

Helpful HHP Information

Address Numbers

Your address numbers must be...

- At least 4" high x ½" wide
- Made of reflective material and in contrasting color
- Clearly visible and legible from the road
- Posted on your property and within 20 feet of the road

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 twenty-four 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.

Babysitters

Babysitters are always needed for Plantation residents and their guests. If interested, call 681-8800 ext. 0, for more information.

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 681-8800, ext. 0 for availability.

Bulletin Boards

The Bulletin 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

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 Intercoastal, offer exceptional dining experiences for the most discriminating pallet. 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 or 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 681-9510
- Country Club of Hilton Head 681-2582
- Dolphin Head Golf Club 681-5550
- Old Fort Pub 681-2386
- Oyster Reef Golf Club 689-4653
- Skull Creek Marina 681-8436
- Windows on the Waterway 689-2992

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 nonworking 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 next to your house that can conceal a burglar breaking in.
- 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 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 safe 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 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.

Alarm Systems

An alarm system is a device used to detect entry into a structure; a fire; or is activated by someone who needs Security to respond. Alarm systems offer many things, such as:

- Peace of mind to the homeowner.
- Homes with alarms are much less likely to be targeted by burglars.
- The presence of an alarm can be all that is needed to deter a criminal.
- Some insurance companies offer a discount on homeowners' insurance when there is an alarm system in the home.

Avoid being the victim of a Carjacking while driving your car

- Keep windows rolled up and keep 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 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 you 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 (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.

Decals for Commercial Vehicles

Providers of commercial services to Hilton Head Plantation residents must purchase a Commercial Decal at the POA Service Center in order to conduct business in the Plantation. Even though a commercial vendor acquires a Commercial Decal, it does not give the commercial vendor or any of the commercial vendor's employees the right to act irresponsibly within Hilton Head Plantation. They must comply with the Rules and Regulations of the Plantation.

Commercial vendors and their employees must follow the Plantation's specific rules as outlined below:

1. Drivers must have a current Driver's License and obey the posted speed limits (25 MPH unless otherwise posted).
2. Commercial vendors must purchase a Commercial Decal in order to conduct business within the Plantation.
3. All Commercial vehicles conducting business in Hilton Head Plantation are required to display prominently the commercial vendor's name and telephone number(s) on both sides of the vehicle. The lettering may be applied with paint or by magnetic material and must be at least two (2) inches high.
4. Vehicles with Commercial Decals are permitted in the Plantation only during the following days and times: Monday – Friday, 7:00 AM to 7:00 PM, Saturday 8:00 AM to 5:00 PM.
5. Vehicles with Commercial Decals are not permitted in the Plantation on Sundays, Thanksgiving, Christmas, or New Year's Day.
6. Commercial vehicles should enter the Plantation gate that enables the most direct route to and from the work site.
7. Lunch breaks should occur only at the job site or outside of the Plantation.
8. Commercial vendors are liable for any damage to roads, utility infrastructures, or landscaping on private or POA-owned property, including the rights-of-way. Commercial vendors must restore such damage to the original condition.
9. Commercial vehicles must be parked on the job site property whenever possible or on the road right-of-way when job site parking space is unavailable. Parking of commercial vehicles may not interfere with traffic flow or cause hazardous conditions. Drivers of commercial vehicles are asked to use caution during wet periods.
10. All facilities and amenities in the Plantation, including fishing in lagoons, are for the exclusive use of Plantation residents and their invited guests. Without exception, commercial vendors are prohibited from using Plantation facilities and amenities.
11. Commercial vendors will conduct themselves professionally at all times. Loud music, foul language, and inappropriate behavior will not be tolerated.
12. Commercial vendors may not litter on the job site or along the Plantation roadways.
13. Commercial vendors may not solicit or distribute any materials of any kind.
14. Commercial vendors may not dump trash or landscape debris anywhere on the Plantation, including the Plantation roadways.
15. Commercial vendors may not build warming fires anywhere on the Plantation.
16. Commercial vendors may not transport pets into the Plantation.

The Plantation reserves the right to fine or stop work for commercial vendors that do not follow these rules. If violations are repeated, the POA has the right to rescind the Commercial Decals from the vendor(s), thus denying access into Hilton Head Plantation. **Effective 9/17/08**

Effective May 1, 2002, all contractors with a Commercial Decal or Day Pass and driving a pick-up truck or larger into Hilton Head Plantation are required to display their company's sign on both sides of the vehicle. The sign should include at least the company's name or logo and telephone number. This ruling, recommended by the Security Committee and passed by the POA Board of Directors, is designed to decrease the number of unmarked vehicles having limited access to the Plantation and to increase the safety of residents and their property. This rule does NOT include pick-up trucks owned by HHP residents, nor does the rule apply to individuals with Maid Passes, to agents, and salespersons in their private vehicles, or to SUVs.

Decals for HHP Property Owners and Residents

The following items are required for all decal applications and renewals:

- Current Vehicle Registration
- Current Vehicle Insurance
- Current Driver's License

All decals must be permanently affixed to the top center, top driver, or the bottom driver side on the outside of the windshield. The month is placed on the left side of the decal, and the year of expiration is placed on the right side as you are facing the vehicle. If the vehicle is sold or traded, the decal must be removed from the windshield and returned to the POA Service Center. Property Owner decals are two-year decals. They are reciprocal to Sea Pines Plantation. They are not to be used for any commercial use in the Plantation. Resident decals are one-year decals. All decals are non-transferable.

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 who 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

Fishing

In Hilton Head Plantation, we use the "Catch and Release" fishing technique that helps to improve the fishing in our ponds.

In spring with spawning not too far away, the loss a female because female bass can be equated to dollars the POA will spend to stock baby bass this spring. At \$.07 each for fingerlings, it will take about \$70 to replace what a mature female bass could produce during the spawning cycle.

It's always a good habit to take a camera with you when you go fishing. Take some pictures of your trophy and then return it to the water for future generations to enjoy. The memories of looking at a prize catch outweigh those of tasting it.

During the spawning period, big bass are easy to catch because they guard their nests, protect their hatch, and will strike at anything they think poses a threat. So PLEASE, practice "Catch and Release".

Fitness Partnership

Currently, Progressive Health and Fitness, located at 2 Marshland Road, offers HHP property owners and residents special discounted gym membership rates. For more information, call Jimmy Rollison or Glen Carrigan at the Fitness Center 842-3359 or contact Chrissy Fly at 681-8800 ext. 226.

Photo ID Cards

In 2002, the POA initiated a Photo ID Program for property owners and residents in good standing. The Photo ID Card includes your name, address, and a color photograph.

Your Photo ID Card will verify that you are a Hilton Head Plantation property owner, or resident and that you are in good standing with the POA. Property Owners, Residents, and their children (13 years and older living with parents) may use their Photo ID Card to:

1. Rent or reserve POA facilities or the ball field
2. Use the Spring Lake Pool for swimming (can take up to 4 guests)
3. Register or attend POA classes, seminars, and events
4. Register your children or grandchildren for KIDS KAMP
5. Reserve the Spring Lake Tennis Courts
6. Enter HHP in a non-resident's vehicle
7. Re-enter HHP on a bicycle or on foot
8. Obtain Houseguest cards at the POA Service Center
9. Fish in a POA lagoon
10. Gain access to certain member-only meetings and events

Property Owners/Residents using a rental car or being driven home by a non-resident may use their Photo ID Card to gain access to the Plantation. The Security Officer, under these circumstances, will issue you a one-day pass to your residence. If you are entering the Plantation using your Photo ID Card, we ask that you please use the Visitor's Gate so we can keep the flow of traffic moving at the Main Gate. Whenever possible, you should call in a pass for yourself.

However, in those circumstances when this is not possible, please use your HHP Photo ID and provide your Pin Number to speed up the process of issuing you a Daily Pass.

Every year, property owners in good standing with the POA, must renew their Photo ID Card in March at the POA Service Center. There is a \$10 fee for the replacement of lost or stolen cards.

Houseguest Cards

The Houseguest Card Policy was established to provide residents' guests access to our facilities via Houseguest Cards. Each household will receive two Houseguest Cards at no cost to them. The Property Owner/Resident has the option of purchasing additional cards.

The cards may be used multiple times throughout the year. Every year, property owners in good standing with the POA should update their cards at the POA Service Center. The Property Owner/Resident is not required to accompany their guests to a facility, if the guests have a Houseguest Card and are 13 years or older. Residents must be at least 17 years of age to bring two (2) guests to a facility. Cards are non-refundable and non-transferable. The Property Owner/Resident is responsible for the actions and behavior of their guests and the appropriate use of the card. If the card is lost or stolen, the Property Owner/Resident must report it immediately to the POA Service Center. Replacement fee is \$40. Houseguest Cards will be surrendered to a POA Staff member for the following reasons:

- Medical emergency
- Misuse of card
- Misbehavior of cardholder or guest

HHP License Plates

Residents can proudly display attractive HHP license plate(s) 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 2003, Hilton Head Plantation produced a new map, which was delivered to each resident in *Plantation Living*. 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 new 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 many who helped the POA produce a colorful and useful map including: Most notably Tom Kuczkowski (provided leisure path information) and Gary Turner (provided fishing information), the POA Staff, and the many HHP volunteers who verified the map details, as well as the generous sponsorship from five community-minded friends of the Plantation. We gratefully acknowledge the support of Charter I Realty & Marketing, Classic Stucco, The Lowrey Group, Sea Island Supply Company, and Sea Pines Real Estate Company. Without their financial support, we would not have a new map. Thank you also to Wood+Partners, landscape architects and land planners, on the Island for their map expertise.

Free HHP maps (property owners/residents) are available at the POA Service Center. The POA Service Center also has laminated maps available for \$10.

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. Dick Wirth, the Plantation's Director of Community Relations, and Dianne Masales, Assistant to the Director of Community Relations, along with the guidance of the Board's ARB Committee, play 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, Dick and Dianne (681-8800 ext. 231) need 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, because the penalties are harsh, including fines and the cost of restoration.

So, before you begin your spring renovations, go see Dick or Dianne 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 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 & 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 & Hot Tubs** – The addition of four-foot fences because of the insurance requirements

Lakes & Lagoons

In October 1994 the Island was hit with two back-to-back 25-year-plus-storm events. On October 2nd 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 12th, 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 in October 1994. 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 \$1.4 million – 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 eight to ten 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. The Town’s new Pump Station can now move water out of these areas at a much faster and reliable rate.

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
Total	135

The majority of the 88 lagoons owned by the POA are chemically treated fifteen times a year. Midges, a variety of swarming mosquito without a stinger that are a nuisance in 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/residents only. HHP residents may dispose of their landscape debris at this site and may also pick up free mulch at this site. **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?

Mailboxes & Lettering

Here are a few reminders about mailbox regulations:

- Mount on 4'x4' pressure treated pine posts
- Sink 2' into the ground
- Mount Mailbox 30-1/2" from the ground
- Install 12" from road
- Locate newspaper box beneath the mailbox
- Use "Plantation Brown" paint, provided at no cost (bring two jars to the POA Service Center)
- Use 1" high reflective letters for nameplates

Lettering on mailboxes must be 2" high. Letters are available for \$.54 each at the POA Service Center.

It's always a good time to tidy up your mailbox. You can paint your own mailbox; free latex and oil-based paint are available at the POA Service Center. Please bring two clean jars for the next customer. Upon your request, the POA's Maintenance Department will replace or repair your mailbox. For more information, please call the POA Service Center at 681-8800 ext. 0.

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, 681-8800, ext. 226.

New Residents' Checklist

As a courtesy to our new property owners/residents, the POA has developed the following checklist to help make moving a little less hectic.

- To transfer the electrical service into your name, call **Palmetto Electric** at 681-5551.
- To arrange for phone service, call **Hargray Communications** at 686-5000.
- To transfer water and sewer service, call 681-5525 or visit **Hilton Head Public Service District** at 1 Oak Park Plaza.
- To arrange for Cable TV service, call **Hargray** at 800-726-1266 or 686-5000 or **Time Warner** at 1-866-892-7201.
- To get your Property Owner's Decal and Personal Identification Number (PIN#), stop by **the POA Service Center** at 7 Surrey Lane in the Plantation.
- To start your mail service, visit the **US Post Office** located at 213 William Hilton Parkway.
- To get your library card, visit the **Hilton Head Library** located at 11 Beach City Road.
- To acquire a beach pass, visit the **Town Hall** in Wexford Plantation or call 341-4600. The cost is \$30 per year.
- To pay your personal property taxes, visit the **Government Center** located at 539 William Hilton Parkway (842-4206). Personal property taxes are based on the cost and mileage of the vehicle being registered. **You must pay your taxes BEFORE you register your car.**

- To change your Driver's License and car registration, visit the **SC Department of Motor Vehicles** located at 15 Sheridan Park (off Island about 10 miles on the south side of Route 278). You will need appropriate personal identification, such as your Social Security Card, to receive your Driver's License.
- To register to vote, complete the **Voter Registration Form** at the Government Center, the Hilton Head Library, or the SC Department of Motor Vehicles.
- To apply for full-time resident status, call the **Beaufort County Assessor's Office** at 341-8411 or 470-2522. Full-time residents are subject to a different assessment ratio (4% instead of 6%), which is a 33% reduction in your real estate taxes. To qualify, you must be a resident for one year.
- To find your way around Hilton Head Plantation, get your **FREE HHP Map** from the POA Service Center.
- To find you way around Hilton Head Island, there is a **Map of the Island** with a street index in the center of the Hargray Telephone Directory.
- To unload packing materials, go to the **Transfer Station** site located off of Dillon Road. Turn left on Gateway Circle and follow the signs. You can also dispose of glass, aluminum, used motor oil, newspapers, clothing, and cardboard. There is no fee for this service. Open 7 AM to 7 PM except holidays.
- To relax, take a walk or ride a bike along the Plantation's beautiful leisure paths, get some sand in your toes at Pine Island located at the Dolphin Head Recreation Area, or stop by the Plantation House, find a rocking chair, and enjoy your new paradise.

Paperback Book Exchange

A FREE, self-serve paperback book exchange is located on the 2nd 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 a non-paved surface (grass or pine straw) overnight (after midnight). Your vehicles must be parked in your garage or on 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 AM to 7 PM Monday through Friday and 8 AM to 5 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 (681-3843) or the Community Relations Department (681-8800, ext. 242) during business hours. For calls after 4:30 PM, call 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 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 increases 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 ruin a freshly planted garden.

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

1. Residents must register dogs and cats, over three months old, with the POA Security Department. A valid Rabies and license tag must be attached to a collar or harness and worn by the animal at all times.
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.

For those HHP residents who are bothered by others' pets, call Betsy Weppner at 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.

Dogs and cats must be registered with the POA. This is a safety measure for pet owners so that Security personnel can return a found pet to its owner without any unnecessary confinement in the kennel behind the POA Service Center. All animals are turned over to the Beaufort County Animal Shelter after 24-hours.

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. 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. Complete the HHP Volunteer form, available at the POA Service Center or on HHP's Website www.hiltonheadplantation.com 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 Plantation Volunteers Program information, call the Director of Activities at 681-8800 ext. 226.

Roads & 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 road 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 fifteen 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 is 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 the 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 water-hose 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, and 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 with 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.

Recyclable items include:

- Aluminum beverage cans
- Newspaper
- Corrugated cardboard boxes – NOT cereal or beer boxes, pizza boxes, Styrofoam, etc.
- Glass bottles ONLY – clear, green or brown
- Plastic bottles ONLY – milk, water, detergent

If you would like to recycle, call Tropical Trash (Preferred Hauler) at 645-4100, your trash hauler for more details, or you may use the Transfer Station off of Dillon Road.

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 842-8900.