



**COLDWELL BANKER**  
**ACCESS REALTY**

THOMAS M. KERSEY LUXURY PROPERTY SPECIALIST

O: 843-258-5597 O: 843-705-2000  
www.scluxuryhomes.com thomas@scluxuryhomes.com

Dear Potential Buyers,

Welcome to 289 Jack Crevalle Way. As a real estate professional, I have the opportunity to represent many homes throughout the South Carolina Lowcountry every single day. Yet certain homes and communities stand apart- not simply because of the property itself, but because of the lifestyle they create for the people who live there. This is one of those places.

What I believe makes 289 Jack Crevalle Way so compelling is the combination of immediate value, thoughtful upgrades, convenience, and connection to one of the most active and socially engaging communities in the Southeast.

Buyers today are increasingly comparing resale homes against new construction, and quite honestly, this property offers many advantages that are difficult and expensive to replicate today. The custom all-season porch, established surroundings, included golf cart, upgraded finishes, transfer fee value, and immediate access to the new Sun City West amenities all create a level of lifestyle and convenience that buyers truly appreciate once they experience it firsthand.

But beyond the home itself, what continues to impress me most about Sun City West is the people and the energy of the community. There is a genuine sense of activity, friendliness, and engagement here that is difficult to fully capture in photos or marketing materials alone. It is a place where neighbors quickly become friends, where calendars stay full by choice, and where residents often tell me they feel busier, healthier, and more connected than they did before moving here.

The sellers have asked that I share a message with you, followed by the attached information packet, created to help introduce both the home and the lifestyle surrounding it. I encourage you to take your time exploring not just the property itself, but the broader opportunity that comes with living here. Whether you are relocating, downsizing, simplifying life, or simply searching for your next chapter, I truly believe this home and community deserve serious consideration.

I appreciate the opportunity to introduce you to 289 Jack Crevalle Way and wish you the very best in your home search.

Warm regards,

A handwritten signature in blue ink that reads "Thomas M. Kersey".

Thomas M. Kersey

Welcome Potential Buyers,

It is with truly mixed emotions that we prepare to leave our Sun City home. While we are excited for the opportunity to be closer to our grandchildren, it is incredibly difficult to say goodbye to the life we have built here and the home that has meant so much to us.

What we discovered in Sun City Hilton Head was far more than just a neighborhood. It became a lifestyle and a community that quickly felt like home. One of the greatest gifts of duet-life has been the freedom it created for us. Less time worrying about maintenance meant more time enjoying life, making friendships, and becoming part of a truly special community.

Some of our favorite memories are the simple everyday moments that ended up meaning the most: morning sunrises with coffee on the porch, evening walks to Brackish to meet friends for happy hour, neighborhood golf outings, game nights, mahjongg, and the spontaneous “concrete cocktails” that somehow turned into laughter-filled evenings with neighbors who became lifelong friends.

There is an ease to life here that is difficult to fully explain until you experience it yourself. The convenience, the activity, the friendliness, and the feeling of always having something to look forward to made this chapter of our lives incredibly fulfilling.

If we could pick up this home, this porch, and this community and bring it with us to Raleigh, we absolutely would.

Needless to say, this move is bittersweet.

We sincerely hope the next owners will love and appreciate this home and lifestyle as much as we have. We believe whoever comes next will quickly understand why leaving here is so difficult- and why living here is so special!

We wish you many happy memories, wonderful friendships, and countless beautiful Lowcountry mornings ahead.

Warmly,

The Bova's

## **The Sun City Hilton Head Lifestyle**

There is a reason so many people move to the South Carolina Lowcountry searching for warmer weather, a slower pace, and a stronger sense of community- only to ultimately choose Sun City Hilton Head.

What makes this community so special is not simply the homes or amenities, but the lifestyle itself. Life here feels active, connected, social, and remarkably easy. Days are filled with options rather than obligations. Morning walks lead to afternoons on the golf course, evenings with friends, concerts, pickleball matches, fitness classes, waterfront dining, and endless opportunities to stay engaged.

Located in the heart of the S.C. Lowcountry, Sun City Hilton Head has become one of the most sought-after active adult communities in the Southeast- not because it feels like retirement, but because it feels like freedom.

289 Jack Crevalle is ideally positioned within the newer Sun City West area, offering a buyer the opportunity to step directly into a brand-new lifestyle. Value like this cannot be replicated today at the same price with new construction.

This move-in ready “Duet” style home offers the ideal lock-and-go lifestyle for buyers seeking ease, convenience, and low-maintenance living.

Located near the brand-new Sun City West amenities and directly across from convenient access to the Argent pedestrian and golf cart bridge, residents enjoy easy connectivity to:

- 3 Golf courses
- 3 Fitness facilities
- Multiple on-site restaurants & access off-site
- 6 Resort-style pools
- Miles of Walking and biking paths
- Community gathering spaces
- River Park access and dock facilities
- The lifestyle, activities and clubs here are endless...

## **Why This Home Stands Out**

Unlike many homes at this price point, 289 Jack Crevalle Way offers a thoughtful combination of upgrades, functionality, and immediate lifestyle value.

Highlights include:

- Custom all-season porch / Carolina room- Not being offered with new construction.
- Italian tiled outdoor living space
- GE Café induction range
- Spacious kitchen with abundant cabinetry

- Dedicated coffee bar space
- Luxury vinyl plank flooring throughout
- Custom window treatments
- Upgraded light fixtures
- Whole-house water filtration system
- Two-car garage
- Included Bintelli Golf Cart

The Brilliance floor plan is especially popular for its efficient layout and exceptional kitchen design—offering one of the best uses of space in homes of this size.

This is the type of home where buyers can move in immediately and begin enjoying life without the expense, stress, or delays associated with renovations or new construction.

### **The Duet Lifestyle**

One of the most unique and appealing aspects of this home is its “Duet” design. These thoughtfully designed attached homes have become increasingly popular because they offer:

- Reduced exterior maintenance
- Easy lock-and-leave convenience
- Lower stress homeownership
- Strong sense of neighborhood connection
- Efficient, functional living spaces
- More time to enjoy the community itself

Many residents choose Duet living specifically because it creates freedom. Freedom to travel. Freedom to socialize. Freedom from constant maintenance. Freedom to truly enjoy retirement and the Lowcountry lifestyle.

### **Why Buyers Love Sun City Hilton Head**

- Resort-style amenities
- Low-maintenance living
- Active social opportunities
- Strong sense of security and community
- Convenient access to healthcare, shopping, and travel
- Mild year-round climate
- Beautiful Lowcountry scenery
- Diverse home styles and price points
- Exceptional long-term desirability
- Lifestyle-focused living

For many buyers relocating from the Northeast, Midwest, or larger metropolitan areas, Sun City represents an opportunity to simplify life without sacrificing quality, luxury, or activity.

## A Community Built Around Lifestyle

Unlike many traditional neighborhoods, Sun City was intentionally designed around connection and engagement. Residents enjoy: Multiple amenity campuses, Championship golf courses, Tennis and pickleball complexes, Indoor and outdoor pools, State-of-the-art fitness centers, Walking and biking trails, Clubhouses and restaurants, Arts, crafts, and hobby studios, Community gardens, Dog parks, and hundreds of Social clubs and organized activities.

Whether your interests include golf, fitness, boating, wine, music, art, travel, volunteering, cards, kayaking, cycling, or simply meeting new friends, there is likely already a group or social club dedicated to it.

Many residents describe Sun City as feeling more like a private resort than a neighborhood.

## The Sun City West Expansion

One of the most exciting aspects of this location is its proximity to the newly expanded Sun City West amenities. The West expansion has added modern, state-of-the-art facilities to the already impressive 6,000-acre community.

**West Clubhouse & Sports Complex:** The West Clubhouse and Sports Complex serves as a vibrant hub for wellness, recreation, and social connection. Features include:

- Multi-level clubhouse spaces
- Two-story fitness center
- Indoor swimming pool
- Outdoor saltwater pool with cabanas
- Expanded pickleball facilities
- Tennis courts
- Basketball courts
- Volleyball courts
- Bocce courts
- Gathering and event spaces

Spanish Moss Hall and the Breakwater Fitness Collective have become major anchors for this side of the community and continue to elevate the resident experience.

**Golf & Recreation:** Golf remains one of the cornerstones of the Sun City lifestyle. Residents enjoy access to three 18-hole golf courses: Argent Lakes, Hidden Cypress and Okatie Creek.

Beyond golf, the recreational opportunities are extensive and continue to grow year after year. There is truly something for everyone.

**Dining & Entertainment:** Sun City Hilton Head offers far more than recreation alone. Residents enjoy: Multiple on-site restaurants, Casual and elevated dining options, Social happy hours, Community events, Concerts and performances, Arts programming, Clubs and gatherings, A 540-seat performing arts theater, and Large Village Center social spaces.

The result is a lifestyle that feels vibrant, engaging, and deeply connected.

**The Bluffton Lifestyle:** Living in Bluffton means far more than simply owning a home- it means becoming part of one of the most charming and fastest-growing coastal towns in the Southeast. Bluffton offers:

- Award-winning restaurants
- Waterfront parks
- Historic Old Town Bluffton
- Farmers markets
- Art galleries
- Boutique shopping
- Boating and fishing
- Nearby beaches
- World-class golf
- Easy day trips to Savannah and Charleston

The atmosphere is relaxed yet refined—where Southern hospitality meets coastal luxury.

**Healthcare & Peace of Mind:** Healthcare access is an important consideration for many buyers relocating to the area, and Sun City benefits from close proximity to highly regarded medical facilities, specialists, wellness providers, and urgent care centers.

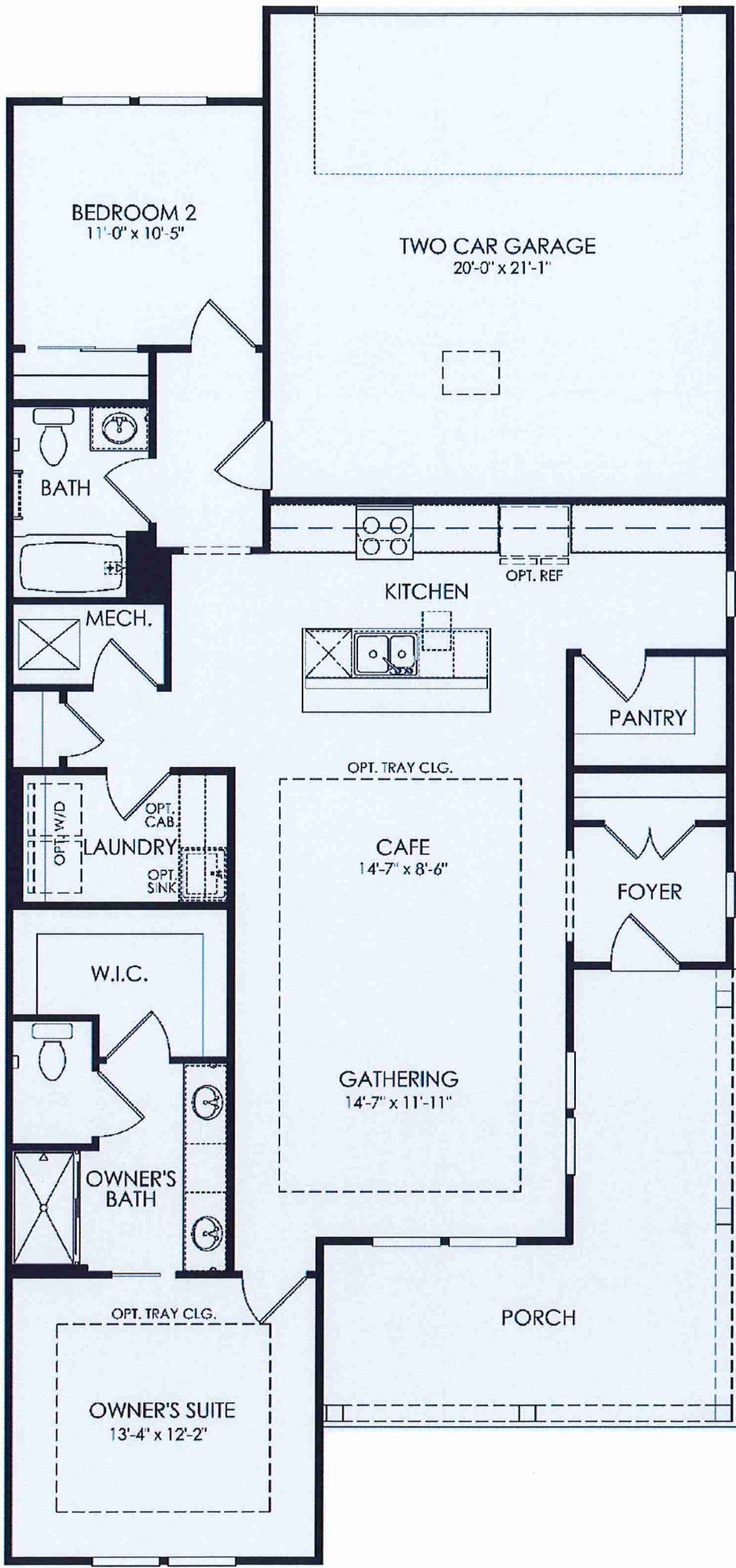
The Bluffton and Hilton Head region continues to experience substantial investment in healthcare infrastructure, making the area increasingly attractive for long-term living.

**A Strong Sense of Community:** Perhaps the most meaningful aspect of Sun City Hilton Head is the people. New residents are often surprised by how quickly neighbors become friends and how easy it is to become socially connected.

The community offers countless opportunities to meet others through clubs, events, volunteer organizations, fitness groups, and neighborhood gatherings.

Many homeowners relocate knowing few people—and quickly discover a lifestyle filled with friendships, activity, and connection.

**Your Next Chapter Begins Here:** There are communities that offer amenities. There are communities that offer homes. And then there are communities that genuinely change the way people live. Sun City Hilton Head has become one of the premier active adult destinations in the country because it offers something far more valuable than real estate- it offers lifestyle, connection, ease, and opportunity.



# Sun City Hilton Head®

by Del Webb®



## GenYou Included Features

### KITCHEN FEATURES

- Aristokraft 36" upper flat panel cabinets
- Granite countertops with 4" granite backsplash
- Stainless steel under mount sink with Moen Method chrome pull out faucet w/ integrated sprayer
- Stainless steel Whirlpool appliances including: Large capacity, multicycle dishwasher, smooth-top range, microwave, 1/3 horsepower food disposal, pre-plumbing for automatic ice maker
- Exterior Direct Vent Hood/Microwave

### BUILDER SERVICES

- Del Webb Protection Plan Warranty
  - 10-YEAR limited structural warranty
  - 5-YEAR protection against leaks
  - 2-YEAR mechanical systems coverage
  - 1-YEAR overall coverage
- Build Quality Introduction, Build Quality Orientation and Build Quality Celebration with your Field Manager
- Informative homeowner's reference manual
- In-house warranty department
- Emergency warranty service provided after hours, weekends and holidays
- Convenient financing available through Pulte Mortgage
- HomeTeam Pest Defense System - Sentricon termite bait stations with \$1M termite guarantee & TAEXX Built-in Pest Control System

### INTERIOR FEATURES

- Smooth 9ft ceilings on 1st floor
- Shaw ceramic tile in all bathrooms and utility room
- Kichler "Wynberg" light fixtures
- Shaw hard surface flooring in foyer, kitchen & breakfast area
- Shaw soil-resistant carpet with 5.5 lb. pad
- Sturdy ventilated shelving in all closets
- Elegant raised 2 panel doors
- Stratus by Schlage satin nickel door hardware
- Pull Down Attic Stairs Standard- (Location varies per Plan- Please See Master Plan Set)
- Hinged Closet Doors

### ENERGY EFFICIENT FEATURES

- High efficiency central gas heating and air conditioning with programmable WiFi thermostat
- R-38 insulation in attic space & R-13 in walls
- Rinnai tankless exterior gas water heater
- High performance, single-hung, Argon Gas, Low-E insulated, vinyl windows
- Radiant barrier roof sheathing
- Typar house wrap to provide added protection for your home
- Continuous ridge vents and ventilated soffits
- 

### BATH FEATURES

- Fiberglass pan and ceramic wall surround in Owner's Bath (per plan) (includes chrome shower enclosure)
- Dual sink vanity in Owner's Bath
- Designer Moen Gibson chrome fixtures in all baths
- Fiberglass tub/shower combination in secondary baths
- Aristokraft 35" raised, flat panel cabinetry vanity with granite countertops
- Comfort-height, elongated toilets
- Full width vanity mirrors
- Chrome bath accessories

### ELECTRICAL CONVENIENCES

- DelWebb Smart Home Wiring - includes 2 Cat6/RG6 Dual Drops, centralized structured wiring panel, wireless access point pre-wire(s), video doorbell & smart t-stat(s)
- Ceiling fan prewires In Gathering Room, Owner's Suite, Bedroom 2, Flex Room and Covered Lanai
- Garage door opener with 2 remotes
- Electric washer & dryer connections
- Weather protected receptacles on front & rear
- GFI protected receptacles in wet areas
- Smoke detectors in all bedrooms
- Carbon monoxide detector

### EXTERIOR FEATURES

- Architectural asphalt shingles with 30-year limited manufacturer's warranty
- Fiber cement siding with low-maintenance fascia & soffit
- Low maintenance vinyl porch ceilings
- Screens on all windows
- Front, rear, and side lawns professionally landscaped with irrigation system
- Two exterior hose bibs
- Drywalled two-car garage with concrete driveway
- Stratus by Schlage satin nickel deadbolts on all exterior doors
- Underground utilities with lighted streets

### ENGINEERING FEATURES

- Structure enhancing OSB exterior sheathing
- All homes sealed by licensed engineer
- All home sites tested for structural compact
- Engineered IRC code compliant construction



# Sun City Hilton Head®

by Del Webb®



## Duets Included Features

### KITCHEN FEATURES

- Aristokraft 36" upper flat panel cabinets Granite countertops with 4" granite backsplash Stainless steel undermount sink with chrome faucet and separate vegetable sprayer
- Stainless steel Whirlpool stainless steel appliances including: Large capacity, multicycle dishwasher, smooth-top electric range, microwave, 1/3 horsepower food disposal, pre-plumbing for automatic ice maker

### BUILDER SERVICES

- Del Webb Protection Plan Warranty
  - 10-YEAR limited structural warranty
  - 5-YEAR protection against leaks
  - 2-YEAR mechanical systems coverage
  - 1-YEAR overall coverage
- Build Quality Introduction, Build Quality Orientation and Build Quality Celebration with your Field Manager
- Informative homeowner's reference manual
- In-house warranty department
- Emergency warranty service provided after hours, weekends and holidays
- Convenient financing available through Pulte Mortgage
- HomeTeam Pest Defense System - Sentricon termite bait stations with \$1M termite guarantee & TAEXX Built-in Pest Control System

### INTERIOR FEATURES

- Smooth 9ft ceilings
- Shaw ceramic tile in all bathrooms and utility room
- Kichler light fixtures
- Shaw hard surface flooring in foyer, kitchen & breakfast area
- Shaw soil-resistant carpet with 5.5 lb. pad
- Sturdy ventilated shelving in all closets
- Elegant raised 2 panel doors
- Dexter by Schlage satin nickel door hardware
- Hinged Closet Doors

### ENERGY EFFICIENT FEATURES

- Lennox 15 SEER central gas heating and air conditioning with programmable WiFi thermostat
- R-38 insulation in attic space & R-13 in walls
- Rinnai tankless exterior gas water heater
- High performance, single-hung, dual glazed, Low-E insulated, vinyl windows
- Radiant barrier roof sheathing
- Typar house wrap to provide added protection for your home
- Continuous ridge vents and ventilated soffits

### BATH FEATURES

- Fiberglass pan with ceramic wall tile surround in Owner's Bath (per plan) (includes chrome shower enclosure)
- Dual sink vanity in Owner's Bath
- Designer Moen Chateau two-handle chrome faucets in all baths
- Fiberglass tub/shower combination in secondary baths
- Aristokraft 35" raised, flat panel cabinetry vanity with granite countertops
- Comfort-height, elongated toilets
- Full width vanity mirrors
- Chrome bath accessories

### ELECTRICAL CONVENIENCES

- Del Webb SmartHome Wiring - includes 2 Cat6/RG6 Dual Drops, centralized structured wiring panel, wireless access point pre-wire(s), video doorbell & smart t-stat(s)
- Ceiling fan prewires In Gathering Room, Owner's Suite, Bedroom 2 and Covered Lanai
- Garage door opener with 2 remotes
- Electric washer & dryer connections
- Weather protected receptacles on front & rear
- GFI protected receptacles in wet areas
- Smoke detectors in all bedrooms
- Carbon monoxide detector

### EXTERIOR FEATURES

- Architectural asphalt shingles with 30-year limited manufacturer's warranty
- Fiber cement siding with low-maintenance fascia & soffit
- Low maintenance vinyl porch ceilings
- Screens on all windows
- Gutters, downspouts and splash blocks
- Front, rear, and side lawns professionally landscaped with irrigation system
- Two exterior hose bibs
- Drywalled two-car garage with concrete driveway
- Garage door glass inserts
- Dexter by Schlage satin nickel deadbolts on all exterior doors
- Underground utilities with lighted streets

### ENGINEERING FEATURES

- Structure enhancing OSB exterior sheathing
- All homes sealed by licensed engineer
- All home sites tested for structural compact
- Engineered IRC code compliant construction





STATE OF SOUTH CAROLINA  
RESIDENTIAL PROPERTY CONDITION  
DISCLOSURE STATEMENT



The South Carolina Code of Laws (Title 27, Chapter 50, Article 1) requires that an owner of residential real property (single family dwelling unit or a single transaction involving transfer of four dwelling units or less) shall provide to a purchaser this completed and signed disclosure statement prior to forming a real estate contract. This disclosure must be provided in connection with any sale, exchange, installment land sale, and lease with an option to purchase contract. This disclosure statement is not required in connection with transactions listed and exempted by South Carolina Code § 27-50-30.

Owners should answer the questions fully, honestly, and appropriately by attaching documents, checking a box for each check box question, and writing in the blanks on this disclosure statement.

If a question is answered "Yes" or asks for a description, then owner must explain or describe the issue or attach a descriptive report from an engineer, contractor, pest control operator, expert, or public agency. If a cemetery or grave is located on the property, this is to be reported at question #16. If owner attaches a report, owner shall not be liable for inaccurate or incomplete information in the report unless owner was grossly negligent in obtaining or transmitting the information. If owner fails to check "Yes" or make a disclosure and owner knows there is a problem, owner may be liable for making an intentional or negligent misrepresentation and may owe the purchaser actual damages, court costs, and attorney fees. If a question is answered "No" for any question, the owner is stating that owner has no actual knowledge of any problem.

By answering "No Representation" on this disclosure statement, the owner is acknowledging that they do not have the current knowledge necessary to answer the questions with either a "Yes" or "No" response. Owner still has a duty to disclose information that is known at the time of the disclosure statement. "No Representation" should not be selected if the owner simply wishes to not disclose information or answer the question. Selecting "No Representation" does not waive liability if owner is aware or subsequently becomes aware.

If a question is answered and subsequently new information is obtained or something changes to render the owner's answer incorrect, inaccurate, or misleading (example: roof begins to leak), owner must promptly correct the disclosure. In some situations, the owner may notify the purchaser of the correction. In some situations, the owner may correct or repair the issue.

The owner shall deliver to the purchaser this disclosure before a real estate contract is signed by the purchaser and owner, or as otherwise agreed in the real estate contract. The real estate licensee must disclose material adverse facts about the property if actually known by the licensee about the issue, regardless of owner responses on this disclosure. Owner is solely responsible to complete this disclosure as truthfully and fully as possible. Owner and purchaser are solely responsible to consult with their attorneys regarding any disclosure issues. By signing below, owners acknowledge their duties and that failure to disclose known material information about the property may result in owner liability.

Owner must provide the completed disclosure statement to the purchaser prior to the time the owner and purchaser sign a real estate contract unless the real estate contract states otherwise. Owner should provide a signed copy to the purchaser and keep a copy signed by the purchaser.

A real estate contract, not this disclosure, controls what property transfers from owner to purchaser.

Owner: JSB CK Purchaser ( ) ( ) acknowledge receipt of a copy of this page which is Page 1 of 6.  
Effective 6/2023; Updated 6/2025

Property Address (including unit # or identifier) 289 Jack Crevalle Way, Bluffton, SC 29909

Apply this question below and the three answer choices to the numbered issues (1-14) on this disclosure.  
**As owner, do you have any actual knowledge of any problem(s)\* concerning?**  
 \*Problem(s) include present defects, malfunctions, damages, conditions, or characteristics.

<b><u>I. WATER SUPPLY AND SANITARY SEWAGE DISPOSAL SYSTEM</u></b>	<b>Yes</b>	<b>No</b>	<b>No Representation</b>
1. Water supply	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Water quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
3. Water pressure	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Sanitary sewage disposal system for any waste water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A. Describe water supply:	<input type="checkbox"/> County	<input type="checkbox"/> Private	<input type="checkbox"/> Community	<input type="checkbox"/> Other: _____
	<input checked="" type="checkbox"/> City	<input type="checkbox"/> Corporate	<input type="checkbox"/> Well	
B. Describe water disposal:	<input type="checkbox"/> Septic	<input type="checkbox"/> Private	<input type="checkbox"/> Other: _____	
	<input checked="" type="checkbox"/> Sewer	<input type="checkbox"/> Corporate	<input type="checkbox"/> Government	
C. Describe water pipes:	<input checked="" type="checkbox"/> PEX	<input type="checkbox"/> PVC/CPVC	<input type="checkbox"/> Other/Unknown: _____	
	<input type="checkbox"/> Copper	<input type="checkbox"/> Polybutylene	<input type="checkbox"/> Steel	

<b><u>II. ROOF, CHIMNEYS, FLOORS, FOUNDATION, BASEMENT, AND OTHER STRUCTURAL COMPONENTS AND MODIFICATIONS OF THESE STRUCTURAL COMPONENTS</u></b>	<b>Yes</b>	<b>No</b>	<b>No Representation</b>
5. Roof systems A. Approximate year that current roof system was installed: <u>2025</u> . B. During your ownership, describe any known roof system leaks, repairs and/or modifications with date(s): _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Gutter systems	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Foundation, slab, fireplaces, chimneys, wood stoves, floors, basement, windows, driveway, storm windows/screens, doors, ceilings, interior walls, exterior walls, sheds, attached garage, carport, patio, deck, walkways, fencing, or other structural components including modifications A. Approximate year structure was built: <u>2025</u> . B. During your ownership, describe any structural repairs and/or modifications to the items identified in Question 7 with date(s): <u>weathermaster windows installed on porch</u>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b><u>III. PLUMBING, ELECTRICAL, HEATING, COOLING, AND OTHER MECHANICAL SYSTEMS</u></b>	<b>Yes</b>	<b>No</b>	<b>No Representation</b>
8. Plumbing system (pipes, fixtures, water heater, disposal, softener, plumbing components)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

Owner: JSB Purchaser ( ) ( ) acknowledge receipt of a copy of this page which is Page 2 of 6.  
 Effective 6/1/2023

9. Electrical system (wiring, panel, fixtures, A/V wiring, outlets, switches, electrical components)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
10. Appliances (range, stove, ovens, dishwasher, refrigerator, washer, dryer, other appliances)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
11. Built-in systems and fixtures (fans, irrigation, pool, security, lighting, A/V, other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
12. Mechanical systems (pumps, garage door opener, filtration, energy equipment, safety, other)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
13. Heating system(s) (HVAC components)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
14. Cooling system(s) (HVAC components)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>		
A. Describe Cooling System:	<input checked="" type="checkbox"/> Central	<input type="checkbox"/> Ductless	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Window	<input type="checkbox"/> Other: _____
B. Describe Heating System:	<input checked="" type="checkbox"/> Central	<input type="checkbox"/> Ductless	<input type="checkbox"/> Heat Pump	<input type="checkbox"/> Furnace	<input type="checkbox"/> Other: _____
C. Describe HVAC Power:	<input type="checkbox"/> Oil	<input checked="" type="checkbox"/> Gas	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Solar	<input type="checkbox"/> Other: _____
D. Describe HVAC system approximate age and any other HVAC system(s): _____					

**IV. PRESENT OR PAST INFESTATION OF WOOD DESTROYING INSECTS OR ORGANISMS OR DRY ROT OR FUNGUS, THE DAMAGE FROM WHICH HAS NOT BEEN REPAIRED, OR OTHER PEST INFESTATIONS**

A. Describe any known present wood problems caused by termites, insects, wood destroying organisms, dry rot or fungus:

\_\_\_\_\_

B. Describe any termite/pest treatment, coverage to property, name of provider, and termite bond (if any):

terminix covered in HOA

C. Describe any known present pest infestations:

\_\_\_\_\_

**V. THE ZONING LAWS, RESTRICTIVE COVENANTS, BUILDING CODES, AND OTHER LAND USE RESTRICTIONS AFFECTING THE REAL PROPERTY, ANY ENCROACHMENTS OF THE REAL PROPERTY FROM OR TO ADJACENT REAL PROPERTY, AND NOTICE FROM A GOVERNMENTAL AGENCY AFFECTING THIS REAL PROPERTY**

Apply this question below and the three answer choices to the numbered issues (15-28) on this disclosure.			
As owner, do you have any actual knowledge or notice concerning the following:			
	Yes	No	No Representation
15. Violations or variances of the following: zoning laws, restrictive covenants, building codes, permits or other land use restrictions affecting the real property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
16. Designation as a historic building, landmark, site or location within a local historic or other restrictive district, which may limit changes, improvements of demolition of the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
17. Easements (access, conservation, utility, other), party walls, shared private driveway, private roads, released mineral rights, or encroachments from or to adjacent real property.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Owner: <sup>Initial</sup> JS <sup>Initial</sup> CP Purchaser ( ) ( ) acknowledge receipt of a copy of this page which is Page 3 of 6.  
Effective 6/1/2023

18. Legal actions, claims, foreclosures, bankruptcies, tenancies, judgments, tax liens, other liens, first rights of refusal, insurance issues, or governmental actions that could affect title to the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
19. Room additions or structural changes to the property during your ownership.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
20. Problems caused by fire, smoke, or water (including whether any structure on the property has flooded from rising water, water intrusion, or otherwise) to the property during your ownership.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
21. Drainage, soil stability, atmosphere, or underground problems affecting the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
22. Erosion, erosion control, or erosion control structure, such as a bulkhead, rock revetment, seawall, or buried sandbags, affecting the property. If "Yes" to Question 22, provide a general description including material, location on the property, approximate size, etc.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
23. Flood hazards, wetlands, flood hazard designations, flood zones, or flood risk affecting the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
24. Whether the property is currently insured through public (e.g., National Flood Insurance Program) or private flood insurance.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
25 Private or public flood insurance (e.g., Federal Emergency Management Agency (FEMA)) claims filed on the property during your ownership. If "Yes" to Question 25, list the approximate date(s), general description of event(s), nature of any repair(s), and amounts of all claim(s).	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
26. Repairs made to the property as a result of flood events that were <u>NOT</u> filed with private or public insurance during your ownership. If "Yes" to Question 26, list the approximate date(s), general description of event(s), nature of any repair(s), and amounts of all flood-related repairs.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
27. Has federal flood disaster assistance (e.g., from FEMA, Small Business Administration, HUD) been previously received during your ownership? If "Yes" to Question 27, what was the amount received and the purpose of the assistance (elevation, mitigation, restoration, etc.)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
28. Whether the property has been assessed for a beach nourishment project during your ownership.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

A. Describe any green energy, recycling, sustainability or disability features for the property:  
 tankless hot water heater

B. Describe any Department of Motor Vehicles titled manufactured housing on the property:

**VI. BURIED, UNBURIED, OR COVERED PRESENCE OF THE FOLLOWING: LEAD BASED PAINT, LEAD HAZARDS, ASBESTOS, RADON GAS, METHANE GAS, STORAGE TANKS, HAZARDOUS MATERIALS, TOXIC MATERIALS, OR ENVIRONMENTAL CONTAMINATION**

A. Describe any known property environmental contamination problems from construction, repair, cleaning, furnishing, intrusion, operating, toxic mold, methamphetamine production, lead based paint, lead hazards, asbestos, radon gas, methane gas, formaldehyde, corrosion-causing sheetrock, storage tanks, hazardous materials, toxic materials, environmental contamination, or other: \_\_\_\_\_

Owner: <sup>Initial</sup> JSB <sup>Initial</sup> C/P Purchaser ( ) ( ) acknowledge receipt of a copy of this page which is Page 4 of 6.  
 Effective 6/1/2023

**VII. EXISTENCE OF A RENTAL, RENTAL MANAGEMENT, VACATION RENTAL, OR OTHER LEASE CONTRACT ANTICIPATED TO BE IN PLACE ON THE PROPERTY AT THE TIME OF CLOSING**

A. Describe the rental/lease terms, to include any vacation rental periods that reasonably may begin no later than ninety days after the date the purchaser's interest is recorded in the office of the register of deeds, and any rental/leasing problems, if any: \_\_\_\_\_

B. State the name and contact information for any property management company involved (if any): \_\_\_\_\_

C. Describe known outstanding charges owed by tenant for gas, electric, water, sewer, and garbage: \_\_\_\_\_

**VIII. EXISTENCE OF A METER CONSERVATION CHARGE, AS PERMITTED BY SECTION 58-37-50 THAT APPLIES TO ELECTRICITY OR NATURAL GAS SERVICE TO THE PROPERTY**

A. Describe any utility company financed or leased property on the real property: \_\_\_\_\_

B. Describe known delinquent charges for real property's gas, electric, water, sewer, and garbage: \_\_\_\_\_

**IX. WHETHER THE PROPERTY IS SUBJECT TO GOVERNANCE OF A HOMEOWNERS ASSOCIATION WHICH CARRIES CERTAIN RIGHTS AND OBLIGATIONS THAT MAY LIMIT THE USE OF THIS PROPERTY AND INVOLVE FINANCIAL OBLIGATIONS**

	Yes*	No	No Representation
If Yes, owner must complete the attached Residential Property Disclosure Statement Addendum.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**X. PLEASE USE THE SPACE BELOW FOR "YES" ANSWER EXPLANATIONS AND ATTACH ANY ADDITIONAL SHEETS OR RELEVANT DOCUMENTS AS NEEDED**

sun city HOA

Owner: <sup>Initial</sup> JSB <sup>Initial</sup> CM Purchaser ( ) ( ) acknowledge receipt of a copy of this page which is Page 5 of 6.  
Effective 6/1/2023

This disclosure does not limit the obligation of the purchaser to inspect the property and improvements which are the subject of the real estate contract. Purchaser is solely responsible for conducting their own onsite condition inspections and psychologically affected property inspections prior to entering into a real estate contract. The real estate licensees (acting as listing or selling agents, or other) have no duty to inspect the onsite or offsite conditions of the property and improvements. Purchaser should review all applicable documents (covenants, conditions, restrictions, bylaws, deeds, and similar documents) prior to entering into any legal agreements including any contract. The South Carolina Code of Laws describes the Residential Property Condition Disclosure Statement requirements and exemptions at § 27-50-10 (and following) which can be read online ([www.scstatehouse.gov](http://www.scstatehouse.gov) or other websites).

Current status of property or factors which may affect the closing:

Owner occupied   
  Short sale   
  Bankruptcy   
  Vacant (How long vacant?): \_\_\_\_\_  
 Leased   
  Foreclosure   
  Estate   
  Other: \_\_\_\_\_  
 Subject to Vacation/Short Term Rental

A Residential Property Condition Disclosure Statement Addendum  is  is not completed and attached. This addendum should be attached if the property is subject to covenants, conditions, restrictions, bylaws, rules, or is a condominium.

Owner acknowledges having read, completed, and received a copy of this Residential Property Condition Disclosure Statement before signing and that all information is true and correct as of the date signed.

Owner Signature: <sup>Signed by:</sup> Janice S. Bova Date: 5/19/2026 Time: \_\_\_\_\_  
26216CF8D5D74E8...

Owner Printed Name: Janice S. Bova

Owner Signature: <sup>Signed by:</sup> Christopher F. Bova Date: 5/20/2026 Time: \_\_\_\_\_  
FBA3BF185A424F7...

Owner Printed Name: Christopher F. Bova

Purchaser acknowledges prior to signing this disclosure:

- Receipt of a copy of this disclosure
- Purchaser has examined disclosure
- Purchaser had time and opportunity for legal counsel
- This disclosure is not a warranty by the real estate licensees
- This disclosure is not a substitute for obtaining inspections of onsite and offsite conditions
- This disclosure is not a warranty by the owner
- Representations are made by the owner and not by the owner's agents or subagents
- Purchaser has sole responsibility for obtaining inspection reports from licensed home inspectors, surveyors, engineers, or other qualified professionals
- Purchaser has sole responsibility for investigating offsite conditions of the property including, but not limited to, adjacent properties being used for agricultural purposes

Purchaser Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Purchaser Printed Name: \_\_\_\_\_

Purchaser Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Purchaser Printed Name: \_\_\_\_\_

Owner: <sup>Initial</sup> JSB <sup>Initial</sup> CFB Purchaser ( ) ( ) acknowledge receipt of a copy of this page which is Page 6 of 6.  
 Effective 6/1/2023



**STATE OF SOUTH CAROLINA  
RESIDENTIAL PROPERTY CONDITION  
DISCLOSURE STATEMENT ADDENDUM**



Prior to signing contract, owner shall provide this disclosure addendum to the purchaser if the property is subject to a homeowners association, a property owners association, a condominium owners association, a horizontal property regime, or similar organizations subject to covenants, conditions, restrictions, bylaws or rules (**CCRBR**). These organizations are referred to herein as an owners association.

Purchaser should review the applicable documents (covenants, conditions, restrictions, bylaws, deeds, condominium master deed, and similar documents), all related association issues, and investigate the owners association prior to entering into any legal agreements including a contract. Owners association charges include any dues, fees, assessments, reserve charges, or any similar charges. Purchaser is solely responsible to determine what items are covered by the owners association charges.

Property Address: 289 Jack Crevalle Way, Bluffton, SC 29909

Describe owners association charges: \$ 1,197 Per quarter (month/year/other)

What is the contact information for the owners association? sun city

As owner do you have any actual knowledge of answers to the following questions? Please check the appropriate box to answer the questions below.			
	Yes	No	No Representation
1. Are there owners association charges or common area expenses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2. Are there any owners association or <b>CCRBR</b> resale or rental restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Has the owners association levied any special assessments or similar charges?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Do the <b>CCRBR</b> or condominium master deed create guest or visitor restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
5. Do the <b>CCRBR</b> or condominium master deed create animal restrictions?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
6. Does the property include assigned parking spaces, lockers, garages or carports?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
7. Are keys, key fobs or access codes required to access common or recreational areas?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
8. Will any membership other than owner association transfer with the properties?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
9. Are there any known common area problems?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. Is property or common area structures subject to South Carolina Coastal Zone Management Act?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
11. Is there a transfer fee levied to transfer the property?*	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

(\*Questions does not include recording costs related to value or deed stamps.)

Explain any yes answers in the space below and attach any additional sheets or relevant documents as needed: common area expense covered in HOA CAM card is required there is a transfer fee

Owner Signature: *Janice S. Bova* Date: 5/19/2026 Time: \_\_\_\_\_

Owner Signature: *Whitney J. Bova* Date: 5/20/2026 Time: \_\_\_\_\_

Purchaser Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

Purchaser Signature: \_\_\_\_\_ Date: \_\_\_\_\_ Time: \_\_\_\_\_

# Sun City Hilton Head®

by Del Webb®



Amenity Center & Outdoor Sports Complex



## Legend

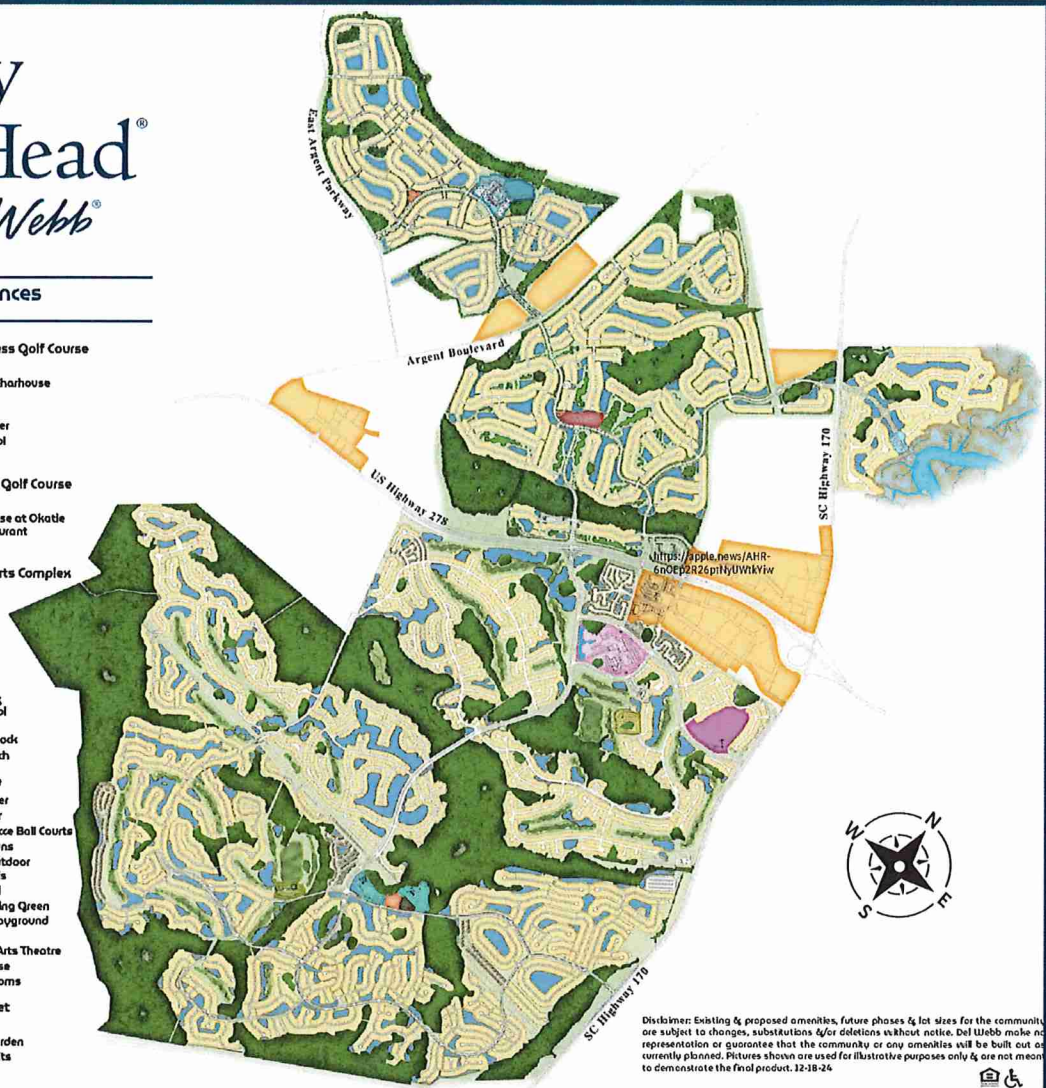
Scenic		Duets	
Distinctive		Future Development	
Echelon			

 This plan is for conceptual purposes only, not necessarily to scale, and subject to change. | Print Date: February 18, 2020

# Sun City Hilton Head<sup>®</sup> by Del Webb<sup>®</sup>

## Amenities & Conveniences

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><span style="color: #0070C0;">■</span> <b>Coming Soon Amenity Complex</b> <ul style="list-style-type: none"> <li>• Indoor &amp; Outdoor Heated Pools</li> <li>• Tennis &amp; Pickleball Courts</li> <li>• Outdoor Amphitheater</li> <li>• Firepit</li> <li>• Spa</li> <li>• Game Room</li> <li>• Fitness Center</li> <li>• Indoor Tennis, Basketball, Volleyball &amp; Pickleball</li> <li>• Indoor Track</li> <li>• Walking Trail</li> </ul> </li> <li><span style="color: #800000;">■</span> <b>The Lakehouse</b> <ul style="list-style-type: none"> <li>• Argent Lakes Pub &amp; Pizzeria</li> <li>• Pro Shop</li> <li>• Fitness Center</li> <li>• Spa</li> <li>• Indoor &amp; Outdoor Heated Pools</li> <li>• Tennis &amp; Pickleball Courts</li> </ul> </li> <li><span style="color: #D9534F;">■</span> <b>Dog Parks</b></li> <li><span style="color: #FF9933;">■</span> <b>Area Conveniences</b> <ul style="list-style-type: none"> <li><i>Quick Cart Accessible Conveniences:</i></li> <li>• Grocery</li> <li>• Pharmacy</li> <li>• Restaurants</li> <li>• Hotels</li> <li>• Salon Services</li> <li>• Banks</li> <li>• Doctor's Offices</li> <li>• Dentist</li> <li><i>Other Area Conveniences:</i></li> <li>• Wal-Mart</li> <li>• Publix</li> <li>• Future Commercial Development</li> <li>• Fire &amp; Rescue</li> <li>• Free Standing Emergency Department</li> </ul> </li> <li><span style="color: #666666;">■</span> <b>Woodworking Shop</b> <ul style="list-style-type: none"> <li>• Model Train Shop</li> </ul> </li> </ul> | <ul style="list-style-type: none"> <li><span style="color: #92D050;">■</span> <b>Hidden Cypress Golf Course &amp; Clubhouse</b> <ul style="list-style-type: none"> <li>• Jameson's Charhouse Restaurant</li> <li>• Pro Shop</li> <li>• Fitness Center</li> <li>• Outdoor Pool</li> <li>• Spa</li> </ul> </li> <li><span style="color: #F0E68C;">■</span> <b>Okatie Creek Golf Course &amp; Clubhouse</b> <ul style="list-style-type: none"> <li>• The Clubhouse at Okatie Creek Restaurant</li> <li>• Pro Shop</li> </ul> </li> <li><span style="color: #00B0F0;">■</span> <b>Outdoor Sports Complex</b> <ul style="list-style-type: none"> <li>• Volleyball</li> <li>• Basketball</li> <li>• Pickleball</li> <li>• Softball</li> <li>• Horseshoes</li> </ul> </li> <li><span style="color: #ADD8E6;">■</span> <b>Riverbend</b> <ul style="list-style-type: none"> <li>• Clubhouse &amp; Outdoor Pool</li> <li>• Community Saltwater Dock</li> <li>• Kayak Launch</li> </ul> </li> <li><span style="color: #F080F0;">■</span> <b>Town Square</b> <ul style="list-style-type: none"> <li>• Fitness Center</li> <li>• Crafts Center</li> <li>• Tennis &amp; Bocce Ball Courts</li> <li>• Croquet Lawns</li> <li>• Indoor &amp; Outdoor Heated Pools</li> <li>• Exercise Trail</li> <li>• 18 Hole Putting Green</li> <li>• Children's Playground</li> <li>• Library</li> <li>• Performing Arts Theatre</li> <li>• Multi-Purpose Meeting Rooms</li> </ul> </li> <li><span style="color: #800080;">■</span> <b>Lake Somerset</b> <ul style="list-style-type: none"> <li>• Picnic Area</li> <li>• Butterfly Garden</li> <li>• HorseshoePits</li> <li>• Fishing Pier</li> </ul> </li> </ul> |
|---|--|



Disclaimer: Existing & proposed amenities, future phases & lot sizes for the community are subject to changes, substitutions &/or deletions without notice. Del Webb makes no representation or guarantee that the community or any amenities will be built out as currently planned. Pictures shown are used for illustrative purposes only & are not meant to demonstrate the final product. 12-18-24



## SUN CITY HILTON HEAD by Del Webb

### Arts and Crafts Clubs

- \*All About Art
- \*Ceramics Club
- \*Glasscrafters
- \*Model Railroaders
- \*Photography Club
- \*Sew What Club
- \*Woodcarvers
- \*Woodworkers and Modelmakers Guild

### Cards and Games Clubs

- \*Bid Whist Club
- \*Canasta
- \*Chess Club
- \*Contract Bridge Club
- \*Dominoes
- \*Duplicate Bridge Club
- \*Euchre
- \*Gin Rummy
- \*Mah-Jongg Club
- \*Pinochle Club
- \*Poker Club (now called Social Club)

### Garden and Nature

- \*Avant-Gardeners Club
- \*Bird Club
- \*Okatie Farmers

### Hobbies and Interest

- \*Amateur Radio Club
- \*Boat and RV Club
- \*Car Crazy Club
- \*Cat Lovers United
- \*Coin Club
- \*Computer Club
- \*Dog Lovers Club
- \*Motorcycle Club
- \*On-The-Go Travel Club
- \*Qj Club
- \*Stamp Collectors

### Lectures and Discussion

- \*Bible Study
- \*Book Clubs
- \*Forum Club
- \*General Health Ed Club
- \*Money Talks Club

### Service Organizations

- \*Friends of Sun City Book Exchange
- \*Staying Connected
- \*Veterans Association

### Performing Arts

- \*Ballroom Dance
- \*Line Dance Club
- \*Music Guild
- \*Sun City Community Theater
- \*Sun City Square Dancers
- \*SunDancers
- \*Synchronettes

### Social

- \*Bon Appetit Cooking Club
- \*Luncheon Clubs
- \*Shalom Club
- \*Solos Club
- \*Town Square Upbeats

### Sports

- \*Bicycle Club
- \*Billiard Club
- \*Bocce Club
- \*Croquet Club
- \*Fishing & Hunting Club
- \*Couples' Golf
- \*Men's 9-hole golf
- \*Men's 18-hole golf
- \*Women's 9-hole golf
- \*Women's 18-hole golf
- \*Horseshoes
- \*Kayak Club
- \*Pickleball Club
- \*Silver Striders
- \*Softball Club
- \*Table Tennis
- \*Tennis Club
- \*Volleyball Club

### Resident Community Groups

- \*AARP of the Low Country
- \*AARP Tax-Aide
- \*Active/Retired Federal Employees
- \*Alzheimer's and other Dementia Support Groups
- \*Amer. Revolution Round Table
- \*Any Thyme for Herbs Group
- \*Bowling Group
- \*Breast Cancer Support Group
- \*Buckeye Group
- \*Carolinas Group
- \*Classical Music Lovers Group
- \*Sun City Democrats
- \*Fair Tax Group

### Resident Community Group, cont.

- \*Family Promise of Beaufort County
- \*Friends of Beaufort Co. Schools
- \*General Motors Retirees Group
- \*Habitat For Humanity
- \*Happy Hackers
- \*Hearing Loss Assoc. of America
- \*Irish Heritage Group
- \*Julie's Mission
- \*La Dolce Vita
- \*Lions Club
- \*Lowcountry Civil Was Roundtable
- \*Lowcountry Ostomy Association
- \*Lowcountry Retire Law Enforcement Association
- \*MAC Support Group
- \*Model Yacht Group
- \*MSU Spartans
- \*NAMI (National Alliance on Mental Health)
- \*New England Group
- \*New Jersey Group
- \*Osher Lifelong Learning
- \*Parkinson's Support Group
- \*Pennsylvania Association of School Retirees
- \*Physically Challenged Active Adults
- \*The Questers
- \*Red Sox Nation
- \*Second Helpings
- \*Sun City Coupon Clippers
- \*Sun City Republications
- \*WAM – Wheels and Meals
- \*West Hardeeville School Volunteers
- \*Widows and Widowers Group
- \*Wisconsin Group

# SUN CITY HILTON HEAD by Del Webb

## Yemassee Craft Buildings

- \*Ceramics Studio w/Kilns and pottery wheel
- \*Art Studio
- \*Stained Glass Studio
- \*Sewing Room
- \*Computer Room
- \*Cards and Games Room
- \*Billiards Room
- \*Table Tennis

## Pinckney Social Hall (17,000 sq.ft.)

- \*Grand Ballroom
- \*Wall Street Room
- \*TV Broadcast Studio
- \*Meeting and Multi-purpose Rooms

## Magnolia Hall

- \*548-Seat Performing Arts Center
- \*Multi-Purpose Facility with Theater-style seating
- \*State of the Art Audio/Video

## Purrysburg Fitness Center

- \*Eight Lane Indoor Heated Pool
- \*Heated Outdoor Pool
- \*Hot Tub
- \*Dance/Aerobics Studio
- \*Therapy Spa
- \*Cardio/Weightlifting Equipment

## Okatie Creek Golf Course

- \*18-hole Golf Course
- \*Driving Range, Putting Green
- \*Chipping Area
- \*Restaurant
- \*Golf Shop

## Hidden Cypress Golf Course and Fitness Center Complex

- \*18-hole Golf Course
- \*Driving Range, Putting Green
- \*Chipping Area
- \*Golf Pro Shop
- \*Multi-Purpose Rooms
- \*Restaurant
- \*Spa Facilities
- \*Fitness Center
- \*Cardio/Weightlifting Equipment
- \*Outdoor Heated Pool
- \*Hot Tub

## Argent Lakes Golf Club and Lakehouse

- \*18-hole Executive Length Golf
- \*Driving Range, Putting Green
- \*Chipping Area
- \*Heated Outdoor Pool
- \*Spa Facilities
- \*Hot Tub
- \*Indoor Pool
- \*Fitness Center
- \*Fitness Classes
- \*Cardio/Weightlifting Equipment
- \*Tennis Courts
- \*Pickleball Courts
- \*Casual Restaurant
- \*Ballroom
- \*Multipurpose Rooms

## Golf Courses

- \*Hidden Cypress – par 72
- \*Okatie Creek – par 72
- \*Argent Lakes – par 61
- \*Driving Ranges at all three

## Woodworking Shop

- \*9,000 sq.ft. shop
- \*Model Railroad facility

## Restaurants

- \*Jameson's Char House
- \*Clubhouse at Okatie Creek
- \*Al's Pub and Pizzeria

## Riverbend Area

- \*Lodge with Meeting Rooms
- \*Okatie River Access
- \*475 ft. dock with Kayak Lift
- \*Outdoor Pool and Hot Tub

## Commercial Areas

- \*Golf Cart access to Doctor's Offices, Pharmacies, Banks, other Restaurants, Grocery Store, and several other businesses.

## Outdoor Activities

- \*12 Lighted Clay Tennis Courts
- \*2 Unlighted Clay Tennis Courts
- \*2 Croquet Fields
- \*4 Heated Saltwater Pools
- \*Walking Resistance Pool
- \*Hot Tubs
- \*9-Hole Putting Green
- \*Two Fenced Dog Parks
- \*Walking and Jogging Trails
- \*Bocce Ball Court
- \*Lighted Pickleball Courts
- \*Softball Complex
- \*Volleyball
- \*Basketball
- \*Horseshoes
- \*Playground
- \*Greenbelts
- \*Community Garden Plots
- \*Outdoor Pavillion

## Lake Somerset

- \*20 acre Park and Lake area
- \*Gazebo
- \*Picnic Tables, Barbecue areas
- \*Fishing Lake with Pier
- \*Butterfly Garden
- \*4 Horseshoe Pits

## Palmetto Commons

- \*Lifestyle Services
- \*Book Exchange
- \*Modifications Dept.
- \*New Homeowner Services

## Storage Areas

- \*Boat Storage
- \*RV Storage

# ASSOCIATION EVENT CALENDAR

## ■ Sun City e Happenings ■

----- MAY AND JUNE 2026 -----

Event times, dates and locations are subject to change. Updated event details will be announced in eNews Weekly and posted to [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org).



### TICKET PURCHASING INFORMATION

Tickets for all Lifestyle Services events are available online at [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org)

General admission events and Magnolia Hall shows are limited to four tickets per household. Pinckney Hall seated events are limited to eight tickets per household unless otherwise stated.

Only credit or debit cards accepted for online purchases. CAM card charges only accepted at Palmetto Commons.

No computer? Buy your tickets and use your activity card for.

Print your tickets at home or at Lifestyle Services before the event.

Online ticketing will close one hour prior to each event. Walk-ins permitted depending on space. Pay with cash or activity card.

No refunds will be issued for tickets purchased.



### MAY EVENTS

Friday, May 1

#### Mayfest

##### Coconut Grove Band

Shade is limited, bring your lawn chairs and spend the evening with us! Tickets are \$18, available online and at Lifestyle Services. Limit of four per household. Gates and cash bar services open at 5 p.m. Food will be available for purchase. Capacity is 900. Sponsored by Marine Max.

Pavilion, 6 p.m.

Saturday, May 2

#### Mayfest

##### Coconut Grove Band

Shade is limited, bring your lawn chairs and spend the evening with us! Tickets are \$18, available online and at Lifestyle Services. Limit of four per household. Gates and cash bar services open at 5 p.m. Food will be available for purchase. Capacity is 900. Sponsored by Marine Max.

Pavilion, 6 p.m.

Monday, May 4

#### Live by the Lake

Join us for live music by Ryan Wilson at Lake Somerset. Seating, shade and parking limited. Bring your own chair and beverages; no bar services available. Free event. Lake Somerset, 4-6 p.m.

#### Funny Business Uncensored

##### Allison Weber

Looking for more raw stand-up comedy? Join us for this special, uncensored night of Funny Business. Full disclaimer, she does not shy away from uncomfortable material, so leave the kids at home. The only thing she will shy away from at this show is profanity. Tickets are \$15, available online and at Lifestyle Services. Doors and cash bar services open an hour before the event. Capacity is 320. Pinckney Hall, 5:30 p.m. and 8 p.m.

Tuesday, May 5

#### Tacos & Tequila

Live music by Bokei and fresh Mexican dishes by Downtown Catering. Full menu available at Lifestyle Services. Cash bar services available. No outside food or beverages permitted. Tickets are \$46, including dinner. Tickets available online and at Lifestyle Services. Limit of four tickets per household. Doors and cash bar services open at 5 p.m. Capacity is 84. Riverbend, 5:30 p.m.

Wednesday, May 6

#### Ticket Sales

Tickets for all June events go on sale online and at Lifestyle Services. Palmetto Commons, 8 a.m.

#### Soundwaves Wednesday

Enjoy live music and fresh air by the pool. Seating and shade are limited. Bring your own beverages; no bars services will be available. Hidden Cypress will feature The Piano Guy. Lakehouse will feature Mike Sweat. Free event. Hidden Cypress and Lakehouse Outdoor Pools, 4-6 p.m.

#### Lowcountry Libations

Join us for a happy hour featuring live music by Reid Richmond and hors d'oeuvres by Downtown Catering. No outside food or beverages permitted. Tickets are \$15, available online and at Lifestyle Services. Doors and cash bar services open at 3:30 p.m. Capacity is 100. Riverbend, 4 p.m.

Thursday, May 7

#### Trivia Night

Sold out. Pinckney Hall, 6 p.m.

...continued on next page

When you attend an Association event, you will be entering areas where the Sun City Hilton Head Community Association Inc. has authorized photo and video recordings. By entering event premises, you consent to such recordings and the release, publication, exhibition or reproduction of your image in any media outlet. It is illegal for residents or their guests to record Association events for replay without express written consent.

# ASSOCIATION EVENT CALENDAR

## ☐ Sun City @ Happenings ☐

----- MAY AND JUNE 2026 -----

**Event times, dates and locations are subject to change. Updated event details will be announced in eNews Weekly and posted to [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org).**

Monday, May 11

### **Live by the Lake**

Join us for live music by Blithe & Fred at Lake Somerset. Seating, shade and parking limited. Bring your own chair and beverages; no bar services available. Free event. Lake Somerset, 4–6 p.m.

### **Wine Tasting**

Winebow joins us for a wine tasting with light refreshments from DownTown Catering. Tickets are \$40 available online and at Lifestyle Services. Limit of four tickets per household. Capacity is 60. Riverbend, 4 p.m.

Tuesday, May 12

### **Courtyard Cocktails**

Live music by Mike Bagenstose. Bring your own chair. Shade is limited. Cash bar services available. Free event. Town Square Courtyard, 5–7 p.m.

### **Journey vs. Foreigner:**

#### **A Musical Showdown**

Two arena rock legends face-off in a battle of bangers and ballads as tributes Journey's Edge and Foreigner Legacy take to the stage and perform hit after hit for one unforgettable night. No food or beverages permitted inside Magnolia Hall. Tickets are \$37, available online and at Lifestyle Services. Limit of four tickets per household. Doors open at 6 p.m. Capacity is 548. Magnolia Hall, 7 p.m.

Wednesday, May 13

### **Courtyard Cocktails**

Live music by Mike Bagenstose. Bring your own chair. Shade is limited. Cash bar services available. Free event. Town Square Courtyard, 5–7 p.m.

### **Journey vs. Foreigner:**

#### **A Musical Showdown**

No food or beverages permitted inside Magnolia Hall. Tickets are \$37, available online and at Lifestyle Services. Limit of four tickets per household. Doors open at 6 p.m. Capacity is 548. Magnolia Hall, 7 p.m.

Thursday, May 14

### **Courtyard Cocktails**

Live music by Mike Bagenstose. Bring your own chair. Shade is limited. Cash bar services available. Free event. Town Square Courtyard, 5–7 p.m.

### **Journey vs. Foreigner:**

#### **A Musical Showdown**

No food or beverages permitted inside Magnolia Hall. Tickets are \$37, available online and at Lifestyle Services. Limit of four tickets per household. Doors open at 6 p.m. Capacity is 548. Magnolia Hall, 7 p.m.

Friday, May 15

### **Makeit & Takeit**

#### **Nautical Wreath**

Join Sun City resident Faye Passarisi for a fun afternoon making a personalized grapevine wreath using different shells, seagulls and starfish or bring your own decorations. All supplies are included in the ticket price of \$46. Tickets available online and at Lifestyle Services. Stop by Lifestyle Services to see the wreath on display. Capacity is 40. Pinckney Hall, 2 p.m.

Monday, May 18

### **Live by the Lake**

Join us for live music by Mike Sweat at Lake Somerset. Seating, shade and parking limited. Bring your own chair and beverages; no bar services available. Free event. Lake Somerset, 4–6 p.m.

### **Movie Night**

#### **Hamnet**

In late 16th-century England, Agnes, a healer sensitive to the world around her, builds a home with William, a local tutor and aspiring playwright. As their lives fracture, they are tested by distance, silence and grief. Rated PG-13. 2 hours, 5 minutes. Biography, drama, history. Starring Jessie Buckley, Paul Mescal. Free event based on first come, first served. Capacity is 548. Magnolia Hall, 7 p.m.

Tuesday, May 19

### **Matinee Movie**

#### **Hamnet**

Closed captioned for the hearing impaired. Free event based on first come, first served. Capacity is 548. Magnolia Hall, 2 p.m.

### **Bourbon & Blues**

#### **Brad Hently**

Tickets are \$18, available online and at Lifestyle Services. Doors and cash bar services open at 6 p.m. Capacity is 256. Pinckney Hall, 7 p.m.

Wednesday, May 20

### **Soundwaves Wednesday**

Enjoy live music and fresh air by the pool. Seating and shade are limited. Bring your own beverages; no bars services will be available. Hidden Cypress will feature Keepin' It Real. Lakehouse will feature Darren Kady. Free event. Hidden Cypress and Lakehouse Outdoor Pools, 4–6 p.m.

### **Funny Business**

#### **Keith Alberstadt**

Tickets are \$15, available online and at Lifestyle Services. Doors and cash bar services open an hour before the event. Capacity is 320. Pinckney Hall, 5:30 p.m. and 8 p.m.

Thursday, May 21

### **Trivia Night**

#### **Name That Tune**

Sold out. Pinckney Hall, 6 p.m.

...continued on next page

# ASSOCIATION EVENT CALENDAR

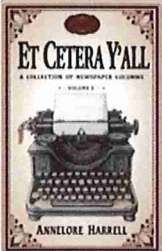
## ☐ Sun City @ Happenings ☐

----- MAY AND JUNE 2026 -----

**Event times, dates and locations are subject to change. Updated event details will be announced in eNews Weekly and posted to [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org).**

Tuesday, May 26

### **Meet the Author Annelore Harrell**



Step into the enchanting world of Annelore Harrell and the coastal Lowcountry she loves so much. With 24 years of remarkable newspaper columns, this collection is a treasure chest of insight, immersive experiences

and wisdom. From past to present, she brings readers on a journey to meet the forgotten heroes, see the locales of her experience and encounter the allure of southern hospitality. A captivating storyteller with a keen and wise eye, Annelore transports readers to the soul of the south. Free event.  
Pinckney Hall, 6 p.m.

Wednesday, May 27

### **Courtyard Cocktails**

Live music by Ryan Wilson. Bring your own chair. Shade is limited. Cash bar services available. Free event.  
Town Square Courtyard, 5–7 p.m.

Thursday, May 28

### **Music in the Square For The Funk Of It**

Shade is limited and don't forget to bring your chairs. Tickets are \$12, available online and at Lifestyle Services. Limit of four per household. Gates and cash bar services open at 6 p.m. Capacity is 600.  
Pavilion, 7 p.m.

## JUNE EVENTS

Monday, June 1

### **Live by the Lake**

Join us for live music at two locations! Breakwater Amphitheater will feature Armand DeMille. Lake Somerset will feature Tommy Sims. Seating, shade and parking limited. Bring your own chair. Free event. Breakwater Amphitheater and Lake Somerset, 5–7 p.m.

### **Movie Night Marty Supreme**

Marty Mauser, a brash and gifted ping-pong player in 1950s New York, is determined to turn his overlooked sport into a national sensation. His flashy style, relentless hustle and tangled personal life carry him through high-stakes matches, risky deals and turbulent relationships. Rated R. 2 hours, 29 minutes. Drama, sports. Starring Timothee Chalamet and Gwyneth Paltrow. Free event based on first come, first serve. Capacity is 548.  
Magnolia Hall, 7 p.m.

### **Dance The Vistas**

Tickets are \$18, available online and at Lifestyle Services. Doors and cash bar services open at 6 p.m. Capacity is 256.  
Pinckney Hall, 7 p.m.

Tuesday, June 2

### **Matinee Movie Marty Supreme**

Closed captioned for the hearing impaired. Free event based on first come, first served. Capacity is 548.  
Magnolia Hall, 2 p.m.

Tuesday, June 2 (continued)

### **Meet the Author Laura Elizabeth**



Author Laura Elizabeth welcomes readers to Mongin Island, the South Carolina Lowcountry home of Carr Jepson and her cozy Books & Brew bookstore, where tourists and residents mingle over bestsellers, tea and island

gossip. *A Special Kind of Heartache* is a mystery set on Daufuskie Island and is the second book in the Island Mysteries series. In this interactive Meet the Author, audience members will use the script Laura Elizabeth provides to immerse themselves in this story and “become” some of the main characters. By the end of the evening, the mystery on Mongin Island will be solved! Cash bar services available. Free event.  
Pinckney Hall, 6 p.m.

Wednesday, June 3

### **Ticket Sales**

Tickets for all July events go on sale online and at Lifestyle Services.  
Palmetto Commons, 8 a.m.

### **Soundwaves Wednesday**

Enjoy live music and fresh air by the pool. Seating and shade are limited. Breakwater will feature Gina Pinkepank. Hidden Cypress will feature Ryan Wilson. Lakehouse will feature Todd Kimmell. Free event. Breakwater, Hidden Cypress and Lakehouse Outdoor Pools, 5–7 p.m.

Thursday, June 4

### **Trivia Night**

Grab your friends and join the fun at Trivia Night, testing your knowledge of movies, books, quotes and more. Tickets are \$7, available online and at Lifestyle Services. Cash bar services available. Capacity is 100.  
Pinckney Hall, 6 p.m.

...continued on next page

# ASSOCIATION EVENT CALENDAR

## ■ Sun City eHappenings ■

----- MAY AND JUNE 2026 -----

**Event times, dates and locations are subject to change. Updated event details will be announced in eNews Weekly and posted to [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org).**

Thursday, June 4 (continued)

### **Summer Sun Concert Series**

#### **CornBred**

Turn up your summer night with live music by CornBred. Seating and shade are limited. Free event.

Breakwater Amphitheater, 6-8 p.m.

Friday, June 5

### **Burgers & Brews**

What's better than a night full of all-American classics? There will be craft brews and burger dinners by The Lunch Lady. Live music by Jonathan David King. Shade is limited and don't forget to bring your chairs. Tickets are \$28, including a burger dinner and drink ticket. Tickets available online or at Lifestyle Services. Limit of four tickets per household. Gates and cash bar services open at 5 p.m. Capacity is 250.

Pavilion, 6 p.m.

Monday, June 8

### **Live by the Lake**

Join us for live music at two locations! Breakwater will feature XXXX. Lake Somerset will feature The DD Band. Seating, shade and parking limited. Bring your own chair. Free event.

Breakwater Amphitheater and Lake Somerset, 5-7 p.m.

Wednesday, June 10

### **Soundwaves Wednesday**

Enjoy live music and fresh air by the pool. Seating and shade are limited. Breakwater Amphitheater will feature Okatie River Band. Hidden Cypress will feature Ron Dickler. Lakehouse will feature Half to the Rafters. Free event.

Breakwater, Hidden Cypress and Lakehouse Outdoor Pools, 5-7 p.m.

### **Funny Business Uncensored**

#### **Alex Ortiz**

Looking for more raw stand-up comedy? Join Alex for this special, uncensored night of Funny Business. Full disclaimer, he does not shy away from uncomfortable material, so leave the kids at home. The only thing Alex will shy away from at this show is profanity. Tickets are \$15, available online and at Lifestyle Services. Doors and cash bar services open an hour before the event. Capacity is 320.

Pinckney Hall, 5:30 p.m. and 8 p.m.

Thursday, June 11

### **Wine Dinner**

#### **Coastal California**

Join us for a wine dinner featuring a guest speaker from Winebow. Enjoy a four course dinner menu by Executive Chef Andy Borgmeier of Signature Catering & Events accompanied with wine pairings. Full menu available at Lifestyle Services. Tickets are \$120, available online and at Lifestyle Services. Limit of four tickets per household. Capacity is 60.

Riverbend, 5:30 p.m.

Friday, June 12

### **Paint&Pinot**

#### **American Daises**



American Daises

Find your inner artist as you sip some wine. Paint an 11x14 canvas with supplies and wine included. Tickets are \$40, available online or at Lifestyle Services. Limit of four tickets per household.

Encouraged to bring your own snacks and an apron. Capacity is 20.  
Pinckney Hall, 2 p.m.

Monday, June 15

### **Live by the Lake**

Join us for live music at two locations! Breakwater Amphitheater will feature Rusty Spoke Revival. Lake Somerset will feature Sound Therapy. Seating, shade and parking limited. Bring your own chair. Free event. Breakwater Amphitheater and Lake Somerset, 5-7 p.m.

### **Felix & Finger Dueling Pianos**

Two dueling pianists compete in an epic battle of musical prowess. Be prepared to sing along to your favorite songs and laugh along with hilarious comedy interludes. Tickets are \$25, available online or at Lifestyle Services. Doors and cash bar services open at 6 p.m. Capacity is 320.  
Pinckney Hall, 7 p.m.

Tuesday, June 16

### **Lunch & Learn**

Tickets are \$9, including lunch, and are available online and at Lifestyle Services. Limit of four tickets per household. Capacity is 60.  
Pinckney Hall, 11:30 a.m.

Wednesday, June 17

### **Soundwaves Wednesday**

Enjoy live music and fresh air by the pool. Seating and shade are limited. Breakwater Amphitheater will feature Alley and the Katz. Hidden Cypress will feature Carolina Girls N Guys. Lakehouse will feature Armand DeMille. Free event.

Breakwater, Hidden Cypress and Lakehouse Outdoor Pools, 5-7 p.m.

### **Funny Business**

#### **Dean Napolitano**

Tickets are \$15, available online and at Lifestyle Services. Doors and cash bar services open an hour before the event. Capacity is 320.

Pinckney Hall, 5:30 p.m. and 8 p.m.

Thursday, June 18

### **Trivia Night**

Grab your friends and join the fun at Trivia Night, testing your knowledge of movies, books, quotes and more. Tickets are \$7, available online or at Lifestyle Services. Cash bar services available. Capacity is 88.  
Pinckney Hall, 6 p.m.

Saturday, June 20

### **Music in the Square**

#### **Br yar wo o d**

Shade is limited and don't forget to bring your chairs. Tickets are \$12, available online and at Lifestyle Services. Limit of four tickets per household. Food available for purchase. Gates and bar services open at 6 p.m. Capacity is 600.  
Pavilion, 7 p.m.

...continued on next page

# ASSOCIATION EVENT CALENDAR

## ■ Sun City @ Happenings ■

----- MAY AND JUNE 2026 -----

**Event times, dates and locations are subject to change. Updated event details will be announced in eNews Weekly and posted to [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org).**

Monday, June 22

### **Live by the Lake**

Join us for live music at two locations! Breakwater will feature XXXX. Lake Somerset will feature Blithe & Fred.

Seating, shade and parking limited. Bring your own chair. Free event.

Breakwater Amphitheater & Lake Somerset, 5-7 p.m.

Tuesday, June 23

### **Courtyard Cocktails**

Live music by Charles Maring. Bring your own chair. Shade is limited. Bar services available. Free event.

Town Square Courtyard, 5-7 p.m.

### **Dancing Dream – ABBA Tribute**

The glitz and glamour of the '70s makes a comeback as Dancing Dream, one of the nation's top ABBA tribute bands, brings the Disco era to Magnolia Hall. Get ready to have the

time of your life at this unique show. No food or beverages permitted inside Magnolia Hall. Tickets are \$37, available online and at Lifestyle Services. Limit of four tickets per household. Doors open at 6 p.m. Capacity is 548. Magnolia Hall, 7 p.m.

Wednesday, June 24

### **Courtyard Cocktails**

Live music by Charles Maring. Bring your own chair. Shade is limited. Bar services available. Free event.

Town Square Courtyard, 5-7 p.m.

### **Dancing Dream – ABBA Tribute**

No food or beverages permitted inside Magnolia Hall. Tickets are \$37, available online and at Lifestyle Services. Limit of four tickets per household. Doors open at 6 p.m. Capacity is 548.

Magnolia Hall, 7 p.m.

Thursday, June 25

### **Courtyard Cocktails**

Live music by Charles Maring. Bring your own chair. Shade is limited. Bar services available. Free event.

Town Square Courtyard, 5-7 p.m.

Thursday, June 25 (continued)

### **Dancing Dream – ABBA Tribute**

No food or beverages permitted inside Magnolia Hall. Tickets are \$37, available online and at Lifestyle Services. Limit of four tickets per household. Doors open at 6 p.m. Capacity is 548.

Magnolia Hall, 7 p.m.

Monday, June 29

### **Live by the Lake**

Join us for live music at two locations! Breakwater Amphitheater will feature Tom Isabella & Ric Yancey. Lake Somerset will feature Austin Williams. Seating, shade and parking limited. Bring your own chair. Free event.

Breakwater Amphitheater & Lake Somerset, 5-7 p.m.

Tuesday, June 30

### **Make it&Takeit:**

#### **Beach Glass Wind Chime**



Artistic Edge returns for a workshop using beach glass to create beautiful wind chimes! Choose from a variety of beach glass colors to hang from a large, coastal starfish. Stop by Lifestyle Services to see

the wind chimes on display. All supplies are included in the ticket price of \$62, available online and at Lifestyle Services. Limit of four tickets per household. Capacity is 30. Pinckney Hall, 2 p.m.



All outdoor events may be relocated, rescheduled or canceled, subject to weather conditions.



## TICKET PURCHASING INFORMATION

Tickets for all Lifestyle Services events are available online at [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org)

General admission events and Magnolia Hall shows are limited to four tickets per household. Pinckney Hall seated events are limited to eight tickets per household unless otherwise stated.

Only credit or debit cards accepted for online purchases. CAM card charges only accepted at Palmetto Commons.

No computer? Buy your tickets and use your activity card for.

Print your tickets at home or at Lifestyle Services before the event.

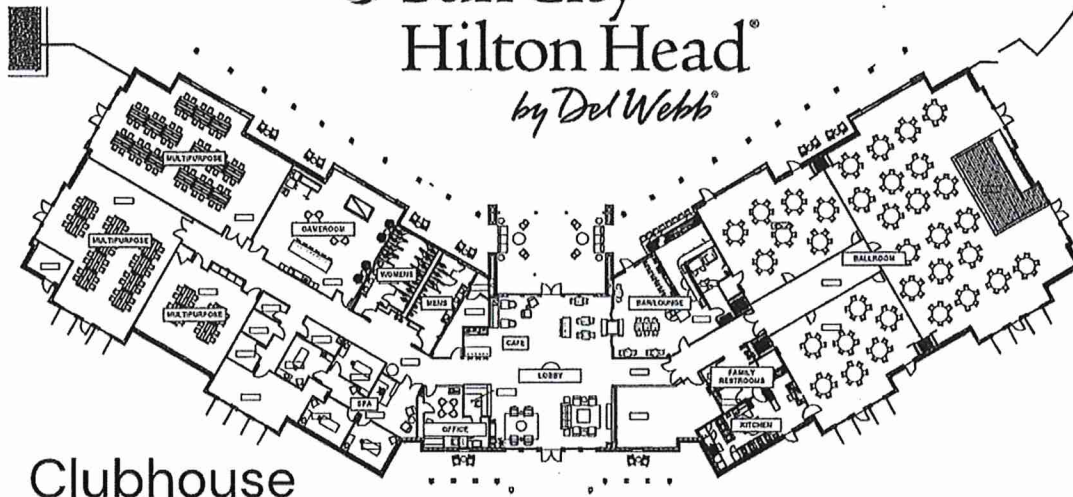
Online ticketing will close one hour prior to each event. Walk-ins permitted depending on space. Pay with cash or activity card.

No refunds will be issued for tickets purchased.

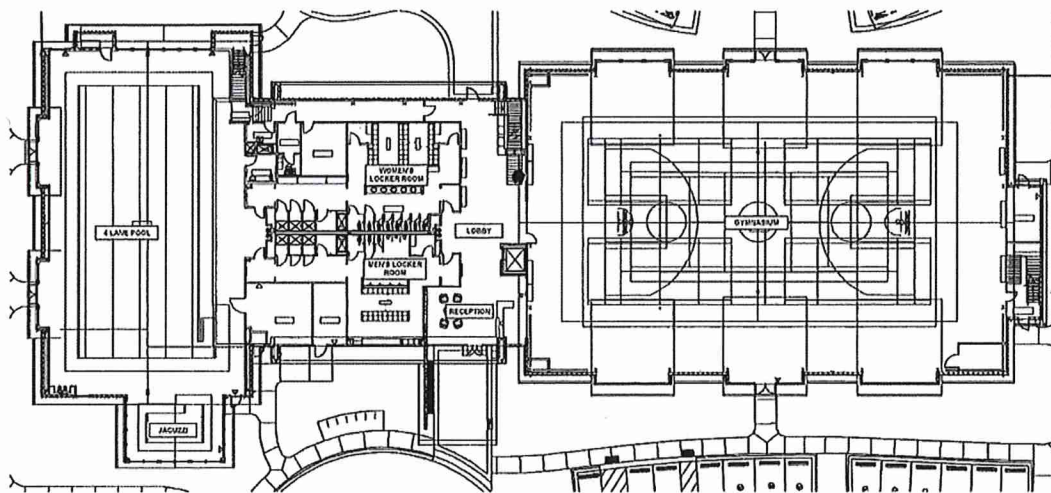


*When you attend an Association event, you will be entering areas where the Sun City Hilton Head Community Association Inc. has authorized photo, audio and video recordings. By entering event premises, you consent to such recordings and the release, publication, exhibition or reproduction of your image in any media outlet. It is illegal for residents or their guests to record Association events for replay without express written consent.*

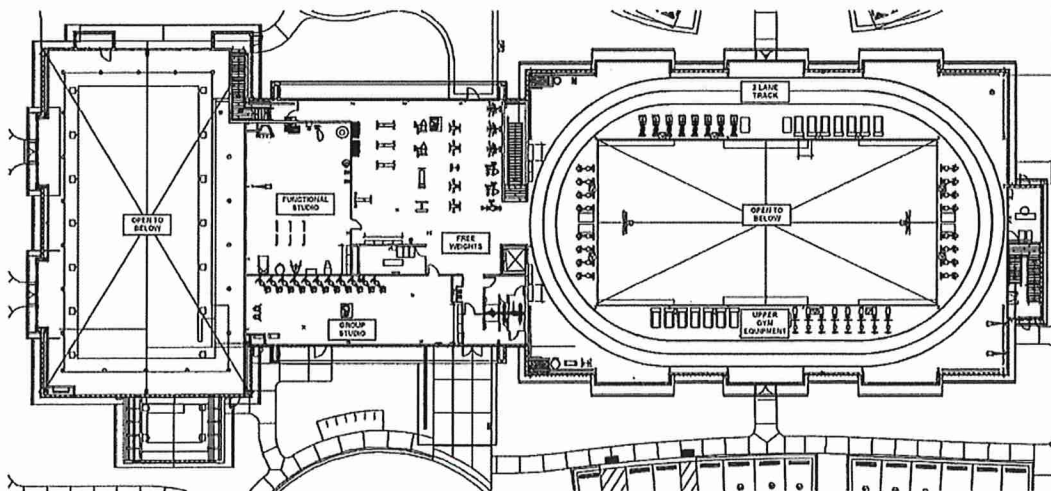

**Sun City**  
**Hilton Head**  
*by Del Webb*



Clubhouse



Sports Club - 1<sup>st</sup> Floor



Sports Club - 2<sup>nd</sup> Floor

### **Indoor Gym Amenities:**

- 4 Pickleball Courts
- Basketball Courts
- Tennis & Volleyball Courts
- 2 Lane Running Track
- Outdoor Cornhole Lawn
- Free Weight Room
  - 2 Group Fitness Studios

### **Multipurpose Rooms**

- Oyster Point Room
  - Holds 30 tables and 60 chairs
- Driftwood Room
  - Holds 20 tables and 40 chairs
- River Oak Room

### **Classes Offered**

- Group Fitness
  - Boot Camp
  - Yoga
  - Zumba
  - Plus More
- Small Group Training
  - TRX
  - Strength/Cardio/Flexibility/Core Focus
  - Golf Fit-TPI Instructor

### **Free to Play Game Room**

- Billiards
- Darts
- Arcade Games
- Three TVs

# Sun City Hilton Head<sup>®</sup> *by Del Webb<sup>®</sup>*

## Frequently Asked Questions

### What is the difference between a Del Webb and Sun City?

A Del Webb communities are smaller, more intimate communities. Sun City communities are larger communities and include a golf course.

### How many homes are there in Sun City Hilton Head?

Approximately **10,800** with the newest phase of construction being completed!

### Can children and grandchildren visit Sun City Hilton Head?

Children and grandchildren under the age of 19 are welcome and may visit up to 90 days per year.

### Are the golf courses private or public? What about restaurants?

The Golf Courses are private for residents and guests only. However, the on-site restaurants are open to the public.

### Can I have a pool?

Yes, if it first within the building setbacks. Please see the Community Standards Department for information on the approval process.

### Can I rent a home until I am ready to relocate to the area?

Yes, with stipulations. First, no more than 10% of homes may be purchased for investment purposes. Second, if the investor plans to rent the home, they may only rent to someone 55 or better for a minimum of 90 days.

### What are additional fees for joining clubs or activities?

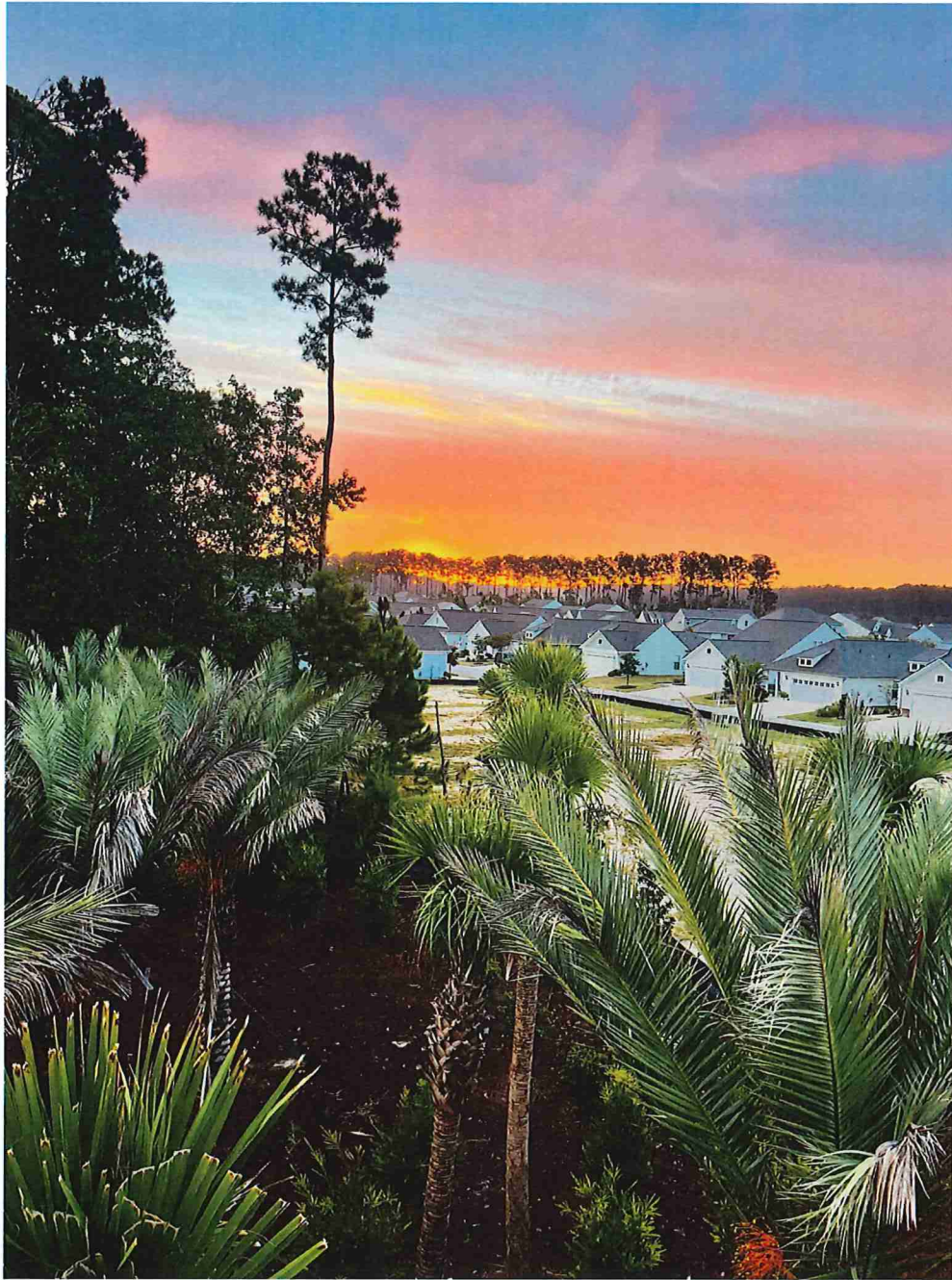
The clubs and group fees are decided by the membership/residents and presently range from \$1 to \$35 annually. Your HOA fee covers the use of all amenities, except golf.

### Additional Questions?

Reach out to a Sales Consultant today to find out more about our *Experience Del Webb Program!*

Experience  
*Del Webb<sup>®</sup>*

SCHEDULE OF FEES AND  
COMMUNITY RULES 2026



# Sun City Hilton Head<sup>®</sup> *by Del Webb<sup>®</sup>*

---

## Sun City Homeowner Information

2026 Homeowner's Dues: \$307.25/month  
(Billed Quarterly)

### Included in HOA Dues:

- Lawn Care Maintenance
- Two Resident Activity Cards
- Around-the-clock Security Services
- Patrol Services throughout the community
- Administration and staffing for the Community Association buildings
- Road Maintenance and upkeep
- Upkeep of Fitness Centers and their Equipment
- Maintenance of buildings housing various amenities
- Insurance coverage for community buildings
- Pool Maintenance for all swimming pools
- Hot Tub Maintenance for multiple spas
- Upkeep of Tennis, Bocce, and Pickleball Courts
- Care and upkeep of Nature Trails
- General Maintenance of Riverbend amenities, including the clubhouse, pool, and dock
- Support and maintenance of additional amenities and facilities, such as golf operations
- Irrigation and upkeep of Garden Plots
- Sports Field and Dog Park Maintenance
- Care of Landscaping, including community lawns, berms, lagoons, trees, shrubs, and flowers
- Maintenance of the Sun City Bridge over Fording Island Road
- Community Reserve Fund Assessment contribution

Dues for Duets Collection: \$399/month  
(Billed Quarterly)

### Additional benefits Included in HOA Dues for Duets Collection:

- Roofs
- Downspouts and gutters
- Exterior paint
- Termite services





## 2026 Golf Plan Options

<b>9-Hole Single</b>	<i>Includes a warm-up basket before round played only. 10% discount on range balls.</i> <b>\$347</b>   12-Month billing at <b>\$28.92</b>
<b>9-Hole Couple</b>	<i>Includes a warm-up basket before round played only. 10% discount on range balls.</i> <b>\$588</b>   12-Month billing at <b>\$49.00</b>
<b>Standard Single</b>	<i>Includes a warm-up basket before round played only. 10% discount on range balls.</i> <b>\$830</b>   12-Month billing at <b>\$69.17</b>
<b>Standard Couple</b>	<i>Includes a warm-up basket before round played only. 10% discount on range balls.</i> <b>\$1,412</b>   12-Month billing at <b>\$117.67</b>
<b>Premium Single</b>	<i>Unlimited range baskets.</i> <b>\$2,730</b>   12-Month billing at <b>\$227.50</b>
<b>Premium Couple</b>	<i>Unlimited range baskets.</i> <b>\$4,638</b>   12-Month billing at <b>\$386.50</b>

## 2026 Range Pass Options

<b>Range Pass Singlew/GolfPlan</b>	<b>\$338.63</b> One-time payment. Expires 12/31/26. <i>No cancellation/refunds.</i>
<b>Range Pass Singlew/NoGolfPlan</b>	<b>\$456.88</b> One-time payment. Expires 12/31/26. <i>No cancellation/refunds.</i>
<b>Range Pass</b>	<b>\$559.00</b> One-time payment. Expires 12/31/26. <i>No cancellation/refunds.</i>
<b>Couple – w/ Golf Plan</b>	<b>\$768.38</b> One-time payment. Expires 12/31/26. <i>No cancellation/refunds.</i>

Questions? Contact Charlie Kent: (843) 705-4059 or [Charlie.Kent@schhca.com](mailto:Charlie.Kent@schhca.com)  
127 Sun City Lane | Bluffton, SC 29909 | [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org)

## Dear Sun City Hilton Head Resident:

---

In these following pages, you will find the 2026 Schedule of Fees. It includes information about the 2026 budget, assessment information and the different charges for various activities in Sun City Hilton Head. Keep this booklet close at hand throughout the year for easy reference. Please be aware that all fees and fines are subject to change.

Thank you for choosing Sun City Hilton Head. Enjoy the lifestyle.

Sincerely,  
The Sun City Hilton Head Community Association

### Budget Summary 2026

Assessment Revenue	\$ 27,566,910
Reserve Contribution	\$ (4,931,850)
Other Revenue	\$ 8,667,368
Golf Revenue	\$ 6,680,794

<b>Total Revenue</b>	<b>\$ 35,404,486</b>
Cost of Sales	\$ 2,578,736

<b>Total Net Revenue</b>	<b>\$ 32,825,750</b>
--------------------------	----------------------

Payroll	\$ 7,347,756
Utilities	\$ 1,648,500
Repair and Maintenance	\$ 2,764,504
Operating Expenses	\$ 16,990,921
Taxes, Licenses and Fees	\$ 195,770
Golf Expenses	\$ 6,435,160

<b>Total Expenses</b>	<b>\$ 35,382,611</b>
-----------------------	----------------------

<b>Income from Operations</b>	<b>\$ 21,875</b>
-------------------------------	------------------

*Does not include non-cash expenses, such as depreciation*

### Assessment Allocation 2026

Operations	\$ 2,316
Reserve	\$ 504

<b>Total Assessment Budgeted</b>	<b>\$ 2,820</b>
----------------------------------	-----------------

### Additional Income and Expenditures

Community Enhancement Fee Income (contributed directly to reserve)	\$ 1,697,500
---	--------------

Capital Expenditures	\$ 57,000
Reserve Expenditures	\$ 7,610,432

*For more information, please see the Annual Meeting 2025 presentation slides on the Board Meetings and Presentations webpage of [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org).*



## Community Association Assessment and Fees 2026

---

<b>Base Assessment Per Lot</b>	\$ 2,820
Billed quarterly (Dec. 31, March 31, June 30, Sept. 30)	\$ 705
• Includes 2 activity cards	
• Must provide copy of closing statement/HUD at registration	
• Reserve contribution included in assessment (annual)	\$ 504
<b>Additional Activity Card (Purchased before July 1)</b>	\$ 1,000
• Card valid through December 31	
<b>Additional Activity Card (Purchased on or after July 1)</b>	\$ 500
• One-half the annual fee	
• Card valid through December 31	
<b>Renter Registration Fee (mandatory per person for term of lease up to one year)</b>	\$ 500
• Rental agreement required	
• Homeowner activity cards must be on file	
• Required with lease renewal (refer to section 3.2 Renters' Activity Cards in the Community Rules)	
<b>Pre-Closing Activity Card (per household per month)</b>	\$ 250
• Includes 2 activity cards	
• Must have copy of contract	
• Prorated refund may be applicable	
<b>Resident Activity Card Reprint (damaged or lost)</b>	\$ 30
• Only one replacement card issued per resident	
<b>Administrative Transfer Fee</b>	\$ 300
<b>Community Enhancement Fee</b>	\$ 3,500
Applies to resales only; proceeds for reserve fund.	
<b>New Member Fee (applies to resales)</b>	$\frac{2}{3}$ of 1 percent of sales price

## Neighborhood Assessments 2026

---

<b>Coastal Villas Neighborhood Assessment</b>	\$ 5,469
Amount billed quarterly	\$ 1,367.25
Reserve amount included in assessment (annual)	\$ 867
<b>Live Oak Village Neighborhood Assessment</b>	\$5,148
Amount billed quarterly	\$ 1,287
Reserve amount included in assessment (annual)	\$ 888
<b>Egret Cove Neighborhood Assessment</b>	\$ 5,508
Amount billed quarterly	\$ 1,377
Reserve amount included in assessment (annual)	\$ 1,152
<b>The Aviary Neighborhood Assessment</b>	\$ 5,394
Amount billed quarterly	\$ 1,348.50
Reserve amount included in assessment (annual)	\$ 966
<b>The Preserve Neighborhood Assessment</b>	\$ 5,355
Amount billed quarterly	\$ 1,338.75
Reserve amount included in assessment (annual)	\$ 822
<b>Seaford Place Neighborhood Assessment</b>	\$ 5,562
Amount billed quarterly	\$ 1,390.50
Reserve amount included in assessment (annual)	\$ 1,053
<b>Summerplace Village Neighborhood Assessment</b>	\$ 5,640
Amount billed quarterly	\$ 1,410
Reserve amount included in assessment (annual)	\$ 1,122
<b>Fishery Bluff Neighborhood Assessment</b>	\$ 1,968
Amount billed quarterly	\$ 492
Reserve amount included in assessment (annual)	\$ 840
<b>Argent Cottages Neighborhood Assessment</b>	\$ 912
Amount billed quarterly	\$ 228
<b>Plymouth Cottages Neighborhood Assessment</b>	\$ 792
Amount billed quarterly	\$ 198
<b>Andover Cottages Neighborhood Assessment</b>	\$ 1,044
Amount billed quarterly	\$ 261
<b>Cypress Hollow Neighborhood Assessment</b>	\$ 972
Amount billed quarterly	\$ 243
<b>Sun City North and Sun City West Landscape Benefited Assessment</b>	\$ 867
Amount billed quarterly	\$ 216.75

## Golf Memberships 2026

### 2026 SCHH Golf Plans and Rates Reference Chart

AM = Before 2 p.m. | PM = 2 p.m. and After Rates do not include applicable taxes.

SCHH Golf Plan	Plan Fee	Okatie Creek and Hidden Cypress				Argent Lakes			
		18-holes		9-holes		18-holes		9-holes	
		AM	PM	AM	PM	AM	PM	AM	PM
9-Hole Single includes warm up bucket	\$ 347	\$ 62	\$ 52	\$ 35	\$ 28	\$ 48	\$ 38	\$ 23	\$ 18
9-Hole Couple includes warm up bucket	\$ 588	\$ 62	\$ 52	\$ 35	\$ 28	\$ 48	\$ 38	\$ 23	\$ 18
Standard Single includes warm up bucket	\$ 830	\$ 43	\$ 37	\$ 29	\$ 24	\$ 34	\$ 27	\$ 23	\$ 19
Standard Couple includes warm up bucket	\$ 1,412	\$ 43	\$ 37	\$ 29	\$ 24	\$ 34	\$ 27	\$ 23	\$ 19
Premium Single unlimited buckets	\$ 2,730	\$ 22	\$ 19	\$ 15	\$ 12	\$ 18	\$ 13	\$ 12	\$ 8
Premium Couple unlimited buckets	\$ 4,638	\$ 22	\$ 19	\$ 15	\$ 12	\$ 18	\$ 13	\$ 12	\$ 8
SCHH Residents & Accompanied Guests		\$ 62	\$ 52	\$ 41	\$ 35	\$ 48	\$ 38	\$ 31	\$ 25

Golf Course owned cart rental fees are \$20 for 18-holes and \$13 for 9-holes per person, plus sales tax.

#### Range Pass Options:

Single With Plan	\$ 338.63
Couple With Plan	\$ 559.00
Single Without Plan	\$ 456.88
Couple Without Plan	\$ 768.63
Daily Fees: Large Bucket \$7.75 Warm Up Bucket \$5	

## Modification and Architectural Review Subcommittee Fees and Fines 2026

---

### APPLICATION FEES

**(Modification application processing fees are non-refundable)**

Concrete coating and staining	\$ 60
Concrete enhancements, driveway extensions, patio extensions, pavers, tile	\$ 70
Courtyards, seating walls	\$ 70
Room addition/screen enclosure - under existing roof	\$ 130
Pergolas/gazebos	\$ 125
Outdoor fireplace, outdoor kitchen	\$ 125
Golf cart garage extension, room addition beyond, screen enclosure beyond	\$ 175
Pools	\$ 400
Spas/Jacuzzi	\$ 300
Tree removal	\$ 35
Landscape	\$ 40
Roof enhancement, solar panels, solar tubes, vents	\$ 35
Paint application	\$ 35
Siding/Stucco/Board & Batten/Shake and Hardie Plank change	\$ 35

### EXTENSION FEES

Approved modifications that are not completed within 120 days from issuance of the notice to proceed, and or the date the building permit is issued, must be extended by obtaining an approved 30-day extension from the Modifications Department. Any additional extensions are in 15-day increments and shall be approved by the Modifications Department.

30-Day extension (fee based)	\$ same as original modification application approved
30-Day extension (non-fee based)	\$ 45
15-Day extension (fee based)	\$ same as original modification application approved
15-Day extension (non-fee based)	\$ 45

## Riverbend ARB Fee and Fine Schedule 2026

---

Riverbend New Construction Fee (non-refundable)	\$ 5,000
Riverbend rush inspections/re-inspection caused by owner	\$ 250
Riverbend plan revision within the first 45 days of final approval	No charge
Riverbend plan revision beyond 45 days after final approval	\$ 300
Riverbend Refundable Homeowner Compliance Deposit	\$ 5,000
Riverbend Refundable Contractor Compliance Deposit	\$ 3,000
Riverbend Refundable Landscape Contractor Compliance Deposit	\$ 2,000
Riverbend <b>new construction</b> exterior plan or specification (including color) change; not requested but found during or after construction (per occurrence) or noncompliance to the Riverbend Design Guidelines for new construction. (See the Architectural Review Board Fee and Fine Schedule)	\$ 500 - 1,000
Riverbend Cease & Desist for new construction	\$ 1,000

## Modification and Architectural Review Subcommittee Fees and Fines 2026

---

### FINES

Start of tree removal, demolition, grading, landscaping, excavating or any construction without ARB Riverbend approval to commence construction	\$ 1,000
Removal of specimen trees without prior approval, including native pines, that are 6" or greater and 4' from ground level	\$ 1,000 max. fine per tree
Variance not requested	\$ 500
Excavation material removal failure	\$ 300
Failure to maintain silt fencing	\$ 400
Failure to maintain tree protection	\$ 400
Dumping/depositing construction material in storm drains	\$ 500 - \$1,000
Damage to community property plus cost of restoration/repair	\$ 500 - \$1,000
Construction signage without prior approval	\$ 250
Open fires	\$ 500 per occurrence
Violating daily operation hours	\$ 100 per occurrence
Loud music, yelling, or noise	\$ 100 per occurrence
Inspections requested by contractor but not complete at time of inspection	\$ 100 per occurrence
Exterior plan or specification (including color) change not requested but found during or after construction	\$ 500 per occurrence
Miscellaneous <i>This would normally cover Cease &amp; Desist. Some instances are minor and should not be charged a standard fee of \$1,000</i>	\$ 100-\$1,000
Failure to complete construction within eighteen (18) months of the start date	Forfeit of Total Compliance Deposit

## Community Related Offenses 2026

---

*The fines listed below are subject to change at the sole discretion of the Board. All amounts listed are for the first occurrence subject to a fine. For subsequent occurrences of the same offense within a 12-month period, fines may not be waived, fines are doubled and tripled respectively for second and third offenses. Any fine may be accompanied by a sanctioned loss of Association privileges.*

*For non-traffic related offenses, the General Manager is authorized to levy fines and other sanctions commensurate with the nature of the violation. In all situations, the General Manager's judgment will be applied consistently and equitably, and will be premised on similar actions that would be taken by any prudent and reasonable person.*

• Failure to comply with Owner's Maintenance Responsibility	\$ 115
• Failure to comply with Chartered Club Rules and Procedures	\$ 115
• Creating a nuisance, such as loud party, loud radio/TV, etc.	\$ 120
• Failure to comply with dress code	\$ 120
• Failure to comply with Dog Park Rules	\$ 125
• Failure to comply with Boat/RV Facility Rules	\$ 145
• Littering	\$ 145
• Unleashed pet off own property except in Dog Parks	\$ 145
• Other violations of the Governing Documents	\$ 145
• Failure to pick up animal waste and/or improper waste disposal	\$ 155
• Feeding wild animals excluding bird feeders	\$ 155
• Unapproved signs	\$ 155
• Miscellaneous job site maintenance issues and general job site practices	\$ 200
• Each day or portion thereof beyond 72 hours that a POD remains placed in a driveway	\$ 260
• Violating daily hours of operation (per occurrence)	\$ 260
• Trespassing	\$ 375
• Misuse of activity card: providing use of one's activity card to another person (resident or guest) to allow access to a Sun City amenity	\$ 375
• Damage to gate arm or gate system plus the cost of service to gate	\$ 400
• Code of Conduct	\$ 500
• Open fires (per occurrence)	\$ 600
• Feeding, molesting or removing alligators from community property	\$ 600
• Illegal dumping and/or depositing (includes dumping in storm drain)	\$ 575-\$1,150
• Any fees assessed to the Association shall be transferred to the responsible party	
• Fine plus cost of repair for damage to community property; includes any damage to community property and may include, but is not limited to the following:	\$ 575-\$1,150
• Chemically treating or physically removing aquatic plantings from lagoons	
• Cutting, dumping or depositing of any material, or disturbing designated wetlands	
• Cutting, mowing, removing or adding additional plantings to common area property	
• Depositing any substance into storm drains or lagoons	
• Damaging roads, curbs and storm drains	



## Traffic-Related Offenses 2026

---

*Traffic-related offenses apply to all vehicles (cars, golf carts, low speed vehicles (LSV), motorcycles, mopeds, scooters, bicycles, and electric bikes.) All amounts listed are for the first offense subject to a fine. For subsequent occurrences of the same offense in a 12-month period, fines are doubled for the second offense and tripled for the third and subsequent offenses. Any fine may also be accompanied by a sanctioned loss of Association privileges.*

### Category A:

• Failure to use seatbelt	\$ 45
• Improper or missing Association decal or guest pass	\$ 45
• Non-registration/expired registration of golf cart, LSV or other small road vehicle	\$ 45
• Parking violations (e.g. parking on grass or non-designated parking space, in front of mail boxes, etc.)	\$ 45
• Overnight parking on roadway or in Okatie Creek Golf Club lower parking lot without a permit (obtained from Security)	\$ 45
• Parking boat, trailers, etc. in the street between the hours of 2-6 a.m.	\$ 45
• Parking boat, trailers, etc. for more than 24 hours in the driveway	\$ 45

### Category B:

• Parking in emergency/fire lanes or within 15 feet of a fire hydrant or within 30 feet of an intersection	\$ 135
• Other driving violations (e.g. failure to stop for amber lights, passing on curve, failure to yield, improper lane change, tailgating, etc.)	\$ 135
• Passing of vehicles, bicycles, golf carts on Millennium Bridge	\$ 135
• No insurance, no registration, no valid driver's license (if proof provided within 5 days, fine will be reduced to \$25)	\$ 135
• Refusal to provide a valid driver's license, vehicle registration and insurance card to a security officer upon request	\$ 135
• Illegal golf cart use (e.g. unlicensed driver, passenger not seated, more than 3 persons per seat)	\$ 135
• Commercial through traffic in Hidden Cypress parking lot	\$ 135
• Failure to comply with the Golf Cart Usage Policy as defined in the Golf Handbook	\$ 145
• Speeding	\$ 170
• Failure to stop at a stop sign or yield to pedestrian in a crosswalk	\$ 170
• Parking in a handicap parking space (if proof of handicap placard is provided within 5 days, the fine will be reduced to \$25)	\$ 265
• Parking in handicapped loading/unloading space (blue diagonal lines) next to a handicap parking space	\$ 265

### Category C:

• Riding a bicycle over the Sun City West Bridge	\$ 200
• Contractor/vendor performing work using an Estimate Pass, restaurant pass, guest pass, domestic pass/ realtor pass or construction area pass	\$ 285
• Residents permitting a contractor to perform work while using an estimate pass	\$ 285
• Reckless driving (defined in Sun City as three or more simultaneous infractions or speeding 20 miles per hour or more over the speed limit)	\$ 345
• Resident calling in a guest pass for a contractor or other person entering Sun City for a commercial activity	\$ 345
• Unauthorized transfer of Association decals from one vehicle to another	\$ 395
• Illegal entry onto Sun City property	\$ 395
• Driving a car or motorized vehicle other than a registered golf cart over the Sun City West Bridge	\$1,000

## Boat/RV Facility Fees 2026

---

Deposit (*non-refundable*) \$ 100

### Facility Long-Term Rates:

Under 20 feet \$ 300  
 20-35 feet \$ 400  
 Greater than 35 feet \$ 550

A reduced nightly rate of \$15 is available for trip preparation or to complete significant repairs or maintenance. Maximum of four nights. This rate is based on availability and prior approval by the Boat and RV Yard Committee.

### Short-Term Campsites Rates:

For residents and their guests  
 Nightly \$ 55  
 Weekly \$ 300  
 Monthly \$ 900

### Fines—Unauthorized Access

1st Offense \$ 290  
 2nd Offense \$ 625

## Other Community Association Fees 2026

---

**Copies** (*per page*) \$ 0.15

### Fax (*located at Palmetto Commons Building*)

Incoming (*per page*) \$ 3  
 Outgoing Local (*area codes 843, 854 and 800; per page*) \$ 3  
 Outgoing Long Distance (*per page*) \$ 3.50  
 Outgoing International (*per page*) \$ 7

**Notary Services** (*per document*) \$ 6

Witness of Signature (*per witness*) \$ 6

**Returned Check Fee** Bank Fee

**Pine Straw, per roll** (*includes sales tax; one roll is equivalent to two bales*) \$ 20

## Vendor Decals 2026

---

### Class I (*4 Wheel Vehicle*)

Annual Rate \$ 480  
 Daily Rate \$ 35

### Class II (*6 Wheel Vehicle*)

Annual Rate \$ 725  
 Daily Rate \$ 45

### Class III (*8+ Wheel Vehicle*)

Annual Rate \$ 960  
 Daily Rate \$ 55

Fleet Rate (*15 vehicles*) (*annual rate*) \$ 4,850

Domestics and Realtors \$ 90

Replacement Items (Decals/RFIDs) \$ 25

## Lifestyle Services Resident Room Rates 2026

The rates shown are for Sun City Hilton Head Chartered Clubs, Neighborhoods, Registered Community Groups, resident private events and resident non-business events.

### Location

	First Two Hours	Each Additional Hour
<b>Magnolia Hall</b>		
<b>Entire Hall</b> , including box office; no access to sound booth <i>(Theater Style seating for 540 + 8 handicap)</i> See Schedule of Fees for Audio Visual Rates.	\$ 720	\$ 215
<b>Auditorium and Stage</b> <i>(Theater Style seating for 540+ 8 handicap)</i>	\$ 660	\$ 200
<b>Green Room (Rehearsal Room)</b> <i>(Theater Style seating for 90)</i>	\$ 60	\$ 20
<b>Box Office</b>	No Charge	No Charge
<b>Special rate for Performing Arts Clubs (per day)</b>	\$ 880	

### Pinckney Hall

With rental of any room listed below, kitchen can be used if available

<b>Carolina Ballroom</b> <i>Theater Style seating-400, Banquet Style-376 (Round tables-320)</i>	\$ 480	\$ 140
<b>Dance Floor and Stage</b> <i>Theater Style seating-304, Banquet Style-184 (Round tables-160)</i>	\$ 330	\$ 100
<b>May River Room</b> <i>Theater Style Seating-84, Banquet Style-64 (Round tables-48)</i>	\$ 80	\$ 25
<b>Colleton River Room</b> <i>Theater Style-40, Banquet Style-32 (Round tables-24)</i>	\$ 55	\$ 20
<b>Colleton River Rooms-Front and Back</b> <i>Theater Style-80, Banquet Style-64 (Round tables-48)</i>	\$ 100	\$ 30
<b>Broad River Room</b> <i>Theater Style-40, Banquet Style-32 (Round tables-24)</i>	\$ 55	\$ 20
<b>Chechessee River Room</b> <i>Theater Style-48, Banquet Style-32 (Round tables-32)</i>	\$ 55	\$ 20
<b>Kiawah River Room</b> <i>(6 tables of 4 = 24, existing setup only)</i>	\$ 55	\$ 20
<b>Congaree River Room</b> <i>(5 conference tables in a U shape, 16 chairs, existing setup only)</i>	\$ 25	\$ 10
<b>Edisto River Room</b> <i>(Theater Style-100, Banquet Style-88)</i>	\$ 80	\$ 25
<b>Special rate to Performing Arts Clubs (per day)</b>	\$ 720	



## Lifestyle Services Resident Room Rates 2026

### Location

	First Two Hours	Each Additional Hour
<b>Hidden Cypress Golf and Recreation Center</b>		
With rental of any room listed below, kitchen can be used if available		
<b>Hidden Cypress Ballroom</b> <i>(Theater Style-252, Banquet Style-168)</i>	\$ 220	\$ 65
<b>Savannah River Room</b> <i>(Theater Style-70, Banquet Style- 64)</i>	\$ 75	\$ 25
<b>Okatie River Room</b> <i>(Theater Style-72, Banquet Style-64)</i>	\$ 75	\$ 25
<b>Santee River Room</b> <i>(Theater Style-70, Banquet Style-64)</i>	\$ 75	\$ 25
<b>Coosaw/ New River Conference Room</b> <i>(Existing setup, 10 conference tables in a square shape with 16 chairs)</i>	\$ 45	\$ 10
<b>Lakehouse at Argent Lakes</b>		
With rental of any room listed below, kitchen can be used if available		
<b>Ballroom</b> <i>(Theater Style-210 or Round Tables-120)</i>	\$ 250	\$ 80
<b>Bayside Room</b> <i>(9 tables of 4 = 36, existing setup only)</i>	\$ 50	\$ 20
<b>Dockside Room</b> <i>(4 tables of 4 = 16, existing setup only)</i>	\$ 25	\$ 5
<b>Outdoor Firepit</b> <i>Residents are requested to schedule this facility in order to eliminate double bookings and assist with maintenance of area</i>	No Charge	
<b>Landings Lodge at Riverbend</b>		
With rental of any room listed below, kitchen can be used if available		
<b>Marshland Room</b> <i>(Theater Style-50, Banquet Style-40, or 4 round tables of 8)</i>	\$ 55	\$ 20
<b>Landings Lodge</b> <i>(Existing setup only, seating of 10 dining tables with 6 chairs each in main area) (includes bar and kitchen use)</i>	\$ 330	\$ 100
<b>Outdoor Grill and Picnic Area</b> <i>Personal grills not permitted; Grills may not be rented without rental of the Lodge</i>	\$ 35	No Charge
<b>Pavilion</b>		
<b>Existing Setup</b> <i>(24 Picnic Tables, 4 handicap tables and 6 Banquet Tables)</i>	\$ 65	\$ 25
<b>Grill Fee</b> <i>Personal grills not permitted; Grills may not be rented without rental of the Pavilion</i>	\$ 35	No Charge
<b>Lake Somerset</b>		
<i>Residents are requested to schedule this facility in order to eliminate double bookings and assist with maintenance of area.</i>	No Charge	

# Lifestyle Services Resident Room Rates 2026

## Additional Support Charges

**Any resident, Chartered Club, Registered Community Group, neighborhood, or non-resident function that requires extra equipment or manpower, regardless of rental rate status, shall be subject to the following charges:**

- Banquet Setup Technician Support \$100 per hour for 2 technicians
- Large scale events of any type shall be subject to an additional security coverage charge Per Event

### Additional Information:

- All room requests must be made through Lifestyle Services.
- For any resident or non-resident function, payment of room is due 7 business days after confirmation. If payment is not made in full for the venue within 7 days, the reservation will be made available for others to book. Payment can be made by credit card, activity card (Sun City residents), check or money order.
- For any Chartered Club, Registered Community Group, or neighborhood function, full payment is due within 30 days before the booked function. If payment is not made in full for the venue within 30 days before the booked function, the reservation will be made available to others to book.
- Vendors must provide the following to the Lifestyle Services Department: 1) Proof of insurance; 2) Proof of an applicable business license and/or other required F&B license; e.g., health and hygiene certification, liquor license.
- A "No Show Fee" of the published room rental fee will be charged to the party renting a room and not using or canceling the room reservation, regardless of rental rate status.
- **Unscheduled Room Usage:** Use of a meeting space without a reservation may be accommodated at the discretion of the Lifestyle Room Specialist on a first come, first served basis, provided such events are in accordance with all Association policies and procedures. Anyone desiring to use meeting space without a reservation (for discussions or impromptu gatherings when a meeting room is not in use, for example), shall contact the Lifestyle Room Specialist for permission. These requests can be made no earlier than 24 hours prior to room usage. Additionally, the meeting space shall be left in the same condition, and with the same set-up configuration in which it was found at the time the Lifestyle Room Specialist gave permission for use of the meeting space, or penalties will be assessed to the contact person. Continued use of Association space (defined as more than three times per calendar year) for the same purpose (card games, for example), constitutes a meeting and is subject to all other meeting guidelines. Rooms may be used for a maximum of two hours. The Association reserves the right to interrupt or terminate these activities as necessary to maintain room scheduling priorities as described herein. Failure to obtain proper approval prior to using meeting space constitutes a violation of community rules and may subject the owner to further sanctions.
- The following rooms are eligible for daily use without reservation based on availability, and residents must contact Lifestyle Room Specialist before using room(s):  
 Hidden Cypress: Coosaw River Room and New River Room  
 Lakehouse: Bayside Room and Dockside Room  
 Pinckney Hall: Kiawah River Room and Congaree River Room
- Common area spaces, including pools and lobbies, are not reservable unless otherwise specified.

**Equipment Fee Schedule** \*Chartered Clubs, Neighborhoods and Registered Community Groups pay only for items indicated with an asterisk (\*), regardless of room rental status.

Electronic	Amount
*Bunn Coffee Machine (Pinckney Hall, includes filters)	\$ 20
Wireless Microphone (handheld or lapel)	\$ 10
*Food Warming Unit (Pinckney Hall)	\$ 25
Sound System (without operator, stationary or portable)	\$ 25
Pull Down Screen and Video Projector (ceiling mounted)	\$ 40
Flat Screen Monitor HDMI/VGA, no projector or screen needed	\$ 35

## Lifestyle Services Resident Room Rates 2026

---

### Equipment

Easel	\$ 5
Podium	\$ 10
*Gas Grill Fee	\$ 35
*White Tablecloths	
• 52" x 114"	\$ 8 Per Table
• 90" x 90"	\$ 12 Per Table
Table Numbers and Stands	No Charge
<b>Service</b>	
*Audio Visual Rate	Price varies based on specific needs
*Additional Security Coverage	Price varies based on specific needs

## Health and Wellness Fees 2026

---

### All Fitness Services

---

#### Group Exercise Classes

Single Fitness Class	\$ 9
Monthly Unlimited Pass	\$ 100
Does not guarantee space in class, no refunds, no extensions. Failure to notify front desk of class cancellation with at least 24 hours of notice may result in a fee of \$5.	

#### Discounted Bulk Class Passes

15 Class Pass (\$7.50 each)	\$ 112.50
30 Class Pass (\$7 each)	\$ 210
50 Class Pass (\$6.50 each)	\$ 325
Does not guarantee space in class, no refunds, no extensions. Failure to notify front desk of class cancellation with at least 24 hours of notice will result in a pass deduction.	

#### Training Services

Jump Start (4 sessions, 30 minutes each)	\$ 125
12 sessions, 30 minutes each	\$ 340
18 sessions, 30 minutes each	\$ 500
TRX Introductory Session (1 hour class)	\$ 10
TRX Small Group Training Bulk Pass (8 sessions, 1 hour each)	\$ 135

### Instruction/Services

---

#### Guest Services

Fitness Center Guest Pass (1 visit)	\$ 10
Fitness Center Guest Passes (10 visits)	\$ 85
One Tennis Player Guest Pass (1.5 hours)	\$ 10
Two to Four Tennis Player Guest Passes (1.5 hours)	\$ 20
<i>(Guest fees are year-round, including holidays)</i>	

#### Massage Services

---

Swedish - 60 min	\$ 90
Swedish - 90 min	\$ 125

*(Massage Services continues on next page)*

## Health and Wellness Fees 2026

---

*(Massage Services continued)*

Deep Tissue - 60 min	\$ 100
Deep Tissue - 90 min	\$ 135
Hot Stone - 60 min	\$ 120
Hot Stone - 90 min	\$ 160
City Day Spa Signature Massage - 60 min	\$ 120
Foot Massage - 30 min	\$ 55
Reflexology - 30 min	\$ 50
Reflexology - 60 min	\$ 80
Chair Massage - 20 min	\$ 10

### Esthetician Services

---

City Day Spa Signature Facial	\$ 110
Microderm with Mask	\$ 125
PCA Enzymatic Treatment	\$ 125
Infusion Facial	\$ 185
Dermaplaning with Facial	\$ 165
<i>All Services - 50 min</i>	

Additional Facial Services:

Eyebrow Tint	\$ 22
Eyelash Tint	\$ 22
Combo Eyebrow/Eyelash Tint	\$ 40
Eyebrow Wax	\$ 17
Lip Wax	\$ 17
Combo Lip/Eyebrow Wax	\$ 30
Chin Wax	\$ 22

*(All waxing services done at discretion of the esthetician)*

### Tennis Instruction

---

Group Lesson 3 players - 60 min	\$ 28 per person
Group Lesson 4 players - 60 min	\$ 22 per person
Group Lesson 5 players - 90 min	\$ 28 per person
Team Lesson 6-8 players - 90 min	\$ 22 per person
Clinic - 60 min	\$ 20
Private Lesson - 30 min	\$ 33
Private Lesson - 60 min	\$ 65
Semi-Private Lesson- 30 min	\$ 22 per person
Semi-Private Lesson - 60 min	\$ 37 per person
Private Lesson Package	\$ 650
Beginner's Clinic - 6 weeks	\$ 115
Ratings Clinic	\$ 5
Tennis Guest Pass (maximum \$20 per court)	\$ 10

## Communications and SunSations Advertising 2026

---

**Residents who are interested in advertising in SunSations magazine can contact the Communication Department at [communications@schca.com](mailto:communications@schca.com) or visit the About Us page of [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org) for a copy of the Media Kit.**

# COMMUNITY RULES 2026



Photo by Margie Yznaga

## Table of Contents

<b>1. INTRODUCTION</b>	<b>19</b>		
<b>2. SOURCE OF AUTHORITY</b>	<b>20</b>		
<b>3. ACTIVITY CARDS</b>	<b>21</b>		
3.1. Activity Cards	21		
3.2. Renters' Activity Cards	21		
<b>4. ADDRESS CHANGE</b>	<b>22</b>		
<b>5. AMENITIES</b>	<b>22</b>		
5.1. Billiards	23		
5.2. Boat/RV Facility	23		
5.3. Bocce Courts	23		
5.4. Children's Playground	23		
5.5. Croquet Lawns	23		
5.6. Crafts Center (Yemassee)	24		
5.7. Dog Parks	24		
5.8. Fitness Facilities	24		
5.9. Gazebos/Shade Structures	25		
5.10. Golf Courses	25		
5.11. Golf Shops	26		
5.12. Hidden Cypress	26		
5.13. Horseshoes	26		
5.14. Lagoons/Fishing	26		
5.15. Lake Somerset	26		
		5.16. Lakehouse	26
		5.17. Magnolia Hall	27
		5.18. Mulching Center	27
		5.19. Pavilion	27
		5.20. Pickleball Courts	27
		5.21. Pinckney Hall Social Building	27
		5.22. Pools	27
		5.23. Putting Green	28
		5.24. Riverbend Landing Lodge and Dock	28
		5.25. Softball Field (Veterans Memorial Field)	28
		5.26. Sun City West Bridge	28
		5.27. Table Tennis	28
		5.28. Tennis Courts	28
		5.29. Trails	28
		5.30. Volleyball Courts	29
		5.31. Woodworkers Shop and Model Railroad Club Display	29
		<b>6. ANIMALS</b>	<b>29</b>
		6.1. Wild Animals	29
		6.2. Pets	29
		<b>7. BULLETIN BOARDS</b>	<b>30</b>
		<b>8. RFIDs AND DECALS: SEE VEHICLES</b>	<b>30</b>



## Community Rules 2026 - Table of Contents

---

<b>9. BICYCLES AND ELECTRIC BIKES</b>	<b>30</b>		
9.1. Skateboards, Hoverboards, and Electric Scooters	<b>30</b>		
<b>10. CHARTERED CLUBS</b>	<b>31</b>		
<b>11. CODE OF CONDUCT</b>	<b>31</b>		
<b>12. COMMON AREA PROPERTY AND GROUNDS</b>	<b>31</b>		
12.1. Modifications/Alterations to Common Area Property	<b>31</b>		
<b>13. COMMUNITY ASSOCIATION DUMPSTERS AND TRASH CONTAINERS</b>	<b>32</b>		
<b>14. CONSTRUCTION DUMPSTER AND PORTABLE TOILET APPLICATIONS</b>	<b>32</b>		
<b>15. DRESS CODE</b>	<b>32</b>		
<b>16. GAMBLING: SOUTH CAROLINA LAW</b>	<b>32</b>		
16.1. Gaming	<b>32</b>		
16.2. Raffles/Lotteries	<b>33</b>		
16.3. Bingo	<b>33</b>		
<b>17. GOLF CARTS: SEE VEHICLES</b>	<b>33</b>		
<b>18. GUEST ACCESS AND USE OF FACILITIES</b>	<b>33</b>		
18.1. Chartered Club Guest	<b>33</b>		
18.2. Homeowner Guests	<b>33</b>		
18.3. Vehicle Gate Passes for Guests	<b>34</b>		
18.4. Vehicle Gate Passes for Vendors	<b>34</b>		
<b>19. MAINTENANCE EASEMENTS</b>	<b>34</b>		
<b>20. MODIFICATIONS TO EXTERIOR OF HOME</b>	<b>34</b>		
20.1. Home Holiday Lighting/Decorations	<b>35</b>		
20.2. Hurricane Shutters	<b>35</b>		
<b>21. MOVING: PODs AND MOVING TRUCKS</b>	<b>35</b>		
21.1. PODs	<b>35</b>		
21.2. Moving Trucks	<b>35</b>		
<b>22. PALMETTO COMMONS</b>	<b>35</b>		
<b>23. PROHIBITED ACTIVITIES</b>	<b>36</b>		
23.1. Use of Bodies of Water	<b>36</b>		
23.2. Destructive Activities	<b>36</b>		
23.3. Businesses	<b>36</b>		
23.4. Miscellaneous Activities	<b>36</b>		
23.5. Firearms, Explosives and Other Weapons	<b>36</b>		
23.6. Number of Occupants	<b>36</b>		
23.7. Subdivision	<b>36</b>		
23.8. Internal Ownership	<b>36</b>		
		23.9. Unmanned Aircraft/Drones	<b>37</b>
		<b>24. PROHIBITED CONDITIONS</b>	<b>37</b>
		24.1. Clothes Drying Facilities	<b>37</b>
		24.2. Nuisances	<b>37</b>
		24.3. Garage Doors	<b>37</b>
		24.4. Temporary Structures	<b>37</b>
		24.5. Storage	<b>37</b>
		24.6. Leasing/Rentals	<b>37</b>
		24.7. Trash Containers and Collection	<b>38</b>
		24.8. Walls, Dog Runs, Animal Pens, or Fences of Any Kind	<b>38</b>
		<b>25. REGISTRATION</b>	<b>38</b>
		25.1. Renters	<b>38</b>
		25.2. Renter Obligations	<b>38</b>
		<b>26. REGISTERED COMMUNITY GROUPS</b>	<b>38</b>
		<b>27. RESERVATIONS/ASSOCIATION SCHEDULING OF FACILITIES</b>	<b>39</b>
		27.1. Alcohol	<b>40</b>
		27.2. Scheduling of Meetings and Functions	<b>40</b>
		27.3. Resident Functions	<b>40</b>
		27.4. Non-Resident Functions	<b>40</b>
		27.5. Unscheduled Activities	<b>40</b>
		<b>28. SIGNAGE</b>	<b>41</b>
		28.1. Political Signs	<b>41</b>
		<b>29. SOLICITATION POLICY AND LOWER MAILBOX POLICY</b>	<b>41</b>
		<b>30. SMOKE FREE AREAS</b>	<b>42</b>
		<b>31. VEHICLES</b>	<b>42</b>
		31.1. Sun City Decals and RFID Tags	<b>42</b>
		31.2. Golf Carts	<b>43</b>
		31.3. Parking	<b>44</b>
		31.4. Traffic Rules and Regulations	<b>45</b>
		31.5. Vendor Access	<b>46</b>
		<b>32. VIOLATIONS, FINES AND SANCTIONS</b>	<b>46</b>

# Community Rules 2026

---

## 1. INTRODUCTION

The Community Rules of SUN CITY HILTON HEAD COMMUNITY ASSOCIATION, INC., a South Carolina nonprofit corporation (the "Association"), are established by the Board of Directors of the Association (the "Board") under the authority described in the Governing Documents for Sun City Hilton Head. Per section 1.22 of the Declaration of Covenants, Conditions, & Restrictions ("CC&Rs"), the Governing Documents are defined as the Declaration and any Supplemental Declaration, the Bylaws, rules and regulations, the Design Guidelines, the Use Restrictions, or any document authorized pursuant to any of them, as amended from time to time. These Community Rules may be expanded, amended or repealed by the Board of Directors of the Association, in its sole discretion.

The Association shall apply and enforce these Community Rules with members and residents equally. All members and residents have the right to enjoy and use the Association facilities. Members are responsible for the compliance with these rules by all tenants, guests, vendors and invitees.

Sun City Hilton Head is special in that it is intended to provide housing primarily for persons 55 years of age or older. The community is operated as an age restricted community in compliance with all applicable State and Federal laws. Every household shall be occupied by at least one resident who is age qualified "Qualifying Occupant" (55 or older, except certain sales by the Developer to persons between 50 and 55). In the event any Qualifying Occupant ceases to reside in the Dwelling Unit, such person's co-occupants may continue to occupy such Dwelling. At no time shall less than 80 percent of the Dwellings be occupied by single families where at least one member is not a Qualifying Occupant. Children under the age of 19 may not be residents under any circumstance, but may qualify as guests for a maximum of 90 days in any calendar year.

The use of the Association facilities is primarily for the enjoyment of the members of the Association and residents of the community. Guests are welcome in the community, but guests are accommodated only when their participation does not infringe upon the convenience or right of enjoyment of the members and/or residents. Guests are permitted into the community by invitation only, and are subject to specific restrictions, procedures and rules including payment of any applicable fees prior to use of any amenity. While every effort is made to provide comfortable use of the Association facilities by all members, residents and guests, the Association facilities are not intended to serve the general public and, therefore, will not be identical to those available in public accommodations. While the Association will attempt to accommodate members and residents with special needs, the Association reserves the right to charge fees to those members and occupants for special accommodation requests. Organized instruction, such as group/individual classes, on all Association property shall be taught by Sun City Hilton Head Community Association staff and/or community approved contractors only.

Definitions for terms used in this Policy:

**Common Area Property:** All Association owned property including but not limited to buildings, grounds, trails, side-walks leading to facilities and recreation areas, golf courses, roads, right of ways, lagoons, and wetlands.

**Guest:** A guest is defined as a person who visits or stays overnight in a Sun City home and does NOT stay for more than 30 days in a consecutive six-month period.

**Member:** A person entitled to membership in the Association. While each owner of a lot shall be a member of the Association, there is only one membership per lot. If a lot is owned by more than one person, all co-owners share the privileges of the membership, subject to the provisions of the Governing Documents.

**Occupant or Resident:** A person who stays overnight in a Sun City home for more than 30 days in a consecutive six-month period, as defined in the Governing Documents.

**Owner:** One or more persons who hold the record title to any lot, except persons holding an interest merely as security for the performance of an obligation in which case the equitable owner will be considered the Owner.



### 2. SOURCE OF AUTHORITY

In the event of a conflict between any provision of the Community Rules and any provision of such other Governing Documents, the Governing Documents shall control. To the extent that any government ordinances are more restrictive than that found in the Governing Documents, the government ordinances shall prevail. To the extent that government ordinances are less restrictive, then the Governing Documents shall prevail. Please refer to section 19.6 of the CC&Rs.

The Governing Documents make a clear distinction between Community Rules and Use Restrictions. The initial Use Restrictions as listed in Exhibit "C" of the CC&Rs are interpreted as restrictions or rules that affect an owner's ability to use his privately owned property. The Board of Directors is obligated to provide notice to all owners of a proposed rule which would modify, cancel, limit, create exceptions to, or expand the Use Restrictions, and which would affect an owner's ability to use his privately owned property.

Alternately, the Bylaws of this community provide that the Board of Directors of the Sun City Hilton Head Community Association, Inc., may make and amend rules and regulations, and establish penalties for infractions. This means that the Board may implement reasonable rules and regulations affecting the Community Association that do not affect the initial Use Restrictions, and which govern Association property and/or individual conduct and uses of or actions upon the Properties, without notice to private property owners.

The Governing Documents grant to the Board of Directors the authority to make and enforce appropriate policies, rules and regulations, including the ability to restrict the use of the Association facilities. Policies, rules and regulations are adopted at the sole discretion of the Board of Directors in its exercise of reasonable business judgment and fiduciary duty to the members. The Board's duties, however, are subject to certain rights reserved to Del Webb Communities, Inc., as the developer of Sun City Hilton Head and the Declarant under the CC&Rs. Certain rights with respect to the use of Association facilities and other Common Area have been retained by or granted to the Declarant in the Governing Documents, and nothing in these Community Rules may diminish, modify or supersede these rights.

The General Manager of the Association is empowered by the Governing Documents and the Board to implement the rules and requirements of the Governing Documents, Board policy and these Community Rules. The Board extends wide latitude to the General Manager to create and implement any and all operating/administrative procedures necessary to implement actions of the Board, or intended requirements of the Governing Documents. This delegation of authority includes, but is not limited to, the levying of Board-approved fines and other sanctions for violations of the Governing Documents.

The CC&Rs set forth the right of the Association to charge reasonable admission and other fees for the use of any Association facility. The CC&Rs also authorize the Board to permit use of portions of the Common Area by third parties for purposes felt to benefit the community.

The CC&Rs also authorize the Association to impose sanctions (penalties) for violation of the Governing Documents, CC&Rs, the Bylaws, Community Rules and Board policies. If required by the CC&Rs and/or Bylaws, notice and hearing of intended sanctions may be initiated.

Sanctions may include, but without limitation:

- Imposition of reasonable monetary fines
- Suspension of an Owner's voting rights
- Suspension of a person's right to use any of the Association facilities, including temporary or permanent expulsion from a Chartered Club
- Suspension of services to an Owner or to an Owner's lot
- Levying benefited assessments against an Owner's lot to cover expenses incurred in accordance with Section 10.7(b) of the CC&Rs
- Board established monetary fines as shown in the annual Schedule of Fees

The Association shall not be obligated to take any such action. The determination not to take action shall not be construed as a waiver of any right of the Association to enforce such provision under other circumstances.

### **Owner's Maintenance Responsibility**

See Section 5.7 of the CC&Rs for further details.

### **3. ACTIVITY CARDS**

#### **3.1. Activity Cards**

Non-transferable activity cards are issued free of charge on a two-per-lot basis upon completion of a blanket Acknowledgment of Risk and Waiver of Liability form. Ownership of each lot shall entitle the Owner thereof to receive a maximum of two (2) activity cards as long as the Dwelling Unit of the Owner, if occupied, is occupied by at least one individual 55 years of age or older "Qualifying Occupant" (written verification of eligibility and occupancy will be requested). New builds may be sold to a person at age 50 at the discretion of the developer. If there are more than two (2) occupants of a qualified Dwelling Unit, the Owner shall designate in writing, the two individuals to whom activity card(s) are to be issued.

No individual will be issued more than one activity card. Lost, stolen or damaged cards may be replaced for a fee. Activity card(s) are issued at the Association's administrative office provided the lot continues to be occupied by a Qualifying Occupant and all applicable assessments and other charges pertaining to the lot have been paid to the Association. Providing use of one's activity card to another person (resident or guest) to allow access to a Sun City amenity is prohibited.

##### **3.1.1. Additional Cards**

If there are more than two (2) occupants of a Dwelling Unit in which there is a Qualifying Occupant, a maximum of two (2) cards per bedroom for Qualifying Occupants may be purchased. Per the CC&Rs, the occupancy of a Dwelling Unit is defined as two persons per bedroom. Additional activity cards may be purchased for such charge as established by the Board and shall be renewed in the manner set forth by the Board of Directors. Activity cards purchased July 1 or later shall be 50 percent of the annual fee. Residents will be billed an activity card renewal fee annually on the first of the year regardless of when the card was initially purchased. There is no refund on additional activity cards purchased. This fee shall be paid annually on a calendar year basis and shall not be pro-rated. Additional occupants are not required to purchase activity cards, but are not entitled to utilize Association facilities or Common Areas unless a card is purchased. Additional occupants shall not be extended guest privileges.

##### **3.1.2. Activity Card Checks**

Activity card checks may be made by Association staff and Security to monitor compliance with card policy and to determine validity of activity cards and guest ID cards.

##### **3.1.3. Activity Registration**

Activity cardholders may register for various activities and classes at the appropriate facility upon presentation of a valid activity card. However, Chartered Club activities and classes may have further requirements, restrictions and guest policies.

##### **3.1.4. Non-Refundable**

There are no refunds for any activity cards.

##### **3.1.5. Non-Transferable**

Activity cards are non-transferable. They are not to be lent or given to a resident or a guest for entry into amenities. Providing use of one's activity card to an unauthorized person to gain access to a Sun City amenity will result in a fine. Activity cards shall be required for entry into facilities utilizing the card access system.

#### **3.2. Renters' Activity Cards**

The Owner (lessor) shall have registered with Resident Services in order to rent their home. An Owner who leases such Owner's Lot shall be deemed to have assigned such rights to the lessee of such Lot, unless (i) the Board adopts rules and regulations permitting Owner's such rights and (ii) such Owner provides the Board with written notice of



## Community Rules 2026

---

such reservation which is consistent with the rules and regulations of the Board. Written notice of the transfer of occupancy shall be given to the Association within 15 days, and the owner shall surrender to the Association his/her previously issued activity card(s). The right of the lessee(s) to receive the activity card(s) allocable to the homeowner (lessor) must be in compliance with the age restrictions set forth in Section 2.3 of the CC&Rs. The lessee(s) is subject to the same qualifications, limitations and conditions, including the payment of any fee that may be established by the Board, as specified in issuance of residents' activity cards. This fee shall be paid annually per renter through the rental registration process (see Community Related Offenses in the Schedule of Fees and Renter Obligations in the Community Rules). No refunds will be issued upon termination of the lease, or if renters move from the community. Renter activity cards will not be issued unless the Owner (lessor) surrenders his/her activity cards to the Association.

### 3.2.1. Account Status

The Owner (lessor) must be current and in good standing with the Association. If an Owner's privileges are suspended while a lessee is in the home, the lessee's activity card(s), vehicle decal and RFID tag will be suspended until the homeowner brings his/her account into good standing with the Association. An Owner is responsible for the payment of all charges, fees and fines incurred by the Owner's lessee should such amounts not be paid by the lessee. These charges will be added to the Owner's account and are collectable in the same manner as any assessment authorized under the CC&Rs.

### 3.2.2. Leasing Until Close of Escrow (COE)

Customers who have signed binding contracts to purchase a home in Sun City Hilton Head, who are leasing, and who meet the qualifications of a Qualifying Occupant upon close of escrow, may purchase activity cards allowing use of Association facilities until close of escrow. A fee shall be assessed for the transfer of the right to use the facilities from the homeowner to the lessee. No refunds will be issued. Upon close of escrow, activity cards shall be surrendered and activity cards will be issued in accordance with the CC&Rs. If a cancellation or termination of a homebuyer's contract occurs, all renters' activity cards will be immediately revoked.

### 3.2.3. Privileges Associated with Membership

Renter activity cardholders enjoy certain privileges associated with membership, but are not members of the Association, do not have the right to vote in Association affairs or be counted in determining a quorum at any meeting of the Association, cannot run for or hold any elected position within the Community, and are not entitled to be listed on the membership register. Renters with leasing contracts of one year or more may be listed in the Resident Directory. Ballots, assessment notices and any other items required by the Governing Documents to be given to Owners or Members will be given to the Owner of record, and are not required to be given to the lessee.

### 3.2.4. Revocation of Activity Card

A renter's activity card will be revoked in the event that the renter is no longer a resident, upon termination of the lease agreement or failure to pay applicable fees. The holder of a renter activity card is subject to sanctions for a violation of these Community Rules.

## 4. ADDRESS CHANGE

The Owner of the Lot is obligated to immediately notify the Association, in writing, within 15 days of any change of mailing address, whether such change is temporary or permanent. Failure to do so may delay delivery of account statements, Association notices and other time-sensitive material sent out by the Association.

## 5. AMENITIES

Building hours are posted at each facility, on the community website at [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org) and on the Community Directory page of each issue of *SunSations* magazine.

Guest Policies apply to the use of all Amenities. The Board and/or General Manager may implement additional procedures as necessary to ensure safety and equity of use.

## Community Rules 2026

---

**Fire Safety:** The lighting of candles or any other instrument/device that produces a flame is strictly prohibited in or on Association facilities and Common Areas. Open flames are only allowed in the use of Association-provided grills and fire pits.

### **5.1. Billiards**

The Billiard room is located in the Yemassee Crafts Center in Town Square. Table usage is on a first come, first served basis during open times when the club is not using this facility. *SunSations* magazine lists club times under the Billiard Club listing in the Chartered Club News section of each issue.

### **5.2. Boat/RV Facility**

The Community Association maintains the Boat/RV Facility. All applicable rules, regulations, fees and fines are approved by the Board of Directors. A copy of the complete Boat/RV Facility Rules and Regulations is available online at [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org).

The Boat/RV Facility is an unmanned facility for parking. Authorized residents will use their activity cards to access the facility. Allowing entry to any unauthorized individual is subject to fine and/or loss of privileges. Parking spaces, when available, are assigned by type of vehicle (boat, RV or utility trailer) and the length of the vehicle. All vehicles and units must be backed into their designated space and must stay contained within their space. Annual rental is based upon the length of the vehicle, as determined by the Lot Manager.

**Short-term parking** is available at the lower parking lot at The Clubhouse at Okatie Creek. This is strictly a parking lot, the units cannot be occupied overnight. Passes for this lot shall be made by calling Security at (843) 705-4083.

**RV Campsites** are provided for the convenience of residents' or owners' families and guests, as well as potential sales customers. There are six campsites with water, electric (50 amp) and sewer, but no public restrooms, showers or trash facilities. This is NOT a public campground. Residents and owners must make reservations for their guests. To make reservations, please call (843) 705-3433 and follow the prompts to leave a message. Messages will be answered Monday through Friday, and within 24 hours on weekends. Reservations should be made two weeks in advance when possible, and are accepted based on availability. Requests for reservations longer than seven days within any 30-day period must be approved by Association Reservation Management. Up to two campsites at any one time can be used for a 30-day stay for maximum of three months. Campers must enter and make payment at the Main Gate south of Hwy. 278 upon arrival. If arrival is after 6 p.m., arrangements will be made for payment. Guests will be shown to their campsite as needed. Checkout time is 11 a.m. Pets are welcome but must be kept on a leash and owners must pick up after them.

### **5.3. Bocce Courts**

The bocce courts are located in Town Square. Court usage is on a first come, first served basis during open times when the Bocce Club is not using the facility. See *SunSations* magazine for club information regarding group play and special events. Residents may borrow loaner equipment located in the storage box near the bocce courts. Reservations can be made through Chelsea Reservation System on the community website at [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org).

### **5.4. Children's Playground**

The Children's Playground is available during daylight hours only. Children shall be monitored at all times by a responsible adult and shall not be left unattended in the playground area.

### **5.5. Croquet Lawns**

The croquet lawns are located in Town Square. Usage is on a first come, first served basis during open times when the club is not using this facility. *SunSations* magazine lists club times under the Croquet Club listing in the Chartered Club News section of each issue.

## Community Rules 2026

---

### 5.6. *Crafts Center (Yemassee)*

The arts and crafts rooms are multi-purpose rooms that provide space for a variety of Chartered Club activities. They are open to club members and invited guests.

- Art Room
- Cards/Games
- Ceramics
- Computer
- Glasscrafters
- Hand Crafters
- Photography
- Sewing

### 5.7. *Dog Parks*

The Association has fenced-in dog parks reserved for Residents and their pets, to include Red Dam Dog Park, Argent Lakes Dog Park and Sun City West Dog Park. Please see the Community Map available on the community website at [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org) to see the location of the dog parks. Guests are welcome to bring their dogs to the dog parks accompanied by their resident host. Dog owners shall obey the rules of the dog parks.

- The dog parks are off-leash facilities and as such, pets must be taken off the leash when inside the confines of the dog parks. Pet owners shall closely supervise their dogs, be within view, and have a leash in hand at all times. Dogs should be vaccinated and healthy. A current rabies tag should be worn by each animal in the park.
- Each pet owner is responsible for removing their pet's waste from the dog parks and disposing of it in designated containers.
- Pets that attack or otherwise present a danger or interfere with the freedom of movement of persons and/or other pets shall constitute a nuisance and shall be removed from the park immediately. The Association shall have the right to prohibit access to or use of the dog parks for any animal that constitutes a nuisance.
- Pet owners' use of the dog parks may also be suspended or restricted based on their own conduct or the behavior of their dog(s) within the parks.
- Pet owners are legally responsible for any damage or injury inflicted by their pets.
- Female dogs in season are not permitted in the parks.
- Pet owners shall immediately fill any holes that their dogs dig.
- Dog parks are open from sunrise to sunset. Please see the Community Directory pages in the back of *SunSations* for special hours for large and small dogs at each dog park.
- Children under the age of 16 are prohibited from entering the dog parks.
- Pets shall not create a nuisance as defined in Section 6.2 Pets.
- The dog parks are no-smoking facilities.
- No food (human or dog) is permitted in the parks.
- No glass beverage containers of any kind are allowed in the dog parks.
- Owners who bring toys, balls, bowls or other objects to the dog parks shall take them home and not leave them at the parks. The Community Association reserves the right to discard any items left in the dog parks.

### 5.8. *Fitness Facilities*

Locations

- Hidden Cypress
- Lakehouse
- Purrysburg

All three fitness facilities offer modern, state-of-the-art fitness equipment, programming and personal instruction.

Activities Available

- Weight machines
- Cardiovascular equipment (treadmills, recumbent and upright bikes, and ellipticals)
- Group exercise classes
- Personalized exercise programs by certified personal trainers
- Workshops and special events
- TRX
- Kyota Luxury Massage Chair



## Community Rules 2026

---

Residents and their guests are required to check in at the front desk of the fitness center to pay any applicable fee(s) prior to using the fitness facilities. Guests are permitted into all facilities with appropriate guest ID card.

Fitness center rules are posted at each facility.

Residents are encouraged to explore the fitness centers through a free orientation at each location.

Residents must register for group exercise classes prior to class. Bulk Class Passes never expire and cannot be refunded. Purchasing a One Month Unlimited Group Exercise Pass does not guarantee your space in class. The pass is valid for 30 days; no refunds given, no exceptions. Due to capacity limits, failure to provide at least 24 hours notice of class changes may result in a fee.

Fitness instruction on all Association property shall be taught by Sun City Hilton Head Community Association staff and/or approved contractors only.

Persons with known medical problems or who are unsure of their physical condition are strongly advised to consult with their physician(s) before engaging in exercise activity.

### **5.9. Gazebos/Shade Structures**

The gazebos are available for use on a first come, first served basis, located near the tennis courts at the Barataria outdoor pool deck and at Lake Somerset. All shade structures are available on a first come, first served basis.

### **5.10. Golf Courses**

Locations

- Hidden Cypress
- Okatie Creek
- Argent Lakes

Only residents and their invited guests may play the courses. There is no public access. Reservations can be made through Chelsea Reservation System on the community website at [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org). Same day reservations based on availability may be obtained by calling any of the three golf shops.

#### **5.10.1. Fees**

The Board of Directors of the Community Association sets all golf related rates and fees. Rates and fees are subject to change at the discretion of the Board of Directors.

#### **5.10.2. General Rules**

- Golf carts rented from the golf course may not be driven on Sun City roads. The carts are restricted for use on golf course paths.
- Practicing on Sun City golf courses or from private property is forbidden. Practice is limited to the designated practice areas.
- Every player shall have a set of golf clubs. Sharing of clubs is not permitted.
- All occupants of golf carts on the golf course shall have paid greens fees and be playing the related round.
- Walking, jogging, walking pets and biking or any other non-golf activity on the golf course or its golf paths is not permitted, unless it is a planned event through the Community Association.
- Every Lot and the Common Area and the common property of any neighborhood shall be subject to an easement permitting golf balls unintentionally to come upon such Common Area, Lots or common property of a neighborhood and for golfers at reasonable times and in a reasonable manner to come upon the Common Area, common property of a neighborhood, or the exterior portion of a Lot to retrieve errant golf balls; provided, however, if any Lot is fenced or walled, the golfer shall seek the Owner's permission before entry. The existence of this easement shall not relieve golfers of liability for damage caused by errant golf balls. Refer to Section 13.5 (a) of the CC&Rs.
- Golf instruction on all Association property shall be given by Sun City Hilton Head Associates only.
- There shall be no more than two persons and two golf bags per golf cart/approved low speed vehicle (LSV).

## Community Rules 2026

---

### 5.10.3. Proper Golf Etiquette

Proper golf etiquette is required of all players. Failure to comply may result in fines and loss of golf privileges. This includes:

- Proper golf decorum in matters of dress is required which includes a collared shirt and/or mock turtleneck. Denim is not acceptable.
- No loud, profane or indecent language.
- No physical or verbal abuse of any other person(s).
- Operation of all golf carts in a safe manner and in accordance with the rules and regulations set forth in the Golf Cart Usage Policy in the Golf Handbook.
- Abiding by the etiquette of golf as published by the USGA.
- Cooperation with starters and rangers including requests regarding pace of play.
- Smoking in golf carts is permitted only with the consent of all occupants. Smoking litter is to be properly disposed of and not left on the golf course.

### 5.11. Golf Shops

Locations

- Argent Lakes
- Hidden Cypress
- Okatie Creek

### 5.12. Hidden Cypress

Hidden Cypress is a multi-use facility which includes meeting rooms, fitness center, outdoor pool and spa, golf pro shop, food and beverage area and Wi-Fi capability.

### 5.13. Horseshoes

The horseshoe facilities are located at New River Sports Park and Lake Somerset. Loaner equipment is available at the New River Sports Park horseshoe pits. Usage is on first come, first served basis during open times when the club is not using this facility. *SunSations* magazine lists club times under the Horseshoe Club listing in the Chartered Club News section of each issue.

### 5.14. Lagoons/Fishing

- Boats, rafts, wading and swimming are not permitted in any of the lagoons.
- Individuals recreationally fishing in saltwater from shore (beach, bank, private dock, free public pier, etc.) and those recreationally shrimping are required to hold a saltwater recreational fishing license in accordance with South Carolina Law. This applies to the Riverbend dock.
- Crabbing is prohibited from the Riverbend dock and pier.
- Lagoons do not require a fishing license.
- The Association stocks some lagoons. Fish may not be moved from one lagoon to another.
- Fishing is permitted in all lagoons except on the golf course side of the lagoon or behind any home unless given permission by the homeowner and prohibited in the pond abutting Sun City Boulevard and the tennis courts at Town Square.
- Catch and release is recommended.
- Parking regulations found in Vehicles, Section 31.3 shall be followed.

### 5.15. Lake Somerset

Lake Somerset is a 19-acre lake open to residents and their guests for fishing, picnicking, horseshoes, cornhole and walking trail. Residents must bring their own bags to use the cornhole boards. Remote-controlled craft are permitted on Lake Somerset. Use docks at your own risk. Bicycles/skateboards/hoverboards/scooters are not permitted on the Lake Somerset dock. For purposes of this section, this includes both manual and electric bicycles and scooters.

### 5.16. Lakehouse

The Lakehouse is a multi-use facility which includes a ballroom, meeting rooms, fitness center, food and beverage preparation area, both indoor and outdoor pools and spas and a fire pit. The main foyer area is open to all resi-

## Community Rules 2026

---

dents on a first come, first served basis. Tables used for games must be covered to avoid damage. Contact Lifestyle Services for fire pit availability.

### **5.17. Magnolia Hall**

Magnolia Hall is a 548-seat multi-purpose facility providing meeting space and a state-of-the-art entertainment venue. Magnolia Hall is located at Town Square. No food or drink are permitted within Magnolia Hall at any time.

### **5.18. Mulching Center**

The Mulching Center is intended for resident landscape material only. Commercial use of the Mulching Center is prohibited and subject to fines. It is located near the Golf Course Maintenance Facility on Red Dam Road. Open daily from 7 a.m. until 7 p.m. Residents must use their activity cards to access the facility.

### **5.19. Pavilion**

The Pavilion is a covered picnic area located in Town Square behind Pinckney Hall. Please contact Lifestyle Services for availability.

### **5.20. Pickleball Courts**

Pickleball courts are located in the New River Sports Park and lighted pickleball courts are available at the Argent Lakes Amenity Center. Usage is on a first come, first served basis during open times when the club is not using these courts. *SunSations* magazine lists club times under the Chartered Club News section of each issue. Reservations can be made through the Association's reservation system, Chelsea, on the community website at [www.SunCityHilton-Head.org](http://www.SunCityHilton-Head.org) or by contacting the Logo Building. Reservations are posted at each location. League play and contact information for the Pickleball Club can be found in *SunSations* magazine under the Chartered Club News section of each issue. Pickleball instruction on all Association property shall be taught by Sun City Hilton Head Community Association staff and/or community approved contractors only.

### **5.21. Pinckney Hall Social Building**

Pinckney Hall is primarily intended to serve the social, cultural and entertainment needs of the members. This facility includes a ballroom with stage, meeting rooms, broadcast studio and Wi-Fi capability.

### **5.22. Pools**

#### Locations

- Barataria Outdoor Pool
- Hidden Cypress Outdoor Pool and Spa
- Purrysburg Indoor Pool and Spa
- Riverbend Outdoor Pool and Spa
- Lakehouse Indoor and Outdoor Pools and Spas

#### Pool Rules

- Those who are incontinent or not fully toilet trained are not permitted in any pool or spa. Diapers are not allowed in any pool or spa.
- Lap lane and open area usage is on a first come, first served basis during operating hours. The Purrysburg indoor pool is closed for exclusive use by Health and Wellness group exercise classes at the following hours:
  - Monday, Wednesday and Friday from 8–10 a.m.
  - Tuesday and Thursday from 9–10 a.m.
  - Every other Saturday from 8–9 a.m.Certain clubs may have scheduled times for pool use. Please contact any fitness center with questions regarding those hours.
- Residents may check in at the pool gates with their activity cards. Guests without a resident host must check in at the fitness center (except at Riverbend).
- All pool users must shower before entering any pool or spa to help maintain water quality and cleanliness.
- Pool hours are posted at each location and are available on the community website at [www.SunCityHilton-Head.org](http://www.SunCityHilton-Head.org).
- Use of the pools and spas is at the user's own risk. Lifeguards are not provided. Flotation devices and a rescue hook are available for emergency purposes only.
- Food and drinks are allowed on pool decks only, but only in non-glass containers and must be removed before leaving the area.

## Community Rules 2026

---

- No one under 16 is allowed in any spa/hot tub at any time.
- Children under 16 are not permitted to use the indoor Purrysburg pool except during children's winter hours as posted.
- Children under 16 years of age must use the designated pool for posted children's hours for that day and be accompanied by the resident host at all times.
- No one under the age of 16 is allowed to use the resistance pool area at the Barataria outdoor pool.
- Earbuds or headphones must be worn when listening to your own music.

5.22.1. **Guest Use of Pool:** See Section 18. **Guest Access and Use of Facilities.**

### 5.23. *Putting Green*

The Putting Green is located in Town Square. Usage is on a first come, first served basis.

### 5.24. *Riverbend Landing Lodge and Dock*

The Riverbend Lodge and Dock are located off Highway 170, north of Highway 278 in the Riverbend Neighborhood.

- The Riverbend Lodge and Dock are open to all residents based on availability. The Lodge has a kitchen, bar, meeting rooms and Wi-Fi capability.
- A kayak launch is available on the Riverbend dock.
- Bicycles/skateboards/hoverboards/scooters are not permitted on the Riverbend dock. For purposes of this section, this includes both manual and electric bicycles and scooters.
- Use docks at your own risk.

### 5.25. *Softball Field (Veterans Memorial Field)*

Veterans Memorial Field is located in New River Sports Park. The field usage is on a first come, first served basis during open times when the club is not using this facility. *SunSations* magazine lists club times under the Softball Club listing in the Chartered Club News section of each issue.

### 5.26. *Sun City West Bridge*

The Sun City West Bridge connects Sun City West and Sun City North over Argent Boulevard. The bridge is for pedestrian and golf cart access only. Bicyclists must walk their bikes across the bridge. Fines will apply. In order to safeguard pedestrians on the bridge, the pedestrian path on the bridge is only open from dawn to dusk.

### 5.27. *Table Tennis*

Table tennis is located at the Yemassee Crafts Center in Town Square. Usage is on a first come, first served basis during open times when the club is not using this facility. *SunSations* magazine lists club times under the Table Tennis Club listing in the Chartered Club News section of each issue.

### 5.28. *Tennis Courts*

The Tennis courts are located at Town Square and at the Argent Lakes Amenity Center. Both locations are lighted for evening play. Open courts are available on a first come, first served basis. Reservations can be made through the Association's reservation system, Chelsea, found on the community website at [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org) or by contacting the Logo Building. Reservations are posted on location. League play and contact information for the Sun City Tennis Association can be found in *SunSations* magazine under the Chartered Club News section of each issue. Private lessons and clinics are offered by world class tennis professionals. Contact the Logo Building for more information. Tennis instruction on all Association property shall be taught by Sun City Hilton Head Community Association staff and/or approved contractors only.

### 5.29. *Trails*

Trails located throughout the community are to be used for walking, bicycling and jogging. Skating/rollerblading and walking and exercising pets (in conjunction with Section 6.2 Pets) are also permitted. It is recommended to wear reflective clothing when using trails. Sidewalks leading to Association facilities and recreation areas are not defined as trails. Golf carts are not allowed on trails unless traveling from one golf hole to an adjacent golf hole.

#### 5.29.1. **Golf Cart Paths**

Walking, jogging, bicycling, walking pets or any other non-golf activity on the golf course or its golf paths is not permitted.

## Community Rules 2026

---

### 5.29.2. Town Square Trail

The trail around Town Square is designed to be a walking/jogging trail. Bicycling, skating/rollerblading, skate boarding or use of a hoverboard or electric bicycles are not permitted on the trail. Bicycles shall be walked, and not ridden, on sidewalks leading to facilities within Town Square.

### 5.29.3. Nature Trail

Sun City Hilton Head has a designated Nature Trail located between Colonel Thomas Heyward Road and Sun City Boulevard for the use and enjoyment of all residents and guests for walking only. Therefore, the following are prohibited:

- Bicycles/Tricycles/Electric Bicycles
- Food
- Golf Carts/LSVs/Mopeds
- Glass Containers
- Jogging
- Pets
- Rollerblades/Skateboards/Hoverboards/Scooters. For purposes of this section, this includes both manual and electric.
- Running
- Smoking

The Sun City Boulevard entrance will accommodate parking for bicycles only in designated areas. The Colonel Thomas Heyward Road entrance will accommodate parking for bicycles, golf carts and motor vehicles in designated areas.

### 5.30. Volleyball Courts

The volleyball courts are located at New River Sports Park and are available on a first come, first served basis during open times when the Volleyball Club is not using this facility. *SunSations* magazine lists club times under the Volleyball Club listing in the Chartered Club News section of each issue.

### 5.31. Woodworkers Shop and Model Railroad Club Display

The Woodworkers Shop is located on Red Dam Road and is administered by the Woodworkers & Modelmakers Guild. Use of the facility is available to Guild members following safety training required by the Guild.

## 6. ANIMALS

### 6.1. Wild Animals

Owners and occupants acknowledge that this community is located in the vicinity of wetlands and swamps, and that these areas contain abundant wildlife. It is incumbent upon every individual to assume appropriate responsibility in avoiding any action, including landscape material selection, that would do harm to not only wildlife, but their natural habitats as well. All federal, state and local laws with respect to wildlife and the environment apply to Sun City Hilton Head. Exercise caution around wild animals. Certain species of wildlife are dangerous, including alligators and some snakes. Feeding or disturbing alligators is strictly prohibited and is a violation of South Carolina state law. Residents and their guests are subject to South Carolina Department of Natural Resources (SCDNR) regulations. Owners and occupants of a Lot and all tenants, guests and invitees of any Owner or occupant assume all risk of personal injury, illness, or other loss or damage caused by the presence of wildlife on the Properties. The feeding of wild animals is prohibited.

### 6.2. Pets

- A total of two dogs and/or cats (2 dogs or 2 cats or 1 dog/1 cat) to include fostered animals and a reasonable number, as determined by the Board, of other usual and common household pets may be permitted on a Lot. However, any pets that roam free, or, in the sole discretion of the Board, make objectionable noise, endanger the health or safety of, or constitute a nuisance or inconvenience to the owners or occupants of other Lots shall be removed upon request of the Board. If the pet owner fails to honor such request, the Board may remove the pet (as outlined in the CC&Rs, Exhibit C, and Initial Use Restrictions).
- Residents are responsible for the conduct of their own pets and for that of their guests and/or other occupants.
- Pet owners shall walk their pets on common property and take care that their pets are not on the private property of other residents.

## Community Rules 2026

---

- Pets are prohibited at Association functions unless stated otherwise.
- Service animals are intentionally omitted from the following provision. All indoor Association facilities are designated as pet-free environments.
- Pet owners are responsible for picking up their pet's waste in all areas of Sun City. Pet owners, other than those using the dog parks, shall provide their own disposable bags for pet waste. Failure to comply may result in fines.
- Pets shall be on-leash except in the dog parks or owner's property with an underground fence.
- Pet owners assume all liability for claims, personal injury, illness or other loss or damage caused by their pets on the Association Property.
- Owners shall exercise proper care and control of their animals to prevent them from becoming a public nuisance. Animals considered to be public nuisances are as follows:
  - Those that molest passersby or passing vehicles.
  - Those that attack other animals.
  - Those that are off leash.
  - Those that damage private or public property.
  - Those allowed to defecate upon private properties.
  - Those pets that create noise in an excessive, continuous or untimely fashion.

### 7. BULLETIN BOARDS

All postings shall have prior approval from the appropriate Department Director. The judgment of Association Management with respect to decorum will prevail at all times. Postings can be made by Sun City residents only. Items for sale may include merchandise and homes for sale and for rent within Sun City only. No solicitation allowed.

No properties for sale or rent outside of Sun City Hilton Head (no vacation homes, no time shares, etc) will be allowed. The sale of firearms is prohibited. Realtors and rental agencies may not post. Rules and guidelines for use of other boards may be obtained from the appropriate Department office. For additional information see Section 12.1. Modifications/Alterations to Common Area Property.

### 8. RFIDS AND DECALS: SEE VEHICLES

### 9. BICYCLES AND ELECTRIC BIKES

- Bicyclists and motorists shall share the road and obey applicable laws.
- Bicyclists must stop at all STOP signs.
- Bicyclists should ride as far to the right as practicable.
- Bicyclists should ride no more than two abreast.
- Bicyclists should share trails located throughout the community with walkers and joggers.
- Bicycles will not be operated 30 minutes after sunset and 30 minutes before sunrise without front and rear lighting.
- Bicyclists should exercise extreme caution when passing pedestrians.
- Use of helmets, warning devices (bells or horns) and reflective clothing is recommended.
- Bicycles should be parked in bicycle racks, and not parked on pool decks or entrances to buildings. Bicycles shall be walked, and not ridden, on sidewalks leading to Association facilities.
- All bicyclists, to include electric bicyclists, must dismount their bicycles and walk around the gate arms.
- Electric bikes are prohibited on sidewalks, walking trails and golf cart paths.

#### 9.1. Skateboards, Hoverboards and Electric Scooters

Skateboards, hoverboards and electric scooters are not permitted on any sidewalks leading to Association facilities and recreation areas, parking areas or trails throughout the community. Skateboards, hoverboards and electric scooters may not go upon any roadway designed for vehicular traffic posted more than 25 miles per hour except while crossing a street at an intersection. Skateboards, hoverboards and electric scooters used on any roadway shall always be ridden to the furthest right side of the roadway and shall not obstruct the flow of traffic at any time. Skateboards, hoverboards and electric scooters are not permitted on any roadway from sunset to 30 minutes past sunrise. It is recommended to wear retro-reflective clothing or gear as well as helmets when riding a skateboard, hoverboard or electric scooter. For purposes of this section, skateboards include both manual power and motorized. Electric scooters include both stand-up and seated models.

### 10. CHARTERED CLUBS

Chartered Clubs are sponsored by the Sun City Hilton Head Community Association to provide an opportunity for all Association members to pursue common interests in hobbies, recreational, social and cultural endeavors. The facilities are for the exclusive use of members and their guests. Membership in Chartered Clubs is limited to members in good standing with the Community Association. Chartered Clubs are organized under guidelines and written charters approved by the Lifestyle Services Director or Board of Directors. These guidelines are subject to change based on Sun City Hilton Head Community Association experience and subject to approval by the Board of Directors. See a list of Chartered Clubs in each issue of *SunSations*.

### 11. CODE OF CONDUCT

The following outlines the Code of Conduct that shall be adhered to within the Community (excluding private property). Comments and complaints are to be directed to the Association General Manager. The General Manager shall require that the complaint be submitted in writing using the Community Concern form before taking action.

- Members, their guests, and staff shall conduct themselves so as not to jeopardize or interfere with the rights, privileges, and safety of any other person.
- Members are responsible for the conduct of their occupants and guests. Occupants and guests will be held to the same standard of conduct as set forth herein for members.
- Members shall refrain from loud, abusive, profane, indecent language, racial slurs or derogatory remarks and shall not accost in a hostile manner any other person(s).
- Members and their guests shall not compromise the safety of others by their actions.
- Members will be held responsible for any damage to Association property caused by the Member and/or the Member's occupants or guests.
- Members and their guests shall not verbally or physically abuse or act in an unbecoming manner against any Association or Developer employee, Security or others acting on behalf of the Association.
- Members are prohibited from profiting financially or by any other means using their Community Association membership for use of the Association facilities.
- Any Member who conducts him/herself in an unbecoming manner or who violates the Code of Conduct shall be subject to fines and/or sanctions.
- All Association Personnel and Association Contract Labor shall adhere to the regulations set forth within the Community.

### 12. COMMON AREA PROPERTY AND GROUNDS

All Common Area property and grounds including but not limited to golf courses, lagoons, nature preserves and wetlands are to be maintained only by the Community Association. Residents are not to plant, cut, mow, trim, dump, deposit, cultivate, remove, build on, install any devices or otherwise modify Common Area or plantings on common grounds without written permission of the Community Association. Aquatic plantings are not to be chemically treated nor physically removed from the water's edge of lagoons. Fines may be levied for alterations and/or damages to Common Area property.

Areas within the properties designated as "wetlands" on a recorded plat or in a recorded covenant shall be maintained in accordance with the recorded restrictions or covenants relating to such wetlands. Refer to Section 5.3 of the CC&Rs.

#### 12.1. Modifications/Alterations to Common Area Property

Any modification to Common Area property to include attaching, affixing to, or altering Common Area property is strictly prohibited.

- No Community Association property of any kind will be labeled as a memorial to any resident.
- No Community Association sponsored event will be named as a memorial to/for any resident.
- Events sponsored solely by an individual organization (club, group, neighborhood) may be named as a tribute to a resident who was a member of that organization.

##### 12.1.1. Neighborhood Sign Holiday Decorations

Holiday decorations of neighborhood signs do not require approval. However, the design and quantity of the decorations shall be in good taste and the Board of Directors, in its sole discretion, has the right to determine if such decorations are contrary to good taste.

## Community Rules 2026

---

Any damage to neighborhood signs will be billed to the neighborhoods.

- A maximum total of ALL holiday decorations shall be no more than 10 per neighborhood sign and/or personal residence.
- Items such as pink flamingos, blue or multi-color bottles are not permitted.
- Exterior decorations may be put up no more than 10 days prior to the holiday and shall be removed within five days after the holiday, with the exception of Hanukkah and Christmas.
- Exterior decorations may be present between Thanksgiving Day and January 10 of the holiday season.
- Holiday decorations should not cause light glare or other safety hazards related to vehicular or pedestrian traffic.
- Decorations shall not interfere with visibility of the neighborhood sign and/or the routine maintenance of the surrounding area.
- Decorations are limited to recognized holidays to include: New Year's Day, Valentine's Day, St. Patrick's Day, Easter, Memorial Day, Flag Day, Fourth of July, Labor Day, Veterans Day, Halloween, Thanksgiving, Hanukkah and Christmas. Other seasonal decorations are prohibited.

### 13. COMMUNITY ASSOCIATION DUMPSTERS AND TRASH CONTAINERS

Resident use of Association dumpsters and trash containers to dispose of personal/household material is strictly prohibited.

### 14. CONSTRUCTION DUMPSTER AND PORTABLE TOILET APPLICATIONS

Applications for a permit for temporary placement of a dumpster, and/or a portable toilet shall be submitted to the Modifications Department for review and approval. Approval shall be subject to placement within the resident's property and any possible impact on Storm Water Protection Plan for the Community will be considered. Non-transferable construction debris containers, such as dumpsters, dump boxes and trailers, to include portable toilets, shall be placed on the resident's property, not in the street. Containers shall be removed promptly when full. Containers may remain at the residence for a maximum period of one week. Extensions beyond one week require the approval of the Modifications Department. All construction debris shall be removed and dumped at an appropriate public or private disposal site. Dumping of any kind, at any location within Sun City Hilton Head is prohibited.

### 15. DRESS CODE

Proper dress is required when entering all Association facilities and on all Common Areas in accordance with the following basic guidelines:

- Swimming apparel is not appropriate in non-swimming Association facilities unless covered with appropriate non see-through swimsuit cover up.
- Upper body garments shall be worn when participating in all activities and when in Common Areas except by males using swimming facilities.
- Swimming suits are required in all swimming facilities. No cut-offs or street clothes permitted.
- Appropriate athletic apparel is required in athletic sports areas, which may include specific footwear and/or clothing.
- The General Manager is authorized to more specifically delineate dress requirements as needed within any Association facility or Common Area.
- Proper golf decorum in matters of dress is required which includes a collared shirt and/or a mock turtleneck. Denim is not acceptable.

### 16. GAMBLING: SOUTH CAROLINA LAW

South Carolina Code of Laws §16-19-10 et seq. sets forth crimes and offenses related to gambling and lotteries. These are prohibited on the Association property. Under current South Carolina Laws gambling of any type is prohibited in any establishment that holds an Alcohol Beverage License.

#### 16.1. Gaming

South Carolina Code of Laws §16-19-60 provides that members of a club or social organization may gather to play games of tiles, cards, or dice, including, but not limited to, canasta, mah jongg, and bridge where the games are played among members in a private residence, home, or community clubhouse. There can be no economic benefit, betting, wagering or gambling related to such activities.

## Community Rules 2026

---

### 16.2. Raffles/Lotteries

A qualified nonprofit may conduct certain raffles under South Carolina law. The nonprofit must be one recognized by both the South Carolina Department of Revenue (SCDOR) and the Internal Revenue Service as exempt from Federal and State taxation or is in a class, department or organization of an educational institution; and, organized and operated for religious, charitable, scientific, literary or educational purposes, or for the prevention of cruelty to children or animals; and, is registered (or exempt from registration) with the South Carolina Secretary of State.

### 16.3. Bingo

Under current South Carolina laws, bingo and other games of chance are prohibited on Association property.

## 17. GOLF CARTS: SEE VEHICLES

## 18. GUEST ACCESS AND USE OF FACILITIES

A Guest is defined as a person who visits or stays overnight in a Sun City home and does NOT stay for more than 30 days in a consecutive 6-month period. Members are responsible for the conduct of their guests. Each activity card holder may extend guest privileges as follows:

### 18.1. Chartered Club Guest

Any Chartered Club desiring to host an approved tournament or league play that will include invited guests from outside the community shall first notify the Director of Lifestyle Services. A list of invited guests or teams, if applicable, shall be submitted to the appropriate gate and the Director of Lifestyle Services, the golf professionals, or the Health and Wellness Manager, whichever is applicable. Approved tournament guests will be allowed free access at the appropriate gate, and would not be required to obtain guest ID cards prior to utilizing the tournament facility. These guests are limited to the facilities directly related to the tournament or league play only. Chartered Clubs are responsible for their invited guests. Detailed definitions of guests and their attendance to Chartered Club meetings and functions are defined in the Chartered Club Rules and Procedures available in the Community Library of [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org).

### 18.2. Homeowner Guests

Guests of residents may use some of the community facilities during their visit.

- Guests who are 16 years of age or older may use the community facilities without the supervision of an adult or the host resident, providing they have a guest ID card.
- Guests 15 years of age or younger shall have a resident host with them at all times and do not need guest ID cards.

#### 18.2.1. Guest ID Card

There is no fee for a guest ID card. However, guests may be required to pay a fee for use of certain community facilities. All guests shall present a guest ID card when using any amenities without the host resident.

- Guest ID cards are free and may be obtained from all fitness centers.
- Residents must present a valid activity card to obtain or renew a guest ID card; good for 14 days.
- Guest ID cards are required for all adult guests visiting community facilities without the host residents. Guest ID cards are not needed for children.
- Guest ID cards are not transferable. They shall be presented on demand by Community Association staff or Security.
- Holders of activity cards who do not identify their guests as such are in violation of these Community Rules and may be subject to sanctions.
- Guest ID cards are intended for use by non-residents, and will not be issued to co-owners, co-occupants, renters, or pre-closers all of whom have the ability to purchase activity cards. Guests may not extend guest invitations on their own. Guest ID cards shall be presented on demand by Community Association staff or Security.
- Guests of residents who have need to attend a local school during their temporary visit (which is limited to 90 days in a calendar year if they are under the age of 19) and who require temporary transportation by any type of school bus shall first register with Resident Services.
- Resident hosts will be responsible for transporting student guests to and from the pickup point.
- In all cases, compliance with guest rules and procedures is the responsibility of the host resident. Failure to assure compliance may result in suspension of guest privileges for the resident.



## Community Rules 2026

---

- Association staff and Security may make random checks of guest ID cards to ensure compliance. Refer to the sections on specific facilities for additional rules and requirements.

### 18.2.2. Guest Fees

Guest fees are in effect for the use of golf courses, fitness centers, tennis and facilities which include land/water/personal instructional classes. Refer to Health and Wellness Fees for Guest Fees.

### 18.2.3. Guest Use of Pools

- There is no charge for guests to use the pools.
- Guests who are 16 years of age or older may use any pool during operational hours without a resident host, providing they have a guest ID card. No guest ID card is needed if they are visiting the pools accompanied by the resident host.
- Guests 15 years of age or younger are welcome to use the pools during children's hours only and must be accompanied at all times by their resident host. No guest ID card is required. The times for children's hours are provided on the community website at [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org) or posted at the fitness centers.

### 18.3. Vehicle Gate Passes for Guests

- Access into the community for guests of residents may be provided by calling the Main Gate, the North Gate, Riverbend Gate or Sun City West Gate and requesting a vehicle gate pass for guests. Gate passes may also be obtained by visiting the community website at [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org), or through the AAM All Access app. Vehicle gate passes for guests may be issued for a maximum of 30 days and are valid only for the individual to whom they were issued. Guest passes must be displayed on the dash of the vehicle at all times. Vehicle gate passes for guests are not transferable.
- Any Chartered Club, Neighborhood, Registered Community Group or Service Organization requiring five or less guest passes for their event must call in their passes to the appropriate gate or use the community website at [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org).
- More than five vehicles will require a Special Event pass to be printed and delivered to the appropriate gate by the event sponsor. To request a Guest Pass template, email Lifestyle Services Room Specialist.
- Guest parking in the Okatie Lower Lot - Owner/member must obtain Okatie Lower Lot pass from Security at the Main Gate.

### 18.4. Vehicle Gate Passes for Vendors

- The vehicle gate pass process may not be used to gain access by commercial vendors who are performing work.
- Calling in a Guest Gate Pass or an Estimate Pass for a vendor intending to do work is a violation and the resident who calls in the pass will be subject to the specified fine.

## 19. MAINTENANCE EASEMENTS

Certain parts of private property may be deemed as maintenance easements, i.e. utilities, storm drainage infrastructure, and lagoon maintenance. As such certain rules and standards may apply including, but not limited to the following:

- 5 feet, 6 inches height limit for natural growth at lagoon edge at the discretion of the Association.
- 5 feet, 6 inches height requirement for natural tree growth at lagoon edge.
- Plantings and/or hardscaping is prohibited within easements.

## 20. MODIFICATIONS TO EXTERIOR OF HOME

Residents should review the Design Guidelines, available on the community website at [www.SunCityHiltonHead.org](http://www.SunCityHiltonHead.org), before considering changes to the exterior of their home or landscaping. It is the responsibility of each homeowner to comply with all requirements of the Governing Documents. As described in the Declaration, an Owner shall submit an application for Modifications Committee review and approval of supporting documents prior to any exterior property modification, including, but not limited to:

- Construction of house additions, including screen enclosures, glass rooms, and modifications to any previously approved additions.
- Changes to the original house exterior appearance including security cameras and other devices.
- Pool or spa installations.

## Community Rules 2026

---

- Changes or additions to hardscape, such as paving, brick, masonry, concrete, rocks, flagstone, or any inert material. Also, any permanent outdoor barbecues, fountains or water features.
- Landscape, including the original landscaping and alteration of grading or draining.
- Exterior color changes.

Failure to comply may result in a fine per Schedule of Fees or removal of any unapproved modifications.

For all landscape accessories refer to Appendix B Landscape Accessory Guide in the Design Guidelines.

Residents seeking further information may contact the Modifications Department for assistance.

### **20.1. Home Holiday Lighting/Decorations**

- Holiday decorations do not require Modifications Committee approval. However, the design and quantity of the decorations shall be in good taste and the Board of Directors, in its sole discretion, has the right to determine if such decorations are not in good taste.
- Exterior decorations i.e. New Year's Day, Valentine's Day, St. Patrick's Day, Easter, Memorial Day, Flag Day, Fourth of July, Labor Day, Veterans Day, Halloween, Thanksgiving, Hanukkah and Christmas may be displayed no more than 10 days prior to the holiday and shall be removed within five days after the holiday. Hanukkah and Christmas decorations, including lights in the trees/bushes, may be present between Thanksgiving Day and January 10.
- Holiday decorations should not cause light glare or other safety hazards related to vehicular or pedestrian traffic.
- Other seasonal decorations, including those on mailboxes and garage doors, are prohibited.

### **20.2. Hurricane Shutters**

Residents may install or close hurricane shutters if a storm is probable and be returned to normal condition within 10 days after the threat has passed.

## **21. MOVING: PODs AND MOVING TRUCKS**

### **21.1. PODs**

Residents may have Portable on Demand Storage (PODS) units placed in driveways for the purpose of packing or unpacking for a period of 72 hours. A fine may apply if the unit remains beyond the 72-hour period. If the unit remains in place beyond the 72-hour period, the Community Association may exercise the option of having the unit removed and the cost of removal charged to the resident.

### **21.2. Moving Trucks**

- Moving trucks may be temporarily kept or stored completely in a driveway for no more than 24 hours.
- Moving trucks may be parked at The Clubhouse at Okatie Creek lower parking lot, space permitting, for up to three days with an appropriate parking pass obtained at the Main Gate.
- The first moving truck is allowed at no charge. All other subsequent moving trucks will be assessed the appropriate fee.

## **22. PALMETTO COMMONS**

Palmetto Commons is a multi-use building which includes the Sun City Book Exchange Club, Safety and Service, meeting rooms and the following Community Association departments:

- Executive Administration
- Resident Services
- Communication
- Compliance
- Finance
- Human Resources
- Lifestyle Services
- Modifications
- Security

### **23. PROHIBITED ACTIVITIES**

The following activities are prohibited within the Properties unless expressly authorized by, and then subject to such conditions as may be imposed by the Board as outlined in Exhibit C of the CC&Rs:

#### ***23.1. Use of Bodies of Water***

Active use of lakes, ponds, rivers, streams, wetlands, or other bodies of water within the properties or within any golf course are prohibited, except that the owners of any golf courses and their agents, successors and assigns, shall have the exclusive right and easement to retrieve golf balls from bodies of water within the Common Areas and except that the Board may allow use of non-motorized boats subject to any rules and regulations it may establish. The Association shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of lakes, ponds, rivers, streams, wetlands or other bodies of water within or adjacent to the properties.

#### ***23.2. Destructive Activities***

Activities which materially disturb or destroy the vegetation, wildlife, or air quality within the properties or which result in unreasonable levels of sound or light pollution are prohibited.

#### ***23.3. Businesses***

Conducting any business, trade or similar activity, except that an owner or occupant residing in a dwelling unit may conduct business activities which are commonly conducted within residential areas within the dwelling unit so long as:

- The existence or operation of the business activity is not apparent or detectable by sight, sound, or smell from outside the dwelling unit.
- The business activity conforms to all zoning requirements for the properties.
- The business activity does not involve visitation of the Lot or Dwelling Unit by clients, customers, suppliers, or other business invitees or door-to-door solicitation of residents of the properties.
- The business activity is consistent with the residential character of the properties and does not constitute a nuisance, or a hazardous or offensive use, or threaten the security or safety of other residents of the properties, as may be determined in the sole discretion of the Board.

#### ***23.4. Miscellaneous Activities***

Holding garage sales, moving sales, rummage sales, real estate open houses or similar activities at a residence is prohibited.

#### ***23.5. Firearms, Explosives and Other Weapons***

Discharge of firearms or explosives within the Sun City Hilton Head Community is prohibited. The term "firearms" includes BB guns, pellet guns, and other firearms of all types, regardless of size. Other weapons, including bow and arrow, are also prohibited.

#### ***23.6. Number of Occupants***

Occupancy of a dwelling unit by more than two persons per bedroom in the dwelling unit is prohibited. For the purposes of this provision, "occupancy" shall be defined as staying overnight in the dwelling unit more than 30 days in any six-month period.

#### ***23.7. Subdivision***

Subdivision of a lot into two or more lots after a subdivision plat including such lot has been approved and filed with the appropriate governmental authority is prohibited. Or changing the boundary lines of any lot, except that the Declarant shall be permitted to subdivide or change the boundary lines of lots which it owns is prohibited.

#### ***23.8. Internal Ownership***

Operation of a timesharing, fraction sharing, Airbnb, VRBO, or similar program whereby the right to use of the dwelling unit rotates among participants in the program on a fixed or floating time schedule over a period of years is prohibited.

## Community Rules 2026

---

This subsection shall not apply to any activity conducted by the Declarant with respect to its development and sale of the properties or its use of any lots which it owns within the properties, including the designation and use of vacation villas. The leasing of a dwelling unit shall not be considered a business or trade within the meaning of this subsection.

Rental of a home/villa/duet or cottage must be for a minimum of three months. Owners shall not rent out part of the home while they are still residing in the dwelling as this action is prohibited (See section 24.6 Leasing/Rentals).

### **23.9. Unmanned Aircraft/Drones**

For safety and privacy concerns, recreational use of unmanned aircraft is strictly prohibited.

## **24. PROHIBITED CONDITIONS**

The following shall be prohibited within the Properties as outlined in Exhibit C of the CC&Rs:

### **24.1. Clothes Drying Facilities**

Outside clotheslines or other outside facilities for drying or airing clothes shall not be erected, placed or maintained on any lot.

### **24.2. Nuisances**

No rubbish or debris of any kind shall be placed or permitted to accumulate within a dwelling unit, garage, vehicle or upon or adjacent to any lot so as to render any such property or any portion thereof, or activity thereon, unsanitary, unsightly, offensive or detrimental to any other portion of the properties. Woodpiles or other material shall be stored in a manner so as not to be visible from outside the lot and so as not to be attractive to native rodents, snakes, and other animals and to minimize the potential danger from fires. No other nuisance shall be permitted to exist or operate upon any lot so as to be offensive or detrimental to any other portion of the properties. No activities shall be conducted upon or adjacent to any lot or within improvements constructed thereon which are or might be unsafe or hazardous to any person or property. No open fires shall be lighted or permitted on the properties, except in a contained outdoor fireplace; or barbecue unit while attended and in use for cooking purposes, or within a safe and well designed interior fireplace.

### **24.3. Garage Doors**

- Garage doors and garage door privacy screens shall remain closed at all times except when in use.
- Decorations may not be attached to the garage door/garage screens except during Association approved home decorating periods.

### **24.4. Temporary Structures**

Tents, shacks, or other structures of a temporary nature on any lot are prohibited except as approved in accordance with Article XI of the CC&Rs or as may be authorized by the Declarant during initial construction within the properties. Approved temporary structures used during the construction or repair of a dwelling unit or other improvements shall be removed immediately after the completion of construction or repair.

### **24.5. Storage**

Storage of furniture, fixtures, appliances, machinery, equipment or other goods and chattels not in active use on the Common Area or any portion of a lot which is visible from outside the lot is prohibited, except as approved in accordance with Article XI of the CC&Rs.

### **24.6. Leasing/Rentals**

#### **24.6.1. Subleasing and Lease Less than 90 Days of Dwelling Units**

"Leasing," for purposes of this declaration, is defined as regular, exclusive occupancy of a dwelling unit by any person other than the owner, for which the owner receives any consideration or benefit, including, but not limited to, a fee, service, gratuity or emolument. Dwelling units may be leased only in their entirety. No fraction or portion may be leased. No structure on a lot other than the primary residential dwelling unit shall be leased or otherwise occupied for residential purposes, except that any lot comprised of more than one acre of land may make residential use of such a structure other than the primary residential dwelling unit for an ancillary use such as in-law suite or nanny suite, but not for independent leasing. There shall be no subleasing of dwelling units or assignment of

## Community Rules 2026

---

leases unless prior written approval is obtained from the Board. All leases shall be in writing. No transient tenants may be accommodated in a dwelling unit, and all leases shall be for an initial term of no less than 90 days. The leasing of any lot is further subject to the restrictions on occupancy set forth in Section 2.3 of the Declaration. The homeowner is ultimately responsible for informing the Community Association of lease expiration date for the residence.

### **24.6.2. Notice of Lease**

Notice of any lease, together with such additional information as may be required by the Board, shall be given to the Community Association offices by the lot owner within 10 days of execution of the lease. The Owner shall make available to the lessee copies of the Declaration, Bylaws, and the rules and regulations. The Board may adopt reasonable rules regulating leasing and subleasing.

### **24.6.3. Leasing by Declarant**

Notwithstanding the above, Declarant retains the right to lease any lot it owns for a period of not less than 30 days, provided the tenant is awaiting the completion of construction of a new home on a lot he or she owns or is under a binding contract to purchase within Sun City Hilton Head.

### **24.7. Trash Containers and Collection**

No garbage or trash shall be placed or kept on any lot, except in covered containers of a type, size and style which are approved in accordance with Article XI of the CC&Rs or as required by the applicable governing jurisdiction. Such containers shall be kept inside garages or other structures on lots except when they are being made available for collection and then only for the shortest time reasonably necessary to effect such collection. All rubbish, trash, or garbage shall be removed from the lots and shall not be allowed to accumulate thereon. Trash containers should not be put outside a residence before 5 p.m. the day before pick-up. No outdoor incinerators shall be kept or maintained on any lot.

### **24.8. Walls, Dog Runs, Animal Pens, or Fences of Any Kind**

Walls, dog runs, animal pens, or fences of any kind on any Lot except as approved in accordance with Article XI of the CC&Rs. The Declarant and the Association shall have the right, without obligation, to construct and maintain fences on any portion of the properties which they own.

## **25. REGISTRATION**

All new occupants and/or members may register in person with Resident Services and provide appropriate documents or by electronic means. In special circumstances, properly signed documents or executed Limited Power of Attorney may be used for registration in lieu of a personal appearance. All activity cards will contain the cardholder's photograph, AND member number. Guest ID cards are valid only for the person or persons to whom they are issued, and cannot be loaned, transferred or assigned. All guests, whether accompanied or unaccompanied, shall obtain a guest ID card, and depending on the amenity utilized, pay the designated fee.

### **25.1. Renters**

The lessee shall register with Resident Services and provide a copy of his/her signed lease agreement and valid driver's license(s). The lease agreement shall be for a period of not less than 90 days, unless 1) it is an extension of a lease which was for 90 days or more or 2) the renter has a valid sales contract to purchase a new home in Sun City Hilton Head.

### **25.2. Renter Obligations**

The Renter (Lessee) and Owner shall be current and in good standing with the Association. Any Renter who is not in good standing may have all privileges suspended; including, but not limited to use privileges and vehicle decal and RFID tag. Renters are required to pay an annual registration fee (per lease person and per lease).

## **26. REGISTERED COMMUNITY GROUPS**

Registered Community Groups are groups that provide additional opportunities for residents to come together with mutual interests that further enhance their lives and the lifestyle of the community. These groups may form as they cannot retain charter status or elect to remain unchartered. Registered Community Groups may be formed

## Community Rules 2026

---

around social, service, political, geographical, vocational or educational interests. See a list of Registered Community Groups in each issue of *SunSations*.

### 27. RESERVATIONS/ASSOCIATION SCHEDULING OF FACILITIES

The CC&Rs give the Association the right to rent or lease any portion of any clubhouse and other recreational facilities within the Common Area, under the terms of the Room Rental Guidelines on a short-term basis to any Owner or Association-sanctioned group for the exclusive use of such sanctioned group or Owner and Owner's family and guests.

The use of the Association facilities is primarily for the enjoyment of the members of the Association and residents of the community. Guests are welcome in the community, but guests are accommodated only when their participation does not infringe upon the convenience or right of enjoyment of the members and/or residents.

ORDER OF PRIORITY - Reservations are assigned according to this order of priority:

1. Declarant (Developer)
2. Board of Directors to include Board Appointed Committees and Board Appointed Task Forces
3. Association-sponsored activities open to all residents
4. Chartered Clubs
5. Neighborhoods
6. Registered Community Groups
7. Service Organizations
8. Residents
9. Non-Residents

All room schedules are established and maintained by Lifestyle Services. Room reservation requests shall be made by completing a Room Request Form and delivering this form to Lifestyle Services or by emailing [reservations@schca.com](mailto:reservations@schca.com).

Any free-of-charge requests for space by Chartered Clubs, Neighborhoods and Registered Community Groups are limited to a maximum of four hours per function. Any additional hours will be charged at the current published Resident rental rates.

Chartered Clubs - May request space for meetings and two functions with contracted food and/or entertainment per year free of charge. Chartered Clubs are granted one community wide function per year that will occupy the same facility and set-up for two or more continuous four-hour periods within these guidelines:

- Request is made at least a year in advance and must be approved by the Lifestyle Services Director.
- Functions that extend for more than a day must include a weekend. (Friday/Saturday/Sunday or Saturday/Sunday/Monday)
- Functions cannot last for more than three continuous days.
- There is only one "set-up" that will be maintained until the end of the function.
- The scheduled function must be open to and free for all Sun City residents and their guests.
- The function is not advertised or promoted to non-residents.
- Normal fees apply for AV assistance and consumable items.
- All other room rental guidelines apply.

Neighborhoods - Neighborhoods that have not been officially established may request space for functions four times per year free of charge. Space must be requested and signed by the appropriate District Representative. During their first year of existence, newly established neighborhoods may meet on a not-to-exceed basis of one (1) meeting per month free of charge. Established neighborhoods may request space for meetings and/or functions with contracted food and/or entertainment eight times per year free of charge. All residents in a neighborhood must be invited to a function; otherwise a room rental fee is assessed. Unscheduled space may be requested within 24 hours of an additional desired meeting from either the Neighborhood Representative or Alternate Neighborhood Representative. (As outlined in the CC&Rs, 3.5 Neighborhoods, Neighborhood Representatives).

Registered Community Groups - May request space for meetings and/or functions with contracted food and/or entertainment twice per year free of charge.

## Community Rules 2026

---

The Association reserves the right, at all times, to deny, adjust, cancel, reschedule, or move meeting space as deemed necessary, except for Declarant use.

If additional set-up or cleanup is required, if damage to Association property, or unauthorized movement of furniture/equipment is noted subsequent to the function, additional charges will be assessed.

### **27.1. Alcohol**

The Community Association holds the liquor license for Sun City Hilton Head property with exception of the on-site restaurants. Only those licensed by the state of South Carolina are permitted to sell alcohol at certain locations within Sun City. Clubs, groups, etc. may not sell alcohol at any function.

Under current South Carolina Laws gambling of any type is prohibited in any establishment that holds an Alcohol Beverage License (ABL).

Any event where alcohol is to be served or consumed on Community Association property shall have the prior written approval of the Director of Lifestyle Services and/or General Manager and is subject to the laws of the State of South Carolina, any Community Association room rental guidelines in effect, or any other policies established by the Association and South Carolina laws. Only those properly trained and certified (i.e. TIPS) may serve alcohol on Community Association property.

### **27.2. Scheduling of Meetings and Functions**

Requests for space for the subsequent year are as follows:

- Chartered Clubs shall submit reservation requests beginning June 1 to June 5.
- Neighborhoods shall submit reservation requests beginning June 8 to June 12.
- Registered Community Groups and Service Organizations may submit reservation requests beginning June 15 to June 19.

A room setup plan will be submitted with the original request. Any changes to the setup must be made no later than 14 days prior to the function.

Use of meeting rooms without prior notice and approval is prohibited.

### **27.3. Resident Functions**

Requests for space for private event by an activity card holder utilizing the fee schedule in place at the time shall be submitted beginning June 22 for the subsequent year and will be confirmed on a space available basis in accordance with the Order of Priority listing.

The use of Association facilities by a resident on behalf of an outside organization, business, group, etc. that is not recognized as a Chartered Club or Registered Community Group, shall submit a non-resident request form and will be billed the non-resident rate.

### **27.4. Non-Resident Functions**

Requests for space for meetings, seminars, parties and other events hosted by a non-resident utilizing the fee schedule in place at the time shall be submitted beginning July 6 for the subsequent year and will be confirmed on a space available basis in accordance with the Order of Priority listing.

### **27.5. Unscheduled Activities**

Use of a meeting space without a reservation may be accommodated at the discretion of the Lifestyle Room Specialist on a first come, first served basis, provided such events are in accordance with all Association policies and procedures. Anyone desiring to use meeting space without a reservation (for discussions or impromptu gatherings when a meeting room is not in use, for example), shall contact the Lifestyle Room Specialist for permission. These requests can be made no earlier than 24 hours prior to room usage. Additionally, the meeting space shall be left in the same condition and with the same set-up configuration in which it was found at the time the Lifestyle Room Specialist gave permission for use of the meeting space, or penalties will be assessed to the contact person. Continued use of Association space (defined as more than three times per calendar year) for the same purpose (card games, for example), constitutes a meeting and is subject to all other meeting guidelines. Rooms may be used

## Community Rules 2026

---

for a maximum of two hours. The Association reserves the right to interrupt or terminate or reschedule these activities as necessary to maintain room scheduling priorities as described herein. Failure to obtain proper approval prior to using meeting space constitutes a violation of community rules and may subject the owner to further sanctions.

The following rooms are eligible for daily use without reservation based on availability and must contact Lifestyle Room Specialist before using room(s):

- Hidden Cypress-Coosaw/New River Rooms
- Lakehouse-Bayside Room and Dockside Room
- Pinckney Hall-Kiawah River Room and Congaree River Room

### 28. SIGNAGE

Signs of any kind, except those required by law, shall not be displayed on a lot, house or vehicle (inside or outside). Any signs used at a function held in any Association building must be approved by Lifestyle Services. Signs must meet the size and location specifications set by Lifestyle Services Department and should meet standards of neatness and good taste. No signs requiring nails, tacks, screws or similar materials may be affixed to Association Property. Signage to advertise a club event must be approved by Lifestyle Services and posted at specific locations throughout the community not before 5 p.m. the day before an event.

#### 28.1. Political Signs

A political sign is defined as a sign which attempts to influence the outcome of an election, including supporting or opposing an issue or candidate. Political signs are permitted as long as they are placed no more than 14 days before the election and removed no later than five days after the election. Such signs must be placed in the foundation planting bed, cannot obstruct views, and may not be attached to trees, fences or utility poles. Political signs may not exceed 24 inches x 24 inches. Only one sign per candidate and/or issue is permitted.

In accordance with Article XII, Section 12.4 of the CC&Rs:

"Rights of Owners Regarding Use Restrictions. Except as may be specifically authorized by this Declaration, neither the Board nor the Owners may adopt any rule in violation of the following provisions:

(b) Speech. The rights of Owners and occupants to display on their Lot political signs and symbols of the kinds normally displayed in or outside of residences located in single family residential neighborhoods in individually owned property shall not be abridged, except that the Association may adopt reasonable rules regarding the use of clearly offensive, lewd or pornographic wording or graphics, time of display, place, manner, size, location, and quality of construction for signs and symbols which are visible from outside the Lot."

### 29. SOLICITATION POLICY AND LOWER MAILBOX POLICY

#### Solicitation Policy

No solicitation of any kind is permitted including but not limited to door-to-door or lower mailboxes without the prior approval of the General Manager. Please refer to the Solicitation Policy below for additional details. **For the purpose of this policy, Solicitation is an act or action that asks for contributions or pledges of monetary or non-monetary support, political votes and commercial business. This policy shall apply to all individuals, Chartered Clubs and Registered Community Groups.**

1. There shall be no "door-to-door" solicitation allowed within the community.
2. Non-residents are not allowed to solicit or petition within the community.
3. Residents, Chartered Clubs and Registered Community Groups may request through the General Manager, or his/her designee, community wide distribution of solicitation materials for special events. Approval shall not be unreasonably denied. Appeal of a denial shall be to the Board of Directors.
4. Prior to any distribution, all solicitation materials must receive an approval seal from the office of the General Manager.
5. Printed materials of the sponsoring resident or organization may be distributed within the venue of the event so long as they are not scandalous, malicious, defamatory or libelous.
6. The General Manager will make the decision on the following:
  - A. Materials must be of interest to community residents.
  - B. Commercial advertising, not associated with the Community Association, shall be denied.



## Community Rules 2026

---

7. Distribution of material generated by a Neighborhood committee, Chartered Club or Registered Community Group for distribution to their respective membership does not need the prior approval of the General Manager. These materials shall be of interest to their membership and shall not be scandalous, malicious, defamatory or libelous.
8. Distribution of material generated by individual homeowners and residents for the purpose of extending personal invitations, greeting cards and deliveries of a personal nature do not require prior approval of the General Manager or Neighborhood Representative. These materials shall not be scandalous, malicious, defamatory or libelous.

### **Lower Mailbox Policy**

Some SCHH homes were provided with lower mailboxes by the developer. The purpose of these lower mailboxes is to allow residents to receive intracommunity correspondence. To avoid intrusion on resident privacy and unwanted solicitation, the following rules apply for the use of lower mailboxes.

1. Lower mailboxes shall not be used by non-residents or for commercial purposes not associated with the Community Association.
2. Community wide distribution of materials, distribution by neighborhoods, Chartered Clubs and Registered Community Groups to their respective members, and distribution by individuals in the lower mailboxes shall be in accordance with the published Solicitation Policy.
3. For those homes without developer provided lower mailboxes, distribution of materials to any private residence shall be in accordance with the published Solicitation Policy.
4. The Resident Advisory Committee (RAC) will develop guidelines for distribution of material in those neighborhoods not provided with a lower mailbox. These guidelines shall be in accordance with the published Solicitation Policy.

### **30. SMOKE FREE AREAS**

All indoor Association facilities are designated as smoke free environments. This smoke free environment is extended 15 feet from the entrance of any Association facility. Certain outdoor environments including all outdoor pool deck areas, the golf driving ranges, practice chipping areas, practice sand traps, practice putting greens, softball bleachers, tennis bleachers, nature trail, shade structures and other areas as marked are also non-smoking areas. This includes all electronic smoking devices.

### **31. VEHICLES**

Individuals desiring entry to the property may be asked to produce such identification as deemed necessary. The method of using decals or passes serves only to identify the vehicle itself. The driver and any occupant may be identified by other means such as a Sun City Community Association activity card or a valid state issued driver's license.

#### ***31.1. Sun City Decals and RFID Tags***

Owners/co-occupants/renters are entitled to one RFID tag and one decal for each motorized or battery operated vehicle owned or leased to that individual. Residents with a valid state issued handicapped placard/license plate may apply for a SCHH Golf Cart/LSV Handicapped Decal. Handicapped decals will only be valid in Sun City Hilton Head and will have the same expiration date as the handicap placard. Decals and RFID tags shall be issued regardless of whether or not the homeowner chooses to obtain activity cards under the provisions of # 1 above. Under no circumstances will decals and RFID tags be issued to non-residents, except as may be authorized by the Board of Directors or the Association's General Manager. Renters shall obtain an RFID tag and decal as part of the processing fee under provision of Section 26.2 of the Rules and Regulations.

- All vehicles within Sun City Hilton Head, including golf carts, shall have a valid state registration and proof of insurance, and an authorized Sun City decal and RFID tag, Guest pass, or Commercial pass in plain view. Vehicles not displaying current State registration and proper authority to be on the property may be removed from Sun City Hilton Head at the owner's expense.
- Residents of Sun City Hilton Head shall register their vehicles with the Community Association and display a valid property owner's or renter's Sun City decal and RFID tag. Failure to do so will not allow access through the automatic gate systems.
- Sun City decals will be affixed to the exterior outer portion of the windshield on the driver's side by designated personnel.

## Community Rules 2026

---

- Renters' Sun City decals and RFID tags shall be renewed by calling Palmetto Commons at (843) 705-4000 or via email at [Resident.Services@schhca.com](mailto:Resident.Services@schhca.com).
- RFID tags will be affixed to either the passenger side of the windshield or headlight as determined by Community Association personnel.
- No RFID tag or decal shall be affixed to a loaner vehicle.
- When the vehicle is replaced, a new Sun City decal and RFID tag will be issued. To replace an RFID tag or Resident Decal, please call (843) 705-4000 to schedule an appointment. Residents will need to present a driver's license, insurance, vehicle registration and CAM number. Lost or stolen vendor Sun City decals must be reported to the Main Gate immediately. A new commercial Sun City decal may be purchased for the full price.
- The Association reserves the right to deny the issuance of a Sun City decal, RFID tag, vendor or guest pass, or to remove a Sun City decal, RFID tag, vendor or guest pass if it is not used in accordance with the Rules and Regulations of the Association.
- All Sun City decals, RFID tags and passes are issued to one specific vehicle. Transferring Sun City decals, RFID tags or passes to another vehicle, without prior approval, is strictly PROHIBITED and could result in the revocation of authorization to register vehicles on Sun City Hilton Head property.
- Those members whose accounts are not in good standing with the Community Association will not have authorized access into the Community through the automatic gate systems. This applies to any guest passes issued under their account as well.
- Requirements for any Sun City Hilton Head decals and RFID tags:
  - Valid State Issued Driver's License.
  - Current Vehicle Registration or a Bill of Sale (on new vehicles, within 45 days of purchase).
  - Activity card
  - Proof of insurance

*All barrier entrances into and out of the community utilize automated gate arms designed for authorized motor vehicles only. Unauthorized vehicles, alternative methods of transportation or individuals entering or exiting through the automated gate arms assume full and sole responsibility for any property damage and/or personal injury arising out of, or resulting from, the use of automated gate arms.*

### 31.2. Golf Carts

The standards noted herein apply to a resident's privately owned golf cart, when used in Association Common Areas. All references to "golf cart" shall include "low speed vehicle" as well. Golf cart operation is allowed only on the streets, parking lots, and golf courses (when driver is golfing), and the entrance/exit to the pedestrian/golf cart bridge at Sun City West, Argent Boulevard.

- Low speed vehicles are only permitted on golf courses utilizing low speed setting.
- Golf carts shall be equipped with the appropriate golf cart tires as determined by the Director of Golf.
  - NO "knobby" or specialty "off road" types due to the noise and turf damage they create are allowed on the golf course. Tire width must be a minimum of 8 inches.
- Areas Where Golf Carts Are Not Permitted:
  - Trails located throughout the community and sidewalks leading to Association facilities and recreation areas.
  - Turf landscape areas, including those adjacent to outdoor sport courts and sport fields, lakes and lagoons (See Section 31.3 Parking), outdoor pools, Town Square, Riverbend Lodge, and the outdoor Pavilion.
  - Wetland areas, docks inclusive of boardwalk access ways.
- While Association-owned golf courses are defined as Common Areas, use and restrictions for golf carts in those areas are separately identified in "Golf Course".
- Golf carts are subject to the same "rules of the road" commonly applied to licensed motor vehicles.
- Failure to obey State/County traffic laws and commonly understood "rules of the road" may result in civil penalties as assigned by local law enforcement officials, and/or sanctions and fines as may be imposed by the Association's Board.
- Golf carts will always be driven to the far right side of the road, allowing licensed motor vehicles the ability to safely pass on the left.
- Golf cart drivers are reminded that they may be sharing the far right side of the road with bicycles, or other slow-moving maintenance equipment. Golf carts may pass on the left when safe to do so, returning to the far right immediately thereafter.
- The number of passengers in a golf cart cannot exceed the golf cart's seating capacity.
- Before driving a golf cart on, or across any State or County primary or secondary road outside Sun City Hilton



## Community Rules 2026

---

Head including private roads, golf cart owners should contact the South Carolina Division of Motor Vehicles and their insurance company for guidance and clarification. To obtain a State permit, golf cart owners shall show a valid state issued driver's license and proof of financial responsibility (Liability insurance) and application will be made at the State Department of Motor Vehicles.

### 31.2.1. Golf Cart Registration

Any privately owned golf cart or motorized vehicles being operated on the Common Area or on the golf courses within the community shall be registered with the Association. The owner of the golf cart or motorized vehicle shall register it within 30 days. At the time of the registration appointment, the owner of the golf cart will need to have the state registration sticker in their name and affixed to the front window of the golf cart. They shall show proof of ownership, proof of insurance and a valid state issued driver's license. The RFID sticker and resident decal will be issued for the vehicle after this process is completed. Golf cart and motorized vehicle registrations shall be renewed with the Association at the state registration expiration date. State registration stickers are non-transferable. Association citations in connection with operation of a golf cart or motorized vehicle stand against the registrant of that vehicle.

Golf cart or motorized vehicle drivers must be at least 16 years of age and have a valid state issued driver's license or driver learners permit and be accompanied by a licensed driver and be able to provide proof of insurance. If you are unsure of the adequacy for insurance, you should contact your insurance agent for particulars and guidance. Association Security may ask to see a driver's license and proof of insurance when stopping a golf cart or motorized vehicle for a traffic violation. Failure to produce these documents when being stopped may result in the golf cart or motorized vehicle registrant being cited for a violation of the Community Rules. Fines may be reduced if documents are produced in five business days.

### 31.2.2. Damage Caused by Golf Carts or Motorized Vehicles

In the case of damage sustained to Association property, the Association reserves the right to cure the damage and bill the responsible Owner for all associated costs.

### 31.2.3. Safety Equipment for Golf Carts

- At a minimum, all golf carts will be equipped with a rear view mirror, a reliable steering apparatus, efficient brakes, safe tires and either red reflector warning devices or lamps as described below in the front and rear.
- Automatic turn signals are highly encouraged. Without them, the use of standard hand signals is mandatory.

Headlights and taillights are also highly encouraged to facilitate safe driving during periods of fog, and inclement weather. Golf carts may be operated on Association Common Areas at night with the following equipment: a headlight that emits a white light visible from a distance of 500 feet to the front, a tail lamp that emits a red light visible from at least 100 feet from the rear, brake lights, and automatic turn signals. "At Night" is defined as a period of time from 30 minutes after sunset until 30 minutes before sunrise. Additional equipment that should be considered includes emergency warning flashers, a horn, and lap-restraint seat belts (driver and passenger).

## 31.3. Parking

These rules apply to all vehicle operators within Sun City Hilton Head.

- Only vehicles, including golf carts, with displayed valid handicap parking identification or disabled veteran license plate shall park in a designated handicap parking space. See Barcode Section for Disabled Persons Golf Cart/Motorized Vehicle Decal Information.
- No parking of any motorized vehicle is allowed where prohibited by signage, curb painted yellow or striped pavement. Parking shall be in designated spaces only.
- Parking in a handicapped loading/unloading space (marked by the blue diagonal lines) shall result in a fine.
- Golf carts should always park in designated golf cart parking spaces, when available. Otherwise, golf carts may park in designated motor vehicle parking spaces.
- When parking in a designated motor vehicle parking space, golf carts shall be parked two per parking space: first cart in left front, second cart right rear.
- Parking of golf carts on the grass adjacent to lagoons shall only be in marked parking areas. If marked parking areas are full, or there is not a marked parking area, golf carts may park on any side street, but not less than 15 feet from any stop sign, yield sign and intersection.
- Parking spaces designated for golf carts shall not be used by automobiles but may be used by motor driven cycles, scooters, etc.

## Community Rules 2026

---

- No parking on streets where the speed limit is 35 mph. Under certain circumstances, the Association may authorize parking for special events.
- Parking against the flow of traffic is prohibited.
- Parking on streets should not impede adequate traffic flow.
- Parking on streets within 30 feet upon the approach to any stop sign, yield sign, and intersection is prohibited
- No parking on any grass, unpaved areas or non-designated parking spaces at any time.
- Parking in emergency/fire lanes or within 15 feet of a fire hydrant is prohibited.
- Resident vehicles may not be parked between 2 a.m. and sunrise on residential streets, parking lots or adjacent to Community Association facilities. If deemed necessary, Security is authorized to issue a special parking pass from the Main Gate Vehicles with a valid authorized Guest Pass may park in the street overnight. This restriction includes the parking area adjacent to Lake Somerset. Overnight parking on Colonel Thomas Heyward Road, Argent Way and Red Dam Road is strictly prohibited.
- For sponsored or approved trips with transportation by bus, parking for travelers is permitted based upon availability and approval through the Lifestyle Services Department and Securitas. Only transportation companies on the approved vendor list will be permitted entry. Please contact Lifestyle Services for a detailed list. Travelers should carpool or be dropped off at the departure point if possible to minimize parking. Cars must display:
  1. a valid Sun City decal
  2. and dashboard pass provided by the trip organizer
- A list of residents that will be utilizing the parking area shall be provided to the Main Gate.
- Oversize vehicles (including all boats, RVs, trailers and other vehicles that cannot fit in the resident's garage) may be parked at The Clubhouse at Okatie Creek lower parking lot, space permitting, for up to 10 days with an appropriate parking pass obtained at the Main Gate. Request for renewals must be approved by security. This option may not be used if the vehicle has an assigned storage space in the Boat/RV Facility.
- All commercial vehicles shall utilize two orange cones, at least twelve inches in height, placed four feet from the vehicle, one at the rear and front and in line with the vehicle or amber warning lights whenever parked within Sun City Hilton Head.
- Any camping or living in any vehicle is strictly prohibited except as authorized in the Boat/RV Facility.
- As identified in the CC&Rs, no vehicle may be left upon any portion of the Properties except in a garage, driveway, parking pad, or other area designated by the Board. Commercial vehicles, recreational vehicles, mobile homes, trailers, campers, boats or other watercraft, or other oversized vehicles, stored vehicles, and unlicensed vehicles or inoperable vehicles shall not be parked within the Properties other than in enclosed garages; provided however, that one recreational vehicle, one camper, one boat or other watercraft or moving truck may be temporarily kept or stored completely in a driveway or completely on a parking pad on a Lot for not more than 24 hours within each seven day period. Any covered vehicle constitutes a stored vehicle.
- No parking in front of residential mailboxes during daylight hours.

### **31.4. Traffic Rules and Regulations**

- Sun City Hilton Head is a private, gated community. Pursuant to Article II §2.1(c) of the CC&Rs, the Rules and Regulations set forth herein are applicable to the Common Areas within the Properties. All Sun City Hilton Head Owners, tenants, guests, Declarant employees, Management employees and commercial invitees hereby consent to the application of and are bound by these Rules and Regulations by accepting the right to use the roads, streets and parking facilities within Sun City Hilton Head.
- All general "rules of the road" including use of seat belts and child safety devices shall be observed.
- All vehicles shall yield to pedestrians in crosswalks.
- The speeds within the community will be monitored by qualified security personnel utilizing certified radar equipment. Sanctions for violations of these rules may be issued and fines may be imposed.
- Speed limit signs are posted along all of the thoroughfares within the community. The speed limit on main boulevards such as Del Webb Boulevard, the four lane sections of Sun City Boulevard, and Sun City Lane is 35 mph unless otherwise posted. The speed limit is 25 mph on every other road unless posted differently. The speed limit on Seburn Drive, Walden Lane and on the Millennium Bridge over Hwy 278 is 20 mph. The speed limit in all new construction areas is 15 mph, and is 10 mph at all entrance and exit gates and within all parking areas, unless noted otherwise.
- All vehicles shall yield to fire department, police, EMS, and SCHH Security vehicles with lights flashing and/or sirens blowing or when on the side of the road having stopped another vehicle.
- All vehicles shall obey all posted traffic signs and words and/or symbols marked on paved surfaces.
- The Association may post "No Parking" signs along the streets and roadways where it, in its sole discretion, determines appropriate. Violators are subject to violations and towing.



## Community Rules 2026

---

- For reference to the Towing Policy, please see approved Association policy.
- Bicycle riders must obey all applicable traffic rules and regulations as well as those additional applicable rules contained in Section 9 Bicycles and Electric Bikes.
- Motorists shall leave a safe distance between bicycles and/or golf carts when passing.
- Vehicles, bicycles and golf carts must cross the Millennium Bridge in single file; no passing is permitted.

### 31.5. Vendor Access

- Resident must call in estimate passes. Estimate passes shall be valid only for direct access to and from the destination indicated on the front of the pass. The estimate pass is only valid for the limited time it takes to provide a work estimate to the resident.
- Any violation to the limited scope of the estimate pass shall result in a fine to the vendor as well as the resident. Refer to the Schedule of Fees.
- Commercial vehicles are defined as those which have lettering or other exterior evidence of commercial use such as pipe racks, ladders, tools, materials, etc., as well as the obvious commercial vehicles such as flatbed trucks, pickup trucks, panel trucks, etc.
- Vendor/Contractor access to the Community is permitted upon the purchase of either a daily pass or an annual pass. A list of situations where the fee is waived is available from Security.
- No commercial through traffic on Seburn Drive, Walden Lane, King's Creek Drive and Summerplace Drive unless work is being performed on those streets.
- No commercial through traffic in Hidden Cypress parking lot.
- Vendor passes are valid for all work between the hours of 7 a.m. and 7 p.m. except on Sundays, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day. On those days, the only vendor entry to the Community will be in case of documented emergency situations.
- Vendors/Contractors are not permitted to solicit work, distribute flyers, post signage or other advertising material.
- Vendors/Contractors shall clean up any trash or debris daily, including site debris that blows off the site and mud tracked onto roadways and remove from property. No construction materials may be placed directly on the road asphalt by Vendors/Contractors. There must be a barrier/protective covering between the material and the road that shall be removed, without scarring or damaging the asphalt, i.e. Tarp. Dumpsters shall be covered at all times when work is not being performed. All damage shall be reported to the Community Association.
- Violators shall be subject to fines and possible permanent removal from property.
- Commercial decals shall be returned to the Main Gate before a decal can be reissued.
- Guest passes are not allowed for vendors, contractors, realtors or domestics.
- Moving truck(s) and the vehicle(s) with assistants behind them can enter the community seven days a week between 7 a.m. and 7 p.m.
- Vendors/Contractors who are in noncompliance or cause homeowners to be in noncompliance shall be subject to fines until at the discretion of the General Manager or until vendor/contractor becomes is compliant. Vendors/Contractors can also be excluded from the Properties after notice and hearing under §11.8© of the CC&Rs if they fail to comply with Article 11 and Design Guidelines.
- All Vendor/Contractor vehicles within the Sun City Hilton Head gates should display company signage on their vehicles that includes the company name and phone number.

### 32. VIOLATIONS, FINES AND SANCTIONS

Pursuant to Article IV §4.2 of the CC&Rs, Association agents may impose sanctions for violations of these rules and regulations. Violations include those infractions personally observed by or verified by the Association's Board, Management, Security and residents. A written incident report will be completed by the observer and forwarded to the Compliance Department for further processing and action. The applicable notice, hearing and appeal provisions are set forth in the Association Bylaws.

Pursuant to Article X of the CC&Rs, Association agents may impose fines and sanctions for violations of the Collections Policy.

Certain S.C. Code traffic offenses, including, but not limited to DUI, reckless driving, leaving the scene of a collision and handicapped parking provisions, are strictly enforceable on private property by law enforcement. Hearings on these S.C. Code traffic offenses will be in the appropriate Magistrate's Court or other cited jurisdiction Exhibit A – Monetary Fine Schedule.