

2023 Regime - Quick Reference Sheet
 Fees and Assessments subject to change without notice
 All Common Area Maintenance is provided by Association

	Units	Assoc Type	Fees/ Assmts	Paid	Add'l/ Spec Assess.	New Owner Working Capital	Community Amenities	Termite Bond	Pest Control	Insurance
Beach Club Villas	21	Fee Simple Common Area	\$800	quart.	Beach Trust Trimming based on SIPOA schedule 2x/year, Special Assessment of \$2k was done in January 2022	\$100		Precision Pest & Home Services	Precision Pest & Home Services, Monthly Service	Owner Responsible
Charles Towne Place	16	Fee Simple Common Area	\$357.50	mo.	Had a dues increase as of January 2022, Special Assessment of \$500 occurred in October 2021 and January 2022	2 mo. Asses	Members of Racquet Club Pool	Palmetto	Palmetto Exterminators Exterior quarterly, interior by request	Owner Responsible
Chateau By the Green	4	Condo- HPR	\$308.34	mo.	Insurance Billed March-Dec in addition to monthly assessment (\$760.67 as of 2022)	2 mo. Asses		Terminix	Terminix Monthly service interior & exterior	Regime Responsible for Flood and Exterior
Creekwatch	48	Fee Simple Common Area	\$640	quart.		\$600	Creek Watch Pool- April- October	Atlantic	Terminix Monthly exterior service & Bi-Monthly Interior	Owner Responsible
Dolphin Point	4	Fee Simple Common Area	\$625	quart.		\$100		Owner	Palmetto Exterminators Exterior quarterly, interior by request	Owner Responsible
Dune Crest	14	Fee Simple Common Area	\$495	quart.		n/a		Owner	Palmetto Exterminators Exterior quarterly, interior by request	Owner Responsible
Duneloft	15	Fee Simple Common Area	\$700	quart.		1% of purchase price	Creek Watch Pool- April- October	Owner	Precision Pest & Home Services, Interior and Exterior Monthly Service	Owner Responsible
Duneside Villas I (Kiawah)	18	Condo- HPR	*\$1457.88 /\$1,559.53	quart.	Insurance billed twice a year (May & November); amount varies per villa per year. Last Assessment was 2021 for Painting Project	\$500	Sparrow Pond Pool	Precision Pest & Home Services	Precision Pest & Home Services Exterior Service Monthly, Interior Upon Request	Regime Responsible for Flood and Exterior.* Exterior Maintenance may be owner responsibility for those with 3rd floor units, review Exterior Modification Agreement

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Fiddlers Cove	12	Fee Simple Common Area	\$950	quart.	Insurance billed monthly March - December / varies each year, last Dues increase was January 2022	\$100	Shelter Cove Dock & Heron Point Pool (April-October)	Atlantic, Inc.	Palmetto Exterminators Exterior quarterly, interior by request	Association has a master policy for flood & property
Fiddlers Cove II	3	Fee Simple Common Area	\$1,360	quart.	Increase as of 3/1/23	\$250	Heron Point Pool (April-Oct) / Community Dock	Terminix	Palmetto Exterminators Exterior quarterly, interior by request	Owner Responsible
Horseshoe Cove Villas	12	Fee Simple Common Area	\$850	quart.		\$1,200	Community Dock	Terminix	Terminix Monthly exterior service & Bi-Monthly Interior	Owner Responsible
Live Oak Villas	21	Condo- HPR	*\$368.38-\$489.50	mo.	Insurance billed separately; twice a year (Feb & June), Special Assessment for Roof Replacement 2021/2022.	n/a	Live Oak Pool (May-September)	Atlantic Inc.	Precision Pest & Home Services, Exterior Service Monthly, Interior Quarterly or Upon Request	Regime Responsible for Flood and Exterior
North Beach Village	29	Neighborhood Assoc	*\$1126.58-1380.83	quart.		\$100		Atlantic, Inc.	Palmetto Exterminators Exterior quarterly, interior by request	Owner Responsible
Ocean Winds	24	Condo- HPR	\$900	mo.	Regular Monthly payment includes Insurance & Reserve Contribution, last increase as of January 2022	2 mos assmt		Precision Pest & Home Services	Precision Pest & Home Services Monthly Exterior/Quarterly Interior	Regime Responsible for Flood and Exterior
St Christopher Oaks	21	Neighborhood Assoc	\$425	quart.	Landscaping for entire association is included excld. Pinestraw (Owner Expense)	n/a		Owner Responsibility	N/A	Owner Responsible
Treeloft Villa	19	Fee Simple Common Area	\$580	quart.	Landscaping for entire association is included	\$1,000		Owner Responsibility	Palmetto Exterminators 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