths are, when a road and a path share the same space, where the boardwalks and nature walks can be found, and how to make your way throughout the Plantation without getting lost.

All POA facilities and amenities are identified on the map, villas and condominiums are named, and Seabrook Farm's garden plots are shown. There's a useful mileage chart and a legend on the map. All roads, HHP facilities and amenities, and fishable waters in the Plantation have a grid letter and number so you can locate whatever you need.

Thanks to the many that helped the POA produce a colorful and useful map including: The POA staff, and the many HHP volunteers who verified the map details, as well as the generous sponsorship from four community-minded friends of the Plantation. We gratefully acknowledge the support of Charter I Realty, Dunes Real Estate, Palmetto Coastal Landscaping and Hardscapes, and Sea Pines Real Estate Company. Without their financial support, we would not have an HHP map. Thank you also to Wood+Partners, landscape architects and land planners, for their map expertise.

HHP maps (Property Owners/Residents) are available at the POA Service Center for \$1. The POA Service Center also has laminated maps available for \$5.

## **Home Renovations**

At the inception of Hilton Head Plantation in the early 1970s, the developers defined their vision for the homes in the area in the Architectural Review Board (ARB) Guidelines. Then, homes were to be one of nine colors – to match the colors found in the bark of local trees – mostly one story tall, and

as invisible as possible among the natural surroundings. That was then. Today, we see many tall, imposing structures; the use of lighter colors and stucco on exteriors, more and larger windows, and in many cases, the addition of extra rooms on older homes.

There are sound reasons for these inevitable changes. The cost of land has increased and, quite naturally, the owners/builders want the most amount of house the lot will allow. Younger families with children have arrived and they need more rooms and grassy areas for their children to live and play. And, owners of older homes want to update the look of their dwellings. Betsy Weppner, ARB/Covenants Administrator, along with the guidance of the Board's ARB Committee, plays a critical role in helping homeowners update their homes. Collectively, their purpose is to retain the original feel of the Plantation while incorporating the modifications that homeowners propose.

To that end, Betsy (843-681-8800 ext. 231) needs to know what the homeowner plans to do with an existing dwelling before the plans are implemented. The homeowner must come to or call the ARB Office, describe the planned modifications, and receive a permit before new construction, changing the landscaping, or initiating exterior renovations of all types. The process is far from punitive, and gaining a permit is a pleasant experience. In such instances, asking for permission is far easier than receiving forgiveness later, because the penalties are harsh, including fines and the cost of restoration.

So, before you begin your spring renovations, go see Betsy for such exterior changes as: the addition, removal, or installation of shutters, windows, decks, sidewalks and driveways, driveway coatings, landscaping (design changes, tree or shrubbery removal), irrigation systems, statuary and fountains, outdoor lighting, recreation equipment, house painting, pools and hot tubs, etc.

Although the ARB does not monitor interior renovations, the piles of debris requiring dumpsters or interior modifications that change the exterior do fall within ARB's purview. Check with the ARB office **before** you begin.

Here are some examples of what the ARB Office monitors and the advice offered:

- **Major Additions** – The appropriateness of the change in comparison with other homes in the neighborhood and the proportions of the addition compared with the house and size of the lot
- **Painting** – The appropriateness of the color
- **Shutters** – The quantity and appropriateness of the color and style
- **Windows** – The size, color, style, placement, and number of windows
- **Decks** – The size, materials used, color, the height off the ground, and the overall proportion
- **Sidewalks and Driveways** – The configuration and color, plus the name of the contractor in case there is damage to the owner's or POA's property
- **Trees** – The POA must inspect all proposed tree removal. The cost is \$25 for the inspection visit and permit compared with the \$500 and up fine plus the replanting of a tree the same type and size. Valid reasons to remove trees include: the tree is dead, obviously diseased, rotted, damaging the driveway, house, or service yard. It is a misconception that trees within ten feet of the house may be removed. Pinesap on your car is not a valid reason to remove trees. The Town must approve tree removal on POA property.
- **Outdoor Lighting** – The quantity, amount of light, and position of up lights and down lights
- **Pools and Hot Tubs** – The addition of four-foot fences because of the insurance requirements

## **Lakes and Lagoons**

In October 1994, the Island was hit with two back-to-back 25-year-plus-storm events. On October 2 of that year, eight inches of rain fell in a 24-hour period, which is comparable to a 25-year storm. Ten days later, on October 12<sup>th</sup>, an additional 14 inches of rain fell in a 24-hour period, which was comparable to a 145-year storm. Between these dates, it rained sporadically adding insult to injury.

The resulting damage to Hilton Head Plantation in 1994 was considered by some to be catastrophic. As the water table rose, the ground water elevated applying an upward pressure on many of our roads, which in turn expanded, buckled, and disintegrated. Moisture is the single most devastating cause of road deterioration. The lagoons and lakes in the Plantation could not hold the volume of water, and the drainage system was inadequate for the quantity of rain that fell. Although the Plantation was able to withstand a 10-year storm, which was the original criteria when the Plantation was designed and developed, any amount of rain beyond this level resulted in flooding.

To guard against future flooding, the POA commissioned Thomas and Hutton Engineering Company of Savannah to design a new plan, retrofitting the Plantation's 10-year storm design to a 25-year storm design. The resulting overall project – which took four years to complete and at a cost of \$1.4 million, which included six major projects and eighteen minor projects. With the completion of the Town's Pump Station (located behind Wendy's at Route 278) and its capability to pump 175,000 gallons of water per minute, the entire 25-year storm project was completed.

When this issue was studied, the POA looked at the obvious way to increase our drainage capability by increasing the size of the drainage pipes that interconnect the lagoon system; however, this was not possible in some places because of the topographic characteristics of the Plantation. In instances where elevation relief precluded increasing the pipe sizes, the water level of the lagoon itself was lowered.

Our outfalls – or areas where the water drains out of the Plantation – were also improved and the drainage pipes increased in size. Along with this strategy, we increased the number of outfalls to enhance our ability to shed water runoff. Because outfalls operate on gravity only and are affected by the ebb and flow of the tide, there are only about 8-10 hours of prime drainage in a 24-hour period. Our most recent project was designed to improve the drainage for the Crooked Pond, Big Woods, and the southern portion of Headlands area. The Town's new Pump Station can now move water out of these areas at a much faster and reliable rate.

In October of 2016, Hilton Head Island was hit by Hurricane Matthew. Matthew produced a storm surge of 10 to 12 feet on an 8 foot high tide. The storm also dumped 18 to 19 inches of rain on the area in a 16-hour period and spawned several tornados. The cost of the cleanup from Hurricane Matthew Island-wide was in excess of 80 million dollars. Beside these costs, each of the POAs on Hilton Head Island were burdened with the cleanup of their roads and common areas. Due to excellent planning and coordination with the Town of Hilton Head Island, FEMA and the Town arranged for and paid for the costs associated with the removal of eligible storm-related debris from Hilton Head Plantation's road right-of-ways. Hilton Head Plantation has a Storm Water Management Agreement with the Town of Hilton Head which obligates the Town to make major repairs to our qualifying storm water management infrastructure. Hilton Head Plantation also has a mutual aid agreement with the Town of Hilton Head Island's Fire Rescue Department regarding fuel-sharing in case of emergencies.

**There are 135 lagoons and lakes in Hilton Head Plantation, owned by the following organizations:**

• POA	88
• Rookery Association	6
• Oyster Reef Golf Club	9
• Dolphin Head Golf Club	10
• Bear Creek Golf Club	11
• Country Club of Hilton Head	11
<b>Total</b>	<u>135</u>

The majority of the 88 lagoons owned by the POA are chemically treated 15 times a year. Midges, a variety of swarming mosquito without a stinger that are a nuisance in the Oyster Reef Cove and Crooked Pond areas, are treated on a monthly basis to interrupt their life cycle. The POA participates with the Fishing Club in financing the stocking of fingerlings in many of our freshwater lagoons. The POA has also purchased and installed four additional aerators for a total of fifteen lagoon aerators throughout the Plantation. Although the aerators are attractive, their primary purpose is to circulate water, thus counteracting oxygen depletion and ultimately fish kills.

Annually, the POA budgets for unanticipated secondary pipe repairs. The POA has dedicated a crew specifically to conduct weekly inspections and perform minor repairs of the 29 outfalls on the Plantation. Additionally, the same crew conducts bi-monthly inspections of 21 ditches, performing minor maintenance and applying herbicide as needed. All major drainage pipes in the infrastructure have been inventoried, the life expectancies determined, and the cost of repair included in the POA's Repair and Replacement Fund.

Although our lagoons and lakes are aesthetically pleasing, increase the value of adjacent property, and provide recreation – fishing as well as alligator and bird watching – the lagoons are strategically placed and primarily used for storm water management. The recently completed 25-year storm project was designed to guard against the flooding of homes and damage to the Plantation's road system. The POA's annual maintenance budget allocates funds to preserve our infrastructure, as well as the beauty of our waters.

**Landscape Debris Disposal**

HHP Property Owners/Residents may not dispose of their landscape debris in POA open spaces, on undeveloped private lots, at the edge of the road, or into drainage ditches. The POA maintains a landscape debris disposal site adjacent to the POA Service Center for the use of HHP Property Owners/Residents only. HHP residents may dispose of their landscape debris and may also pick up free mulch there. **Directions:** From Seabrook Drive, turn onto Surrey Lane towards the POA Service Center. Turn left onto the small road before the parking lot, drive through the gate into Seabrook Farm, and then take an immediate right towards the disposal site.

There are fines plus clean-up costs for dumping debris on POA property, into a marsh, in an empty lot, or on the road right-of-way. Fines increase with each offense. We live in a beautiful Plantation – why create an eyesore?

## **Memoriam & Honorarium Program**

This program gives residents the opportunity to purchase an article (picnic table, etc.) in memory of a loved one or special person and donate it to the Plantation. At the donor's request, the item is placed in a specific area with a plaque noting the person they are honoring. Applications for donations are available at the POA Service Center, on the HHP Website, or you may contact the Director of Activities, 843-681-8800, ext. 226.

## **Paperback Book Exchange**

A FREE, self-serve paperback book exchange is located on the 2<sup>nd</sup> floor of the Plantation House. The books are alphabetized by the author's last name. Your donations are welcomed. Hours are from 8:30 AM to 4:30 PM, Monday through Friday.

## **Parked Vehicles in HHP**

One of the duties of the Community Relations Department is to assist the Security Department in the enforcement of our parking regulations. The most common parking violations include:

1. Parking on non-paved surfaces (grass/pine straw) overnight (after midnight). All vehicles must be parked in your garage and/or your driveway (paved surfaces) after midnight.
2. Parking of commercial vehicles, RVs, boats, trailers, and utility trailers at your residence. Commercial vehicles, trailers, and utility trailers may only be parked at a residence during business hours (7:00 AM to 7:00 PM Monday through Friday and 8:00 AM to 5:00 PM on Saturdays). RVs, boats, trailers, and utility trailers may not be parked at the residence after midnight.

The HHPPOA Rules & Regulations regarding vehicle parking were drafted with two objectives in mind: 1) Safety first and foremost so that vehicles can travel the Plantation's roads without being impeded, and 2) Aesthetics so that properties appear uncluttered with all vehicles parked on the paved surfaces of a lot. The POA tries to be flexible in its enforcement of its Parking Regulations, realizing that off-street parking is limited. However, safety cannot be compromised, and these rules are designed with your safety and the overall appearance of the Plantation in mind.

If you have questions, please call the Director of Security (843-681-3843) or the Community Relations Department (843-681-8800, ext. 242) during business hours. For calls after 4:30 PM, call 843-681-2459. Vehicles must be parked completely off the road surface, such as those on the right-hand side of the road.

All vehicles in HHP must be in operating condition, have current registration, a license plate, and an authorized Hilton Head Plantation entry identification. Vehicles not complying with the above may be removed from the Plantation at the owner's expense. Below are some of the parking rules:

1. A parked vehicle shall not block passage of a street, driveway, or encroach upon private property.
2. All vehicles on private property must be parked on a paved surface at all times.
3. While daytime parking on the road right-of-way (the area completely off the paved surface) is not prohibited, it may be done only on a temporary basis. All tires must be completely off the paved surface to be legally parked. All cars parked on the common area after midnight may receive enforcement action.
4. Persons using open space or amenities must park in designated areas.
5. Vehicles shall not be parked overnight on common property or unimproved lots.

6. Commercial vehicles may be parked on driveways or lots only during the permitted work hours of 7:00 AM to 7:00 PM, Monday through Friday and 8:00 AM to 5:00 PM on Saturdays. No commercial activity is permitted on Sunday, Thanksgiving Day, Christmas Day, or New Year's Day. Emergency repair work is exempt from the preceding restriction.
7. Parking of a Class I Commercial Vehicle owned by a resident is permitted on the paved space of said resident's lot between 7:00 PM and 7:00 AM and on weekends and holidays only if **NO** commercial equipment, lettering, or logos are visible.
8. Trailers, boats, boats and trailers, campers, recreational vehicles, or utility trailers may be placed temporarily on the paved surfaces of any lot only for loading, unloading, and cleaning.  
**Note:** Parking of utility trailers overnight on properties undergoing renovation or new construction is prohibited.
9. Maintenance of vehicles on private property must be performed in a garage.
10. Motorcycles may not be driven on Plantation roads, but may be stored in a garage.
11. "For Sale" signs on vehicles in Hilton Head Plantation are prohibited.
12. Golf carts are not allowed on leisure paths except those of handicapped persons who have received approval from the HHP Director of Security. Golf carts are not allowed on Hilton Head Plantation roads except as authorized by the Hilton Head Plantation Property Owners' Association's Board of Directors.

Violations may result in enforcement action by the POA, as set forth in Article VIII, Section 5 of the Amended Declaration of the Hilton Head Plantation Property Owners' Association, Inc.

### **Pets**

Who doesn't love dogs and cats? Although many people do, the phone calls to the POA Staff increase dramatically in the spring. The reason, it appears, is that homeowners are focused on their gardens and have planted many beautiful new flowers and shrubs, wishing to enhance their home's appearance. It can be upsetting when a dog or cat ruins a freshly planted garden.

#### **For HHP residents with animals, there are rules you must follow:**

1. Pets must bear a valid rabies inoculation and ID tag attached to a collar or harness and worn by the animal at all times. The ID tag must include the following information: ownership, phone or cell number, and name of pet. Residents not providing their pet(s) with required collar and tags may be subject to an HHP Covenant fine and possible SC State citation.
2. Dogs and cats, not on their own property, must be on a leash, and the owner must clean up/dispose of pet waste in a sanitary manner.
3. The owner of any pet that endangers the health of any person or persistently creates a nuisance shall be subject to enforcement action.
4. At the time of release from POA custody, residents reclaiming an untagged dog will be expected to provide collar with current rabies and ID tag attached.

All HHP residents who are bothered by others' pets, please call Michele Chisolm at 843-681-8800, ext. 242. The pet's owner will receive a warning letter. Next, there is a fine, and for each infraction thereafter, the fines increase by \$50. For more information, see the HHP Rules and Regulations.

### **POA Standing Committees**

HHP property owners interested in serving on a POA Standing Committee are invited to complete the Committee Interest Form available at the POA Service Center or on HHP's Website [www.hiltonheadplantation.com](http://www.hiltonheadplantation.com). POA Committees include: ARB, Communications, Covenants, Elections, Finance, Maintenance, Nominating, Recreation, and Security. Watch for the specific deadline date in *Plantation Living*.

### **POA Volunteers**

There is always an urgent need for a reserve of volunteers to assist with various Plantation projects and activities. Please consider helping our community by being part of the Plantation Volunteers Program. The HHP Volunteer forms are available at the POA Service Center or on HHP's Website [www.hiltonheadplantation.com](http://www.hiltonheadplantation.com). Complete the form and return it to the POA Service Center. You will be called as the need arises. This is your opportunity to become involved in Plantation activities. We need your enthusiastic support. For HHP Volunteers Program information, please call the Director of Activities at 843-681-8800 ext. 226.

### **Roads and Leisure Paths Maintenance**

Each year, HHP residents experience some form of inconvenience as a result of the road resurfacing project. The large machinery is an eyesore (despite its removal each evening), sometimes there are traffic delays, and loose gravel or tar on the roads surface is annoying. Although the end result is highly desirable, the road resurfacing process is definitely not.

Our roads represent the single largest asset owned by HHPPOA and we must protect and maintain them. There are approximately 72 miles of road in our Plantation. The cost to resurface a single mile of road is approximately \$50,000, including root removal and painting of the lines on the roads. Multiply these numbers and you have an asset of approximately \$3.6 million.

In 2000, we inventoried every road on the property and figured out when each portion of the road was resurfaced. The POA budgets approximately \$250,000 in the Repair and Replacement Fund for each year's road resurfacing project. Based on whether the road is a primary or a secondary road, the cost of resurfacing fluctuates because of the additional asphalt required for the more load-bearing roads. Since that initial inventory, the Maintenance Department now re-inventories each road on an annual basis. Although the estimated life expectancy of a road is 15 years, the Maintenance Department uses the University of Wisconsin Transportation Center's practices and procedures to determine if the roadbed is sound. A road may have patches and may not be aesthetically pleasing, but if the surface is sound, then it is not scheduled for repair.

In addition to the road resurfacing program, we also have a road and leisure path patching program. As required, we open the road surface, cut the roots, compact the base, and overlay it with asphalt. We perform a root pruning process annually on the entire leisure path system and on half of the road surfaces every year.

Another critical item with roads are the reflectors embedded in the road surface. Although reflectors have been on Whooping Crane Way for several years, we have expanded to include reflectors on Oyster Reef Drive, Santa Maria Drive, Seabrook Drive, Headlands, and Dolphin Head Drive. The reflectors on these high-traffic roads are helpful at night and during rainstorms. Yellow reflectors indicate the middle of the road; white indicate the side of the road; and blue indicate fire hydrants installed by Beaufort County EMS. If you notice that a reflector is missing, please notify the POA. Because we live in a virtually zero elevation area, resurfacing roads can cause problems. Adding asphalt to a road surface challenges the drainage system. And, because drainage is so important,

we sometimes must first remove the road surface (called milling) down to the sub-grade (i.e., base coat) and rebuild the road.

On the other hand, if the lagoon levels exceed certain limits or there is too much rain, another problem arises. Since one of the worst culprits to the deterioration of our roads is water, we are constantly vigilant. Once the water table reaches a certain level, the water lifts up the road while at the same time vehicles are pushing down. The result is cracks in the road surface, which must be repaired.

Although the look of the roadways in our Plantation may be your primary concern, drainage, root intrusion, and potholes (indicating a subsurface failure) are the Maintenance Department's focus. We appreciate your tolerance during the annual road resurfacing projects. Together, we can assure that our single largest asset is in peak condition.

### **Roofs**

If your roof is discolored or stained with mold, it is time to have it cleaned. Each of us has a vested interest in maintaining our most valuable asset – our home – and upkeep should include periodic roof maintenance to prolong its life and enhance the Plantation's aesthetics. The Lowcountry's hot and humid climate, along with the pine straw, leaves, and other debris that accumulate on roofs will, if neglected, shorten the life of your roof. Keeping your roof free of debris helps prevent premature failure and discoloration. Removing pine straw, leaves and other debris improves aesthetics, slows the formation of stains, reduces the chance of fire, and permits your roof's drainage system to function properly.

Our tree canopy provides both beauty and shade in our hot summer climate. However, shade mixed with leaves and pine straw can create a host of problems for your roof if left unchecked. Litter collecting in roof valleys, in gutters behind chimneys, above skylights, and on flat areas seldom has the opportunity to dry out. Over time, this accumulation backs up the drainage of water from your roof. In addition, decayed organic material promotes the growth of mold, fungus, and if left to turn into compost, a crop of unsightly weeds in very unlikely places. As this organic material breaks down, it produces tannic acid, which can stain your roof and damage wood trim and sheathing. This accumulated material provides an excellent habitat for insects that may cause further damage. Sunlight, which would normally dry the roof and bleach out potentially stain-producing materials, doesn't have a chance to do its job because sunlight never reaches the surface of your roof.

We urge homeowners to remove debris from their roofs periodically to help both the look and the health of the shingle material. The process of removing debris can be challenging or fairly simple depending on the amount of debris, the location of the material, the pitch of the roof, the presence of gutters, skylights, etc. You will need to determine if this is a job you can tackle or if a professional needs to perform this task. Once the roof is cleared, stain removal can begin. Here is what the pros recommend. A surfactant should be used to penetrate the mold and fungus. Apply this product to the roof's surface letting it penetrate into the shingles. Reapply the product to areas that are heavily stained. When rinsing the roof, use clean water and "soft pressure" or waterhose strength. There are various roof cleaning products that use ingredients such as sodium hydroxide, outdoor bleach, deck cleaner, household bleach, and various detergents. Read the product label to learn the manufacturer's recommended application procedures and safety precautions. Stain removal is not an exact science. Before you begin to clean your roof, it is important to cover plants and shrubs to protect them from these harsh agents.

If you choose to employ a contractor, ask them to explain their process. Check the equipment and products to be used, ask questions regarding the water strength they utilize, and request references. You may wish to have a contractor prune limbs that lean against your roof or block the sunlight so that the roof can dry completely. The POA asks that you remove debris from your roof at least once a year. At the very least, when 50% of the roof is discolored or stained, the roof should be cleaned.

### **Speed Limits in HHP**

The speed limit in Hilton Head Plantation is 25 MPH unless otherwise posted. To reduce traffic accidents, thereby reducing the number of injuries and vehicular accidents in our Plantation, the Security Department targets those motorists who travel at excessive speeds using fair, impartial, and reasonable enforcement of the traffic laws.

The Security Department's primary objective is to seek out and curtail speeding and aggressive driving. Each patrol vehicle is equipped with the latest radar equipment that can single out one car among many that is exceeding the speed limit. Our officers have been trained and certified in the use of this equipment and vehicles are stopped for speeding violations.

Aggressive driving is unsafe and inconsiderate. The Security Department's intent is to reduce the number of drivers that follow other cars too closely, make erratic or unsafe turns, fail to stop completely at stop signs, or fail to yield to cars having the right-of-way. Such driving behaviors result in accidents, injuries, and thousands of dollars in property damage.

Please drive within the speed limit and practice safe and considerate driving behaviors.

### **Water Conservation**

To regulate the use of water, the Town of Hilton Head Island has a water conservation ordinance that limits exterior landscape irrigation to the following schedule:

- Even numbered addresses – Tuesday and Saturday
- Odd numbered addresses – Wednesday and Sunday
- Commercial/Multi-family – Thursday and Monday

One-time exemptions to the ordinance may be permissible for a 90-day period for the watering of newly installed landscape materials.

The law also requires that a landscape contractor certified by the Town of Hilton Head Island install and maintain landscape irrigation systems (defined as a system using a potable water source). As of June 21, 1994, rain sensors must be installed on new and existing irrigation systems. Any person violating the Town of Hilton Head Island's water conservation laws will be subjected to a daily penalty of up to 30 days in jail, a maximum fine of \$500 plus court costs, or both. For further information, contact the Town of Hilton Head Island at 843-255-2510.