

HIGH TIDE

ASSOCIATES

Real Estate Services • Brokerage • Regime & Association Property Management

The Cotton Hope Villas *Horizontal Property Regime*

Welcome to Cotton Hope. Please take some time to relax and review the helpful and essential information provided. For additional information please visit **HighTideAssociates.com**. If you have any questions, please do not hesitate to contact the Regime Management Company.

Regime Management Company:

HIGH TIDE ASSOCIATES

Scott Connal

Association/Community Manager

HIGH TIDE ASSOCIATES

P.O Box 7665

Hilton Head Island, SC 29938

55 New Orleans Rd. Suite 211

Hilton Head Island, SC 29928

Office 843-816-6482

Fax 843-686-2204

www.htausa.com

Resident information:

To assist in delivering the utmost service and to improve the quiet enjoyment of the community, the Cotton Hope HPR I & II requires that you please fill out and submit the enclosed CONTACT INFORMATION SHEET. This will assist us to contact you when necessary.

Amenities:

As a resident of the Cotton Hope, you have access to the on-site pool. ONLY RESIDENTS OF COTTON HOPE ARE PERMITTED TO USE THE POOL.

Parking:

IMPORTANT

All vehicles must have a Cotton Hope Parking Sticker. Please go to the High Tide Associates office at 55 New Orleans Road Suite 211. You must bring your lease, vehicle registration, insurance, and photo Id along with \$10 check or money order for each vehicle.

All bikes must be stored on bike racks that are provided throughout the community.

Unit Keys:

It is very important for us to have a key to your condo. Please be assured that we have a key control policy in place. It is required that TWO keys of your unit be on file with High Tide Associates IN CASE OF A MAINTENANCE EMERGENCY and to provide scheduled monthly pest control.

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www.htausa.com

Pest Control:

Pest control is a scheduled monthly service that is part of your monthly regime fee. There is an alternating schedule of interior treatment. **It is very important we have the key to your condo in order to provide this scheduled monthly service.** Routine pest control service in **all** the condos is essential. Pest control is the last Thursday of the month for all buildings.

Refuse:

Please dispose of your properly bagged household trash in the dumpsters provided throughout the community. Please refrain from leaving trash on the outside of the dumpster.

Pets:

Pets are welcome at the Cotton Hope. Please use Doggie Stations posted on the common areas. The law requires that all pets are on a leash when outside the unit. Please be aware of the town CODE OF ORDINANCES.

Picnic Tables & Grills

Common area picnic tables and grills may not be used after 10:00 PM. Please clean up afterwards.

Unit Leaks: Report all leaks to High Tide Associates immediately!

Rules & Regulations:

Rules and regulations are developed to assist in the upkeep of a safe and enjoyable community. It is imperative that you read and understand the Rules and Regulations of the community. Any questions or concerns please contact High Tide Associates. Please review enclosed THE COTTON HOPE RULES AND REGULATIONS.

Please sign and return the CONTACT INFORMATION SHEET.

Helpful Numbers:

1. HHI PSD I (Water) 843-681-5525.
2. Palmetto Electric (Electric) 843-681-5551.
3. Time Warner (Cable, telephone and internet) 843-785-3070.
4. Hargray 843-686-5000.
5. Beaufort County Sheriff's Office 843-785-3618.
6. Hilton Head Fire Department 843-682-5100.
7. Hilton Head Hospital 843-681-6122.
8. Beaufort Animal Control 843-846-3904.
9. After-hours emergencies concerning your unit 843-683-0968

Hurricane Preparedness:

Please visit the Town of Hilton Head website www.hiltonheadislandsc.gov or Beaufort County website www.bcgov.net.

Insurance:

The regime insurance is for catastrophic conditions. Owners are responsible for obtaining contents insurance, known as an HO6 policy. Please see the attached for additional information. It is highly advisable that owners require their renters to obtain their own renters insurance!

If you have any questions or concerns, please contact Jack Hurst, Receptionist, at 843-686-2241 or e-mail Jack at reception@hightideassociates.com .

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