

**2020 Regime - Quick Reference Sheet**  
 Fees and Assessments subject to change without notice  
 All Common Area Maintenance is provided by Association

	CM	Units	Assoc Type	Fees/ Assmts	Paid	Add'l/ Spec Assess.	NOWC	Community Amenities	Termite Bond	Pest Control Provided?	Insurance
<b>Beach Club Villas</b>		21	Fee Simple Common Area	\$800	quart.		\$100		Atlantic, Inc.	YES/Palmetto- exterior quarterly, interior by request	Owner Responsible
<b>Charles Towne Place</b>		16	Fee Simple Common Area	\$325	mo.		2 mo. Asses	Members of Racquet Club Pool	Palmetto	YES/Palmetto- exterior quarterly, interior by request	Owner Responsible
<b>Chateau By the Green</b>		4	Condo- HPR	\$300	mo.	Insurance Billed March-Dec (roughly \$546.73/month)	2 mo. Asses		Terminix	YES/Terminix - monthly service - interior & exterior	Regime Responsible for Flood and Exterior
<b>Courtside Villas I</b>		32	Condo- HPR	\$445 (1bdr)- \$475 (2bdr)	mo.	Monthly Dues include insurance	\$300	Heron Point Pool (April-Oct)	Palmetto	YES/A-Advanced- quarterly service - interior & exterior	Regime Responsible for Flood and Exterior
<b>Creekwatch</b>		48	Fee Simple Common Area	\$640	quart.		\$600	Creek Watch Pool	Ledford	YES/Terminix - monthly service- exterior every month; interior every other month	Owner Responsible
<b>Dolphin Point</b>		4	Fee Simple Common Area	\$625	quart.	Just finished special assessment for exterior painting project	\$100		Owner	YES/Palmetto- exterior quarterly, interior by request	Owner Responsible
<b>Dune Crest</b>		14	Fee Simple Common Area	\$495	quart.		n/a		Owner	YES/Palmetto- exterior quarterly, interior by request	Owner Responsible
<b>Duneloft</b>		15	Fee Simple Common Area	\$700	quart.		1% of purchase price	Creek Watch Pool	Owner	YES/Terminix - monthly service - interior & exterior	Owner Responsible
<b>Duneside Villas I (Kiawah)</b>		18	Condo- HPR	*\$1305.21 /\$1,396.21	quart.	Insurane billed twice a year (May & November); amount varies per villa per year	\$500	Sparrow Pond Pool	All Good/ Pied Piper	YES- exterior quarterly, interior by request	Regime Responsible for Flood and Exterior

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<b>Fiddlers Cove</b>		12	Fee Simple Common Area	\$850	quart.	Insurance billed monthly March - December / varies each year	\$100	Shelter Cove Dock & Heron Point Pool	Atlantic, Inc.	YES/Palmetto- exterior quarterly, interior by request	Association has a master policy for flood & property
<b>Fiddlers Cove II</b>		3	Fee Simple Common Area	\$1,200	quart.		\$250	Heron Point Pool (April-Oct) / Community Dock	Terminix	YES/Palmetto- exterior quarterly, interior by request	Owner Responsible
<b>Heron Point Villas</b>		18	Condo- HPR	*\$314-\$672	mo.	Insurance included in monthly dues	2 mo. Asses	Heron Point Pool (April-Oct)	Palmetto	NO	Regime Responsible for Flood and Exterior
<b>Horseshoe Cove Villas</b>		12	Fee Simple Common Area	\$850	quart.		\$1,200	Community Dock	Terminix	YES/Terminix - monthly service - interior & exterior	Owner Responsible
<b>Live Oak Villas</b>		21	Condo- HPR	*\$334.87-\$478.48	mo.	Insurance billed separately; twice a year (Feb & June), 10% fee increase took place 7/1/2020	n/a	Live Oak Pool (May-September)	Atlantic Inc.	YES/Palmetto- exterior quarterly, interior by request	Regime Responsible for Flood and Exterior
<b>North Beach Village</b>		29	Neighborhood Assoc	*\$1117-\$1337	quart.	Special Paint Assessment-2020	\$100		Atlantic, Inc.	YES/Palmetto- exterior quarterly, interior by request	Owner Responsible
<b>Ocean Winds</b>		24	Condo- HPR	\$725	mo.	Regular Monthly payment includes Insurance	2 mos assmt		Atlantic, Inc.	YES/Atlantic - quarterly interior & exterior	Regime Responsible for Flood and Exterior
<b>St Christopher Oaks</b>		21	Neighborhood Assoc	\$550	quart.		n/a		Owner	NO	Owner Responsible
<b>Treeloft Villa</b>		19	Fee Simple Common Area	\$530	quart.		\$1,000		Owner	YES/Palmetto- exterior quarterly, interior by request	Owner Responsible

All regime/association master documents are located on the Public web page for each individual regime/association;  
 Go to <https://reliablehomesc.com/>  
 Click on the "Our Communities" Tab located across the top portion of the page  
 Once on the Page listing all the communities Reliable manages, find the regime/association of your choice and  
 Click on the "Resources" Tab located under the regime/association's picture  
 You should now be directed the regime/association's Public Page which contains all of the master documents

Fee Simple - Individual Owner is responsible for 100% of the maintenance on the interior & exterior of their villa from drip-line to drip-line  
 Condo - Regime is responsible for certain exterior portions of the building