



Construction Defects Update



Summer House is currently involved in litigation related to improper construction practices and has filed suit against the original builders, subcontractors and condominium developer. The Board of Directors, along with management have been assisting the attorneys to finalize the case hopefully sometime in mid 2016 if all goes as planned. We will keep you updated on the findings of the case as the information becomes available.

Parking in Summer House

The design of the Summer House Community, with respect to the layout and placement of buildings in relationship to parking requirements, was poorly conceived by the original developer. The position of some of the buildings resulted in too few parking spaces in front of each building to accommodate the number of condominiums in that building. Although there are 259 parking spaces plus 70 garages for 194 condominiums, not all of the parking is located where residents would like them.

Because of the parking space layout, it is physically impossible to provide a parking spot in front of each building for each of the residents. Even though there are enough parking spots and garages in the community to accommodate one car per condominium, some residents will have to park away from their building. In addition, residents with more than one car or residents having guests with cars, just makes the problem worse.

TO HELP ALLEVIATE THE PARKING SITUATION, THE FOLLOWING RULES MUST BE FOLLOWED:

1. Residents with garages should use them to park their car.
2. Guests of residents with cars should park them in the guest parking areas on either side of the J building. (shown in Gray on map)
3. Residents with more than one car should only park one car in front of their building and their other cars in the guest parking areas.
4. If your vehicle does not display current registration/plates it will be towed off the property.

Following these rules will not entirely solve our parking problem, but it will at least demonstrate our respect for our neighbors in the Summer House Community.

2015 projects completed

The Board of Directors along with management have been busy in 2015.

- As of this year all homeowners are required to provide the management office with a current HO6 policy declarations page. When the policy expires, you must provide the office with an updated sheet. We recommend that you name Summer House Hilton Head as an interested party so that your insurance company will send management a copy automatically.
- A new fountain set up at the front entrance has been installed. The old fountain was no longer working properly – we hope you like to the arrangement
- The pool monitor worked out great this year, she improved the pool experience this summer
- A new gate door was installed at the pool
- The front entrance monument was given a fresh coat of paint
- Old and worn stair treads were replaced throughout the community
- The tile around the pool and spa was replaced



Balcony Rules and Regulations

Here at Summer House, consistency and uniformity are the key to increased property values and a well taken care of community. In order to achieve this, all residents must be on board with the expectations set forth in the rules regarding balcony use. Please note that at no time is it okay to place bags of trash on your balcony or next to your front door while you are waiting to take it to the compactor.

All residents should have a copy of Summer House rules and regulations; if you need a copy just let the management office know and Phil Hildreth will send you a copy.

Master Deed of Summer House, Section XVI, Use and Occupancy Restrictions, (E) Use of Limited Common Elements, Patios, and Balconies

Objects over forty-two (42) inches in height, grills (except for electric grills), bicycles, laundry garments, towels and objects other than potted plants and patio furniture, except as may be authorized by the Board, shall not be placed on a balcony. Objects shall not be permitted to hang over or be attached to any exterior balcony wall or to otherwise protrude outside of the vertical plane formed by the exterior surface of the balcony wall. Penetration of the

surfaces of a balcony wall or floor is prohibited. Enclosure of a balcony is also prohibited. As used herein, "enclosure" shall mean the permanent enclosure of a balcony into the heated and cooled space within the boundaries of a Unit.

(i) Nothing shall overhang or be mounted to the balcony rail including flower boxes and decorative adornment. No decorative adornment, including patio furniture, should extend above the height of the balcony rail. Only patio furniture may regularly be stored on the balcony. No gas or barbecue grills of any type are permitted on the balcony or in any other area of the Condominium.

(ii) No Owner shall display, hang, or use any signs, clothing, sheets, blankets, laundry or other articles outside his or her Unit, or which may be visible from the outside of the Unit (other than draperies, curtains or shades of a customary nature and appearance in the light, neutral colors). Items which are not permitted to overhang windows, doors or balcony include, but are not limited to window sized air-conditioning units, linens, cloths, clothing, shoes, bathing suits or swimwear, curtains, rugs, mops or laundry of any kind, or any articles.

In summary, residents may keep potted plants and patio furniture only on their balcony. Nothing may be allowed to hang or be displayed from a part of the balcony above 42 inches (height of the railing). If you have any questions, call me, we'll talk.



Fine Schedule

In order to preserve the integrity and keep order in the community a fine schedule was established in the beginning of the condominium's development. Please see the schedule below:

(i) First non-compliance or violation: warning or a fine not in excess of One Hundred Dollars (\$100.00);

(ii) Second non-compliance or violation: a fine not in excess of Five Hundred Dollars (\$500.00);

(iii) Third and subsequent non-compliance, or a violation or violations which are of a continuing nature after notice thereof (even if in the first instance): a fine not in excess of One Thousand Dollars (\$1,000.00)

Payment of Fines: Fines shall be paid not later than thirty (30) days after notice of the imposition or assessment of the penalties.

Role of the Board Of Directors

The Board of Directors are your elected officials at Summer House. They volunteer their time for the benefit of You, the homeowners and tenants. In order to perform their duties, each Board member spends time reviewing weekly action sheets provided by the manager. They will make suggestions and at times, vote for new improvements or discuss matters that affect the future financial standing of the Association. The responsibility of the Board members does not stop there. Each year a new budget must be determined and voted on by the Board. They work closely with management to look 20 years out to be sure that the reserves are ample and that a solid financial plan is in place.

Community safety and awareness



Over the past several years, Summer House has become one of the most desirable locations on the Island to live. One of the things that makes SH so great is you, the residents. This reputation is reinforced every time a prospective owner or renter comes to our office with questions about living here. They say, "we have shopped all over between here and Beaufort, this is by far the best value that we have seen." I have listed below some recommendations that when followed will continue to keep Summer House at the top of the market.

- **Be mindful of the noise level** you create in your home. Try not to let your door slam, avoid music and loud talking on the balcony after 10pm.
- **Pick up after your dog.** This is not only a cleanliness issue – it is also a safety issue as diseases can come into your home when you or your dog step on a fresh land mine.
- **Leash your dog** – it's the law. If you want to let your dog run without a leash that's fine just please take him/her to a dog park or another designated area.
- **Recycle** all plastics, glass, aluminum and paper. There is no need to separate them, just put them into the blue bins at the compactor area. They do not recycle mattresses – you must call a trash removal company for that.

Let's eat out

By Nancy Schulman

I have heard that my previous column on barbeque was well received. I am always happy to get feedback, so send your comments to AIM along with any suggestions or ideas. For this edition I thought of the many choices of food we have on Hilton Head, since I really like fish, I decided to write about it. Therefore, I chose the SERG group's newest addition, Poseidon which opened this past winter in Shelter Cove Towne Center. The restaurant occupies what must be one of the prime locations on the island overlooking Broad Creek. I consider this to be one of the "fine" restaurants on the island, perfect for a special occasion, or just a good meal. Besides the main dining room there is a very large outdoor seating area, a huge bar, and a rooftop bar which serves appetizers and has nightly music. There's even a gift shop/apparel store.

Now for the food.....it's very good and the portions are large so it is easy to share. With so many appetizers to choose from: crab cakes, PEI mussels, jambalaya, fried green tomatoes, calamari, an extensive oyster bar, plus the usual shrimp cocktails one could fill up before an entrée is served. The bowl of soup is huge so stick with a cup unless you are starving or sharing. One visit I may just have appetizers. This is one of the few restaurants on the island that has cioppino [a San Francisco fish stew served in a delicious broth] and is my husband's favorite. They make some of the best crab cakes I've ever had, no filler, only crab.

Fish, always fresh, can be made grilled, broiled or blackened, and their specials are well worth giving a try. For those who are not fish lovers there are steaks, prime rib, chicken and ribs to choose from.

The lunch menu looks wonderful and friends who have been there assured me that it is. From seeing the number of people at lunchtime I must assume that it is a winner. Now for the good news/bad news. Summer is here and so are the tourists which means long waits at popular restaurants. The SERG group falls into this category. Our last visit was a Friday evening in tourist season and those ahead of me were told the wait was 1 ½ hours. That's the bad news, now for the good. They offer priority seating where you can call ahead and they'll move you to the top of the list when you arrive. When we arrived and gave our name we were told that our table was waiting for us.

No matter how good the food is, service can make or break an eating out experience. I have found the service here to be excellent. The wait staff was very helpful. I could not decide between 2 of the specials, Andouille crusted halibut or crab stuffed trout. Our waitress recommended both but told me the halibut was outstanding, which it was. Everyone was friendly and kept asking "how was the food, did you enjoy it, can we get you anything?" This included our waitress, the servers, busboys and managers who seemed to be everywhere. It was a lovely evening and I am already looking forward to our next visit.



Summer House sales update

Values are increasing. While currently only cash purchases are being made due to the construction defects litigation the following units have sold and here are the prices. If you would like to know the value for your home as this market continues to heat up, please call me 843-290-6463. I sold 6 of the 12 units sold in the past 12 months with a one bedroom average of \$100k and a two bedroom average of \$140k. Currently there are two properties for sale one for 149,900 and the other for 155,000. kevin@coastalempirerealty.com

