



### ***Rose Hill Plantation***

- Private community made up of 2,000 acres with approximately 1,000 home sites
- Home Sites range from patio-sized to 4 acre lots
- Gated Entrances staffed by Security Officers
- Maintained by the Rose Hill Property Owners' Association
- Governed by the Declaration of Covenants, Conditions and Restrictions which set forth the rights and obligations of property owners

### ***Location, Location, Location***

- 15 minutes to Hilton Head Island
- 35 minutes to Savannah/Hilton Head Airport
- 40 minutes to Savannah or Beaufort
- 15 minutes from I-95

### ***2022 Property Owner Fees***

- Improved Properties \$2,500/year
- Unimproved Properties \$1,664/year
- Buyer Transfer Fee \$2,500
- Buyer Closing Fee \$200

### ***Golf Course***

#### ***Managed by IGM***

- 18-hole public course with daily fees
- No mandatory membership
- Clubhouse with Pro Shop & Restaurant

### ***Tennis & Pickleball***

- Neighborhood clay and hard surface courts
- Tennisclub of the Lowcountry, a private world class facility with optional membership  
[www.TLCrosehills.com](http://www.TLCrosehills.com)

## ***Facts at a Glance***

### ***Colleton Point Pavilion***

- Breathtaking vistas of Colleton River
- Meeting and event facility
- Oyster tables & picnic area
- Fishing dock
- Kayak racks
- Small craft boat launch
- Access to deep water\* (Colleton River)  
*\*Subject to tidal conditions*

### ***Bill Baker Park***

- 50 picturesque acres of greenspace and lagoons
- Walking & Biking Trails
- Outdoor Multi Station Fitness Circuit

### ***Playground Equipment***

- Located in the South side on Clubhouse Drive adjacent to Wood Eden Pool

### ***Swimming Pools***

- Three pools located at Willow Lake, Wood Eden and Colleton Point

### ***Equestrian Center***

- Approx. 50 fenced acres including polo field
- 35 stalls; individual paddocks
- Miles of greenbelt riding trails
- Main/Dressage Arenas  
[www.RoseHillequestrianCenter.com](http://www.RoseHillequestrianCenter.com)

### ***Oak Terrace***

- Serving Monday-Tuesday 11 a.m. to 4 p.m.  
Wednesday - Saturday 11 a.m. to 9 p.m.  
Happy Hour 5 p.m. to 7 p.m.  
Sunday - 10 a.m. to 5 p.m.  
[www.OakTerraceatroseHill.com](http://www.OakTerraceatroseHill.com)

# Q&A

## ***What are the POA Office Hours?***

- Monday-Thursday 8a-5p, Friday 8a-1p

## ***When do I pay my POA Assessments?***

- Coupon books are mailed after property transfer and prior to the first quarter each year
- The assessments are due on a quarterly basis
- Improved \$2,500 annually (\$625/quarter)
- Unimproved \$1,664 annually (\$416/quarter)

## ***Who do I contact for a guest pass?***

- Obtain your gate code from the POA office
- North Gate 843-757-3001  
RoseHillNorthGate@gmail.com
- South Gate 843-757-3000  
RoseHillSouthGate@gmail.com

## ***How do I retrieve my residential decals?***

- Both residential and automatic gate arm decals can be retrieved in the POA office
- Driver's license, registration and insurance are required; automatic gate arm decal is \$5.00

## ***When does the Board of Directors meet?***

- The first Tuesday of every month
- Meeting at 6:30, Q&A follows
- All residents are welcome to attend

## ***When do I need Architectural Review Board approval?***

- Anything that requires a building permit
- Alters the footprint of the house
- Changes the external appearance of the house
- Painting the exterior (same or new color)
- Modifies the driveway, sidewalk, patio or deck
- The addition of a new structure on the lot
- Landscape projects (major renovations)
- Tree removal

## ***Does Rose Hill charge gate fees?***

- Gate fees apply to contractors providing a service to the homeowners to offset the cost of road paving, maintenance and repairs

## ***Where do my children attend school?***

- District 9
- Okatie Elementary
- Bluffton Middle School
- May River High School
- Hilton Head Christian (Private)
- Cross Schools or St. Gregory (Private)

## ***Where do I call for cable, internet, and phone?***

- Hargray 877-HARGRAY (843-815-2216)

## ***Who manages the utilities?***

- Palmetto Electric 843-681-5551
- Beaufort/Jasper Water Authority 843-987-9200

## ***Who do I contact for trash removal?***

- American Pride Waste 843-681-8900
- Creek Life Waste Services 843-338-5128
- Waste Management 843-987-0710
- Waste Pro 843-645-4100
- Self Service Recycle Center 843-706-4500

## ***Where do I go to update my driver's license?***

- Department of Motor Vehicles
- 15 Sheridan Park Circle; 843-815-6981

## ***Where do I register to vote?***

- 61B Ulmer Rd, Bluffton 843-255-6940
- Online at [www.scvotes.org](http://www.scvotes.org)

## ***Where do I vote?***

- Colleton Point, located within Rose Hill

## ***Do I need to contact the County Assessor?***

- If your Rose Hill home is your primary residence, you will need to apply for the 4% tax assessment ratio which is a reduction in your real estate taxes. For instructions contact the County Assessor at 843-255-2419.

*Information deemed reliable but not guaranteed*

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

Rose Hill POA Office 843-757-2450

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