

Knowles Island Plantation Homeowners Association (KIPHOA)

Frequently Asked Questions

I'm interested in buying property on Knowles Island Plantation and building my dream home. What are the size requirements?

Go to <https://KnowlesIslandPlantation.com> and look under the "HOME" or "PROPERTY OWNERS" tab for the Covenants, Conditions & Restrictions. Article II, Section 2 of the Covenants provides the primary dwelling size requirements. In addition, please contact the KIPHOA Architectural Review Board (ARB) as all Construction Plans need to be reviewed and Approved by the ARB before the Jasper County Planning & Building office will issue a building permit. They are located in the Government Building at 358 Third Avenue, Room 202, P.O. Box 1659 Ridgeland, SC 29936 or call (843) 717-3650.

I'm interested in buying property on Knowles Island Plantation, but while the house is being built can I: (a) build a garage or similar structure to live, or (b) put an RV, small camper or travel trailer on the property?

Unfortunately, NO! Per the Covenants Article II, Section 5 it states, "*Travel trailers, campers, and recreational vehicles are prohibited*" and Section 11 it states, "*No mobile home, trailer, bus, manufactured home (single or double wide), or all metal home, or any derivative of the foregoing shall be kept, maintained or located on any Lot.*"

Does Knowles Island Plantation have public water and sewers?

KIP does not have a public water and/or sewer system. All lots have to install individual wells and septic tanks (if not already installed). Ten properties that comprise the Sewer Line Maintenance Agreement Association have septic tanks on their primary (parent) lots, but have sewer lines running to remote leaching fields on a smaller secondary (child) lot just south of the trestle on W Branch Rd.

Is there trash collection on KIP?

Pro Disposal at (843) 846-2333 provides residential trash collection; their rates are \$45 per month for garbage collection and \$65 per month if you recycle. They will provide the trash / recycle receptacles. However, most residents use the FREE trash / recycle centers. The closest Jasper County Recycling Center is the Roseland Recycling Center located on HWY 462, approximately one-half mile south of the entrance to Knowles Island Road. It is open Monday – Tuesday and Thursday – Saturday; closed on Wednesday, Sunday and most Federal holidays.

How do I find reputable service providers and/or contractors to perform work at my KIP residence?

Go to <https://KnowlesIslandPlantation.com> and search for the "*Who to Call List*" under the PROPERTY OWNERS tab. These are service providers and contractors recommended by your fellow neighbors. Additionally, please ask your new island neighbors whom they recommend. Disclaimer: The Board of Directors cannot endorse any of these providers.

Does Knowles Island Plantation have any residential fire hydrants?

Unfortunately, no! Because KIP does not have public water system. However, Knowles Island Plantation along with the Jasper County Roseland Fire Department installed a Dry Hydrant system under the community dock on Lot # 52. This 6-inch pipe system allows the local fire department to connect their tanker trucks, backflush the system and draw brackish water from West Boyd Creek in the event of a fire aboard Knowles Island Plantation. The tanker trucks connect to and can refill the fire trucks rapidly. Additionally, Roseland Fire Department has two large water tanks connected to their well system, which are used to refill their fire trucks. *(Please make your Homeowners Insurance Company aware of this Dry Hydrant System in the center of our island).*

If I build a home on Knowles Island Plantation, do I have to obtain Flood Insurance?

Most lots are required to maintain some level of FEMA annual flood insurance coverage. You can research the **FEMA Flood Map Store** at <http://www.msc.fema.gov> or call (800) 358-9616.

How much are the KIPHOA Annual Association Dues? When and how are they collected?

Current KIPHOA Annual Association Dues are \$375.00 per lot; except for ten lots who comprise the Sewer Line Maintenance Agreement Association, who pay an additional \$100.00 per lot annually. Annual invoices are sent out via PayPal on March 1st. Per the Covenants Article II, Section 13 it states, *“Annual Association Dues shall be PAID IN FULL by the 30th of April in the calendar year in which the invoice is issued.”* Checks or PayPal are the acceptable form of payments.

If I purchase a lot on Knowles Island Plantation, how do I find out my property’s street address?

Contact the Jasper County Emergency Services Headquarters located at 1509 Grays Hwy, Ridgeland, SC 29936 or call (843) 726-7607. If you provide your Lot number or Map Parcel Number, they will be able to provide your 911 / street address.

Where can I get a copy of the By-Laws and Covenants, Conditions & Restrictions for KIPHOA?

Go to <https://KnowlesIslandPlantation.com> and look under the “HOME” or “PROPERTY OWNERS” tabs.

Who is allowed access to the KIPHOA Community Dock Area?

All KIPHOA members will be issued a single key from the Board of Directors to access and open the lock on the Community Dock gate. Non-members can use the facility only if accompanied by a KIPHOA member, who is 16-years old or older.

Can boat trailers, campers, work trailers or RVs be stored at the Community Dock area?

Unfortunately, NO! Per the Covenants Article II, Section 11 it states, *“No boat trailers, RVs or other personal vehicles can be stored at the community dock.”*

We would like to build a Dock on our Lot, but does the KIPHOA have any restrictions?

KIPHOA has no jurisdiction or approval over personal docks. Exterior properties have been preapproved to allow for docks depending on location and type of dock. You would have to contact S.C. Department of Health and Environmental Control (DHEC's) Office of Ocean and Coastal Resource Management (OCRM) and go through the dock application process.

What restrictions does KIPHOA have on tree removal in Jasper County?

Jasper County has guidelines for removal of certain types of protected trees as well as their locations. Contact the Jasper County Planning & Building Office in Ridgeland, SC at (843) 717-3650 for a copy, before you have any trees removed.

What is the speed limit aboard Knowles Island Plantation?

The posted speed limit on all KIP private roads is 25-MPH.

Does KIPHOA have any jurisdiction over the Knowles Island Public Fishing Pier?

KIPHOA has no authority or jurisdiction over the Knowles Island public fishing pier or the entire 50-foot wide span of the trestle road. This is under the jurisdiction and maintenance of Jasper County Roads & Bridges Engineering Services located at 623 Live Oak Drive, Ridgeland, SC 29936 or call (843) 726-7743. Additionally, if needed please call the Jasper County Sheriff's Office at (843) 726-7519 to report an Emergency or suspicious activity.

**Do dogs have to be on a leash when they are being walked or riding on a golf cart / buggy?
Are owners responsible for picking up pet refuse?**

Per the Covenants Article II, Section 8 it states, *“Per SC state law (47-3-10), when walking dogs, they must be under restraint by the owner or keeper by means of a leash or similar restraining device (i.e., electronic collar). Owners shall be responsible for proper cleanup and disposal of their pet’s excrement when walking pets on KIPHOA roads and/or common areas.”*