

***Background information on Kingston Cove Homeowners Association:**

Information contained herein has been handed down from past KCOA Presidents and original residents of Kingston Cove. The following is provided for the owners' information in hopes that a firm understanding of each owner's responsibilities in maintaining their property.

Kingston Cove was built starting in 1981 and completed about 1984.

Kingston Cove Homes are built on "Patio Lots", wholly owned by the owner of each home. Homes are about 10 feet above the ground and is a stand-alone on its own lot. Each unit has 1389 sq.ft. of heated floor space. Homes with lagoon frontage own up to approx. 5 feet from water edge. Shipyard HOA (SPOA) owns and controls the lagoon buffer section.

When the developer turned over the management of the original 20 Homes to the KCOA, it turned over the Common Areas, including the Pool area, the medians and the installed irrigation system which was designed to water original plants and grass in the common areas and around the homes. The original irrigation system is still the basic KCOA irrigation. In 2023, with conversations built around the placement of our entrance garden walls, we concluded it would be in the best interest of our community to give back the medians and the landscaping costs and irrigation costs of maintaining the medians (common areas) to the SPOA. The SPOA owns the roads within Kingston Cove and the median common areas. Our community continues, however, to maintain the common areas around and including the pool.

We currently have some year-round residents, some units used on a regular basis as second homes, and some are commercially managed as a rental property.

Over the years KCOA has contracted with several firms to perform maintenance of grasses and original shrubs. All changes to the original landscape items are the responsibility of the home owner, changes to the original Irrigation system are not authorized except as approved by the KCOA Board. You may decide to purchase and add your own, more extensive, irrigation system but may **not** hook it up to the existing KCOA system. A better system would be at your own coast.

Brightview Landscaping provides grass cutting, edging, annual fertilization, light monthly trimming, and blowing of leaves and small debris from driveways and under your house. On a limited basis Brightview removes small debris resulting from their trimming of vegetation.

Other Landscaping of owner's property is the sole responsibility of the owner. Should you have small debris from your own yard work, there are 3 places you can carry your debris:

*Houses 1 – 13 ~ in front of the large oak tree by the mailboxes

*Houses 14 – 21 ~ beside the second palm tree that is in #15's yard –

not the driveway side. Please use the pine straw side.

*Houses 22 – 35 ~ in between houses 25 and 27.

KCOA is organized according to South Carolina Covenants, and is a Home Owner's Association, **(Not a Condo Association.) In accordance with the Covenants, each home owner is responsible for the maintenance of their Patio Lot and Building located on that lot. Large project cutting of limbs, trees and removal of landscape items are the responsibility of the individual owner and the removal of resulting debris is also their responsibility. You must have approval of the Architectural Review Board (ARB) at the Shipyard Office for removal of trees. All Shipyard business can be found on their website - shipyardhhi.com**

In 2002 the Board and the membership approved the establishment of a \$30,000.00 reserve fund. This fund was to be a source of monies in the event of a lawsuit against KCOA, or for Start-up costs in the event that rebuilding pool and building were required. This reserve fund is maintained in CDs.

As of 2023, Kingston Cove is comprised of 27 homes (with the addition of 2 timeshare units in 2012, 1 in 2014, 1 in 2020, 1 in 2021, 1 in 2022, and 3 in 2023). In 1991 the management cost paid to PAI was in excess of \$10,000.00, plus Management fees on all contracted services, it was determined by the Board that same year that we could be self-managed, with an owner acting as a manager. The management of contracts, garbage collection, landscape management, pest

control, pool maintenance, insurance, and the development of an annual budget, the collection of regime fees and coordination of the relationship with the Time Share units all were absorbed by the “self management” decision.

In 2014 the pool was resurfaced, in 2015 the Pool Fence was repaired and painted, and new pool furniture, and bike rack were purchased. Due to major live oak tree root uplifting the pool deck and causing a safety hazard, the pool deck was repaired and repainted again in 2020. Enhancing the entrance area to the pool was done in 2020 and 2021. New pool furniture has again been purchased in 2023 along with fence top repair to accommodate the new flower boxes, the remodeling of the restrooms with touch free water faucets, soap dispensers, and towel dispensers. In 2024, due to wear and tear, the pool deck will be resurfaced again along with the restroom floors.

The Interval Assoc. (Time Share) units share in the costs of pool maintenance, care, and cleaning of rest rooms. They also share in the landscaping, electric, and water costs associated with the pool and common areas around the pool and pool entrance. The Interval Assoc. portion of those expenses in 2024 is 30.8%.

As time went on situations in Kingston Cove have changed. In 2024, we now have 27 homes and only one-quarter of our owners are full-time residents. The Kingston Cove Board of Directors voted on, and approved, the hiring of a management company to make sure our community continues to run smoothly and help us keep Kingston Cove an attractive place to live. High Tide Associates is now our management company. According to our By-Laws we must still have a 5-member Board of Directors. Their website is www.htausa.com.

Changes to this info with additions and or corrections are welcomed. Every attempt will be made to keep this information current and available to owners and new owners.

*Last Updated 9 March 2024

