

HILTON HEAD PLANTATION FACT SHEET

HHP encompasses almost 4,000 acres and features:

Population -	Approximately 10,000
Homes -	4,086
Lots -	191
Parks -	Dolphin Head Recreation Area, Spring Lake Pavilion, and the Surrey Lane Ball Fields
Pool -	Spring Lake Pool
Bluff Walk -	The Bluff Walk's primary purpose is to service the revetment that protects the Bluff. It has a secondary use as a recreational leisure path. The Bluff Walk is .9 mile, one-way.
Beach -	Located in the Dolphin Head Recreation Area – two miles of walking beach
Lakes and Lagoons -	The POA maintains a number of lakes and lagoons throughout the Plantation. The primary purpose of these bodies of water is Storm Water Management. They also have secondary benefits such as wildlife habitat, aesthetics, and fishing.
Two Conservancies -	Whooping Crane Pond Conservancy and the Cypress Conservancy
Tennis -	12 Har Tru tennis courts, 2 Bocce ball courts, and 3 shuffleboard courts
Club Houses -	Spring Lake Pavilion, Dolphin Head Recreation Area, and the Plantation House
Open Space -	Acres of unspoiled open space, plus many other recreational amenities for use by the residents.

Golf -	<p>Four golf courses are located within the community.</p> <ul style="list-style-type: none"> • Dolphin Head Golf Club and Bear Creek Golf Club are privately owned and operated. • Oyster Reef Golf Club is semi-private. • The Country Club of Hilton Head is semi-private and is a full-service Club with tennis, a new state-of-the-art fitness club, as well as an indoor and outdoor pool. 				
Other Commercial -	Old Fort Pub, The Skull Creek Marina, Windows on the Waterway				
Roads -	The POA maintains 72 miles of roadway.				
R&R Fund -	The Repair and Replacement Fund is maintained for long-term replacement of the Association's assets.				
Weather Casualty Fund -	The Weather Casualty Fund is maintained in case the Plantation suffers severe storm-related damage. The POA has also secured a two million dollar line of credit for disaster-related repairs.				
Transfer Fee -	The POA has a Capital Improvement Transfer Fee of one-quarter of one percent (1/4 of 1%) on all real estate transactions.				
Annual Assessment - (2009)	<table> <tr> <td>Improved Lot:</td> <td>\$932</td> </tr> <tr> <td>Unimproved Lot:</td> <td>\$559</td> </tr> </table>	Improved Lot:	\$932	Unimproved Lot:	\$559
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Staff -	In addition to Administration, Architectural Review Board (Community Relations), Communications, Maintenance, and Security, an experienced Recreational Staff offers a multitude of year-round activities, programs, and special events. Being a recreation-oriented community, the Association operates five days a week, including many holidays.				
Communications -	Monthly newsletter, <i>Plantation Living</i> ; POA Website www.hiltonheadplantation.com ; E-mail alerts, Bi-Monthly Coffees, Annual Meeting, Board of Directors' Hot Line, Resident Surveys, and direct communication with Board members and Staff.				
Clubs -	There are at least 30 different Clubs within Hilton Head Plantation to accommodate many different interests. Please click here to go to Club information.				

- Realtor
Open House
Procedures - For Open Houses, Model Home Showings, Homes for Sale/Rent, Tours of Homes, and Special Events, Realtors must comply with HHP criteria. [Click here](#) for Hilton Head Plantation Realtor Open House Procedures. *(It is also posted under the Documents and Forms section of our Website under Realtor.)*
- Regime Fees - For monthly fees of the various Regimes within Hilton Head Plantation, please [click here](#) to go to the document.

What we do...

The Board of Directors are property owners elected by the membership to govern the HHPPOA. The Staff is comprised of paid employees who work “on-site” at the Association Service Center within various departments which include: Administration, Architectural Review Board (Community Relations), Communications, Maintenance, Security, and Recreation. The top-level employee is the General Manager, followed by the Assistant General Manager, and five department managers who have appropriate support staff.

The Association’s operation, services, and structure are similar to that of a small town government. While we do not maintain any of the individual homes, we do maintain all of the recreational facilities and commonly owned landscape areas. We also enforce the Rules and Regulations of the community, publish a monthly newsletter called *Plantation Living*, and provide various member services. There are approximately 4,086 homes within the community for an overall population of about 10,000. There are approximately 191 undeveloped home sites. Hilton Head Plantation is a small city within a city.