

## **Knowles Island Plantation (KIPHOA) Frequently Asked Questions**

### ***Where can I get a copy of the Bylaws and Covenants for the HOA?***

Go to [KnowlesIslandPlantation.com](http://KnowlesIslandPlantation.com) and look under "info"

### ***I'm interested in buying property on Knowles Island Plantation and building a House. What are the restrictions?***

Go to [KnowlesIslandPlantation.com](http://KnowlesIslandPlantation.com) you will find size and other restrictions under "info". In addition, we have an Architectural Review Board (ARB) that reviews and approves house plans and other structure plans before Jasper County will issue a building permit

### ***I'm interested in buying property on Knowles Island Plantation can I a) build a garage or similar structure to live in while the house is being build b) put a Mobile home or trailer on the property to live in while the house is being built?***

Unfortunately, the answer to both questions is No due to past problems!

### ***We want to build a Dock on our KIP Lot does the HOA have any restrictions?***

KIPHOA has no control over docks. Properties have been preapproved to allow for Docks depending on location and type of Dock . You would have to contact S.C. DHEC's Office of Ocean and Coastal Resource Management and go through the application process.

### ***What restrictions does KIPHOA have on tree removal?***

Jasper County has a guideline for removal of certain types of protected trees as well as their locations. Contact the Jasper County Building Dept. in Ridgeland, SC at (843) 717-3650 for a copy.

### ***Does Knowles Island Plantation have public water and sewers?***

We do not have a public water and sewer system. We use individual wells and septic tanks for each property. There is an exception for ten properties that that the original Plantation developer installed separate Septic lines running to remote Leaching fields for each property that could not be accommodated on their property. However, they still each require their own well. The properties affected are listed under a separate document under info on the HOA website.

### ***Is there trash collection on KIP?***

There is no trash collection at the present time on KIP. The Jasper County recycling center is located on Rt. 462, approximately one mile south of the entrance to Knowles Island Road.

### ***What emergency services are available on KIP?***

The Jasper County Sheriff's department regularly patrols KIP. In addition, we are covered by Jasper County Fire and Rescue Services which is located next to the JC Recycling center just south on Rt. 462.

### ***What is the closest location for Grocery shopping?***

Ridgeland SC is approximately 10 miles West of KIP. There are two Grocery stores, our Post office, several shops and restaurants, auto repair services available. Larger shopping centers are located in Hardeeville (23 minutes), Bluffton (25 minutes, Beaufort (40 minutes) and Hilton Head (50 minutes) As well as a number of restaurants scattered around the area. Savannah is approximately 50 minutes and Charleston 90 minutes.

### ***Who is allowed access to the KIP Community Fishing Dock Area?***

All HOA members can have a key to the Dock gate. Non-members can use the facility only if accompanied by an HOA Member (for Insurance purposes).

### ***How much are the HOA Annual Dues, when and how are they collected?***

Current Dues are \$375 / year. Notices go out March 1 and payments are due NLT April 30, of that year. Interest is accrued for late payments. Checks or PayPal are the acceptable form of payments.