



CLUB GATE AT ROSE HILL - *Frequently Asked Questions*

When did Rose Hill open for sale?

The land that now comprises Rose Hill Plantation was originally owned by the Yemassee Indians centuries ago. Eventually, the land was purchased by the Rose Hill Plantation Development Co in 1980, which is when the community began to be developed.

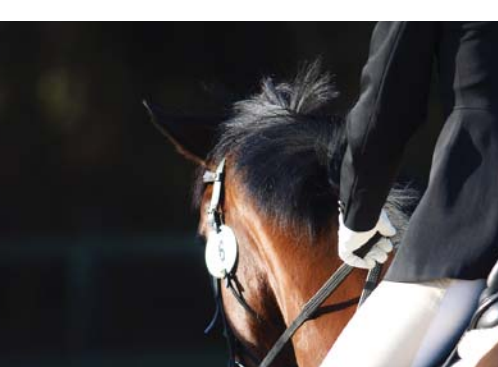


How many homes are in Rose Hill?

Spread over 2000 pristine acres, Rose Hill is made up of over 960 homes and home sites. Club Gate at Rose Hill offers a unique opportunity to build new in one of the area's most established plantations. .

What does Rose Hill offer?

Rose Hill Plantation is a private, gated golf and equestrian community that is ideally located in the heart of Bluffton, South Carolina, central to both Hilton Head Island and Savannah, GA. Just 7 miles from the bridges to Hilton Head Island. Rose Hill offers the perfect location while providing a serene, natural backdrop to gracious Lowcountry living.



What Amenities does Rose Hill Offer?

Amenities include two 24-hour guarded gate entrances, an 18 hole golf course, a complete equestrian center with 35-stall barn, paddocks, 50 acres of pasture & outdoor riding area, three swimming pools, two sets of tennis courts, playground, miles of walking & riding trails, Colleton Point dock, boat landing, boat storage and Collton Point pavilion/clubhouse available for use for private functions and wide variety of social and recreational groups available to residents on the Plantation.



How long does it take to build a home?

Village Park Homes typically builds a home within 6 months of finalizing the contract and selections.

Are there Covenants and Restrictions for the neighborhood?

Yes, each home site is subject to Covenants/Restrictions and homeowners are required to pay the Property Owner's Association (POA) dues, which are \$1,900 improved \$1,265 unimproved. One time transfer fee paid by purchaser of \$1,715 and \$200.00 administration fee will be collected at closing.



What are the taxes on a home in Rose Hill?

Rose Hill is located in the Town of Bluffton, District 614. Beaufort County will base your taxes on the purchase price of your home. You can visit the Beaufort County website at www.bcgov.net and go the Online Services tab and then click on the Property Tax Calculator. Storm water management fees are also added to your property taxes and you can call Beaufort County for this year's fee.

What Beaufort County schools do the residents of Rose Hill attend?

Elementary School - Bluffton Elementary (Grades K-5) - 2014-2015 school year.

Middle School - Bluffton Middle School - Grades 6 & 7

H.E. McCracken Middle School - Grades 8 & 9

High School - Bluffton High School - Grades 10-12

