

## PARADISE ISLAND PROPERTY OWNERS ASSOCIATION

Updated: August 2018

### MANAGEMENT SERVICES

Paradise Island is managed by Property Management Services. Their office is located in Mt. Pleasant at 1340-G Ben Sawyer Blvd., Mt. Pleasant, SC 29464. Their phone number is 843-881-5459. You can reach Sherry Martin, our manager, by email [sherry@charlestonpms.com](mailto:sherry@charlestonpms.com).

### RESTRICTIVE COVENANTS

Paradise Island is governed by Restrictive Covenants. These can be found on line at [charlestonpms.com](http://charlestonpms.com). Just click on Paradise Island when you get on the web site for a menu of the documents available for view or download.

### HOMEOWNER DUES

Current Annual Dues are \$400.00 and are billed in January of each year at which time you will receive a boat landing application that needs to be returned with your payment.

Once your annual due payment is received along with the executed boat landing form receipt of proof of insurance and a copy of the boat registration issued by the DNR, a decal will be send to each owner.

### UTILITIES

Water & Sewer provided by Mt. Pleasant Waterworks ([www.mountpleasantwaterworks.com](http://www.mountpleasantwaterworks.com) – phone number 843-884-9626)

Electricity provided by Berkeley Electric ([www.berkeleyelectric.coop](http://www.berkeleyelectric.coop) – 7200 Highway 17 North, Awendaw, SC – 843-884-7525)

Telephone services by AT&T – [www.att.com](http://www.att.com)

We do not have trash or recycle services so the owners are responsible for their own arrangements. Several owners are currently utilizing the services of King Jackson. He can be contacted at 843-518-2107.

### ROAD MAINTENANCE

**State maintained** roads – Guerin’s Bridge Road, Woodville Road and, Paradise Island Road

**County maintained** roads - Dupre Creek Drive, Eden Road and, Cape Island Drive

**Developer maintained** roads – all others not mentioned above

If you note some problems with any of the roads, please contact our property manager's office [sherry@charlestonpms.com](mailto:sherry@charlestonpms.com).

### **HOME CONSTRUCTION/MODIFICATIONS/PROPERTY UPGRADES**

#### **HOUSE PLANS OR ADDITIONS TO PROPERTY:**

All plans for new construction, modifications to homes or addition of pools or landscaping upgrades **must be approved in writing** by the Paradise Island Architectural Review Board (ARB). Guidelines, procedures and, applications are available on line at [charlestonpms.com](http://charlestonpms.com).

#### **MAILBOXES AND SIGNAGE:**

All signs and mailboxes **must be approved** by the ARB prior to installation. Currently, the signage design is handled by Mahoney Signs (843-884-9053). Mahoney Signs used to handle the mailboxes but we are switching to a new system which should assist with cost. It is imperative that all mailboxes are uniform as outlined in our governing and ARB documentation.

If you will contact Sherry at PMS ([sherry@charlestonpms.com](mailto:sherry@charlestonpms.com)) she will arrange mailbox installation with the approved system at a cost of \$290.00 including installation of the post in cement.

### **SETBACK REQUIREMENTS**

Per Charleston County Planning Department (843) 202-7200. While you may obtain a variance from Charleston County, you still need to apply for a variance of the Paradise Island setbacks as outlined in our ARB documents.

### **PARADISE ISLAND COMMUNITY BOAT RAMP & DOCK**

Paradise Island's boat ramp and dock is on the beautiful Wando River and allows easy access to the water. The boat ramp is a 13 x 130 foot Boat Ramp on pilings. Adjacent to the ramp is a 4 x 130 foot fixed walkway with handrails leading to a 10 x 20 foot fixed pier head. A 4 x 20 foot aluminum gangway leads to a 12 x 40 foot floating dock, an 8 x 45 foot floating dock, and an 8 x 62 foot floating dock. The use of this community dock is part of the amenities for the Owners of Paradise Island Property Owners Association lots 1 – 116 only. Currently the Association has allowed the owners on Eden Road who are not part of Paradise Island POA to utilize the boat landing by paying an annual fee.

Decals are issued for the owners periodically helping to avoid non-authorized users. These decals must be placed on the vehicle and trailer while at the boat landing. The access to the dock area is also controlled by lock and this number is also periodically changed to provide security to this facility.

We recently added a boat wash station. All owners should have received information as to how to use this area.

### **PARADISE ISLAND BOAT STORAGE**

Storage of Boats and Trailers are not permitted on a lot unless they are underneath the home or in the garage. They cannot be stored on any street, lot or common property.

There is a boat storage lot available to owners for an annual fee. If you wish to reserve a space, please contact our management company at [sherry@charlestonpms.com](mailto:sherry@charlestonpms.com) for a form to sign. Once the form is completed and a check is received, a decal will be issued to place on the trailer winch along with the code for access to the area.

### **RULES AND REGULATIONS**

There is a separate document dealing with the rules and regulations for Paradise Island so please take some time to read this information also posted on the website.