

PARADISE ISLAND PROPERTY OWNERS ASSOCIATION
Community Snapshot

Paradise Island is A 340-acre community nestled between the Wando River and the Francis Marion National Forest in Awendaw, SC. All Homes are of the Lowcountry architecture and most lots have deep water access. Paradise Island has a boat landing with pier and parking facilities.

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 Molly Uribe, the Property Manager, by email molly@charlestonpms.com.

RESTRICTIVE COVENANTS

Paradise Island is governed by Restrictive Covenants. These can be found on line at 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 \$500.00 and are billed in January of each year.

UTILITIES

Water & Sewer provided by Mt. Pleasant Waterworks (www.mountpleasantwaterworks.com — phone number 843-884-9626)

Electricity provided by Berkeley Electric (www.berkelelectric.coop — 7200 Highway 17 North, Awendaw, SC — 843-884-7525)

Telephone services by AT&T — 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 — ail others not mentioned above.

If you note some problems with any of the roads, please contact our property manager's office molly@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.

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 (molly@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.

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 controlled by lock and this number is also periodically changed to provide security to this facility.

We have a boat wash station, to the right side of the boat landing/dock area.

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 area available and is located across the street from the dock and boat landing. The cost is \$420 per year and is billed on Feb. 1st of each year. You must complete registration form and provide a copy of your boat registration, a photo of the watercraft and a copy of the insurance. When the insurance policy renews the HOA should be sent an updated copy. Once the executed documents and supporting information is received you will be sent a decal for you auto and your trailer. These must be displayed at all times. Contact the Management Office if you want to inquire about Boat Storage.

Note: Only Homeowners in good standing will be permitted to utilize the Boat Storage. There are lock codes for both the Boat Storage and the Boat Dock/Landing area