Dear New Owner:

The Leamington Association and its Board of Directors welcome you as new neighbors. In addition to a checklist, we are providing you with this welcome packet of basic information that you may find helpful and interesting about the Leamington community. Additional information and owner services are also available on the Leamington website: www.leamingtonpoa.org. Information on how to register for the website is contained in this packet.

The Leamington Community

Leamington is a private residential and villa community within Palmetto Dunes Resort. Spanning 460+ acres, our community comprises two neighborhoods: a Residential area designated for sustained occupancy (with 304 home sites and 63 townhome and condo units); and a Villa section where short-term occupancy is allowed (with 511 units.). Private access to the ocean is available to all Leamington residents.

The Residential neighborhood nestles around the acclaimed Arthur Hills Golf Course, and the site of the Old Hilton Head Rear Range Light, a historic lighthouse.

Leamington is the only community within Palmetto Dunes Resort where owners may use their own golf cart for personal transportation within the Residential neighborhood, for outings to the community’s private Beach Pavilion, and on the Arthur Hills golf course (subject to trails fee).

Much of Palmetto Dunes’ 11-mile navigable lagoon system flows through Leamington, and provides for fishing, nature watching, canoeing, kayaking and electric boating.

In addition to the private Beach Pavilion, Residential neighborhood amenities include the Recreation Center, with private heated community pool, kitchen and barbecue facilities, canoe/kayak storage, lagoon ramp access, and a children's playground. Tennis is nearby at Palmetto Dunes Tennis Center.

With laurel, water and live oaks, pines, and palmetto palms, Leamington reflects the beauty of the Carolina Low Country. Our lagoons teem with fish, and attract hundreds of wading birds, as well as alligators. Our beaches are visited by all manner of seabirds, as well as dolphins and loggerhead turtles.

Our central location on Hilton Head Island provides ready access to hundreds of restaurants, several theaters, an orchestra and art league and many sports and water activities.
Overview of Palmetto Dunes Resort

Leamington is a separately chartered and managed part of Palmetto Dunes Resort, which also includes Palmetto Dunes, Shelter Cove, Newport, and the Plaza at Shelter Cove.

There is no overall governance or management structure for Palmetto Dunes Resort. The component areas were originally developed by Greenwood Development and contain commercial properties owned, managed, and marketed by Greenwood Resorts and Communities.

Shelter Cove Harbor Company manages the properties west of 278, while Palmetto Dunes Property Association (PDPOA) and the Leamington Association manage their respective beach-oriented communities east of 278.

Palmetto Dunes (PD) consists of the Mariners area behind the North Gate, the Inverness area behind the South Gate, and the Queens Folly corridor. PD has approximately 1,500 rental units and 700 primary/secondary home units, and includes 22 regimes.

Leamington, situated on land originally a part of PD, is contiguous to PD’s Inverness area. Leamington encompasses 878 residential home sites, villas and condos, and includes 10 regimes. The only commercial property in Leamington, the Arthur Hills Golf Course (owned by Greenwood, the developer of Palmetto Dunes) is assessed a Residential owner’s share for each of its 18 golf holes. Therefore, for assessment purposes, the Association has a total 896 private and commercial owner units.
Leamington Association Board and Management Structure

The Leamington Association’s Board of Directors manages the community’s affairs with the assistance of various member committees and contracted management professional services. The Association’s By-Laws determine the governance structure, Board duties, responsibilities, powers, and discretion to create committees, and to enter into contracts for services, etc. As a brief overview:

- The **Leamington Association Board** consists of 9 members elected to three-year staggered terms. Directors may be elected for successive three-year terms. Officers are selected annually by the Board and may serve no more than three consecutive years in a particular office. A list of current Board members, area of responsibility, contact information and term expiration date is located within the Welcome Packet and on the website’s main menu tab “Contacts”, sub tab “The Board Room”.

- The **Architectural Review Board (ARB)**, a Covenant-chartered committee, establishes and enforces community regulations and procedures for construction, renovation, and landscaping within the sustained, residential area. The ARB Regulations and Procedures are included in your Welcome Packet and also available on the Leamington website.

- **Allied Management Group** is the Leamington Association’s property management company under Board direction.
  
  David Howard, General Manager  
  843-785-3278 ext. 1001 (O)  843-785-3381 (F)  
  Email: [howard@alliedhiltonhead.com](mailto:howard@alliedhiltonhead.com)  
  Kate McCullion, Director Community Relations  
  843-785-3278 ext. 1012  
  Email: [leamington@alliedhiltonhead.com](mailto:leamington@alliedhiltonhead.com)  
  4 Pensacola Place, Hilton Head, SC 29928  
  PO Box 7431 Hilton Head, SC 29938  
  Hours: M-F, 8:00 am – 12pm, 1pm – 4:30pm

- **Dale Planicka, DMP Financial Services, LLC (DMP)** is the Association’s accountant directly reporting to the Board’s Treasurer and coordinates payables and receivables with Allied Management Group. Dale can be reached at (843)-715-0256.

- **Carolina Landscape & Maintenance, Inc.** provides landscaping services for common areas.

- The Leamington Association’s Board contracts with **Palmetto Dunes Property Owners Association (PDPOA)** for security and pass office services.
Leamington History and Development

In 1967 when Palmetto Dunes Resort was established, Leamington was undeveloped land. Below is a brief summary of development:

- 1967 - Palmetto Dunes Resort development began.
- 1979 - Greenwood acquired PDR and assumed operation of the Fazio and Robert Trent Jones golf courses.
- 1985 - Leamington development began.
- 1986 - Arthur Hills Golf Course opened.
- 1997 - Owners assumed Leamington Association Board leadership and Greenwood began transfer of common property to the Association.
- 2005 – End of original term of Covenants; however, by covenant provision, automatically renewed for ten years to 2015. Agreement established with PDPOA governing Leamington’s financial responsibilities for Queens Folly-Ocean Lane corridor and maintenance of the lagoon system owned by PDPOA.
- 2009 - Greenwood developed/sold the last residential property it owned in Leamington.

Neighborhood Distinctions

Established under Leamington’s 1985 Declarations of Covenants, Leamington’s neighborhoods offer a lifestyle choice for **Villa** (un-sustained) owners who are primarily vacation/resort oriented and **Residential** (sustained) owners seeking 2nd home or permanent residences. The distinctiveness of each neighborhood results in differences in owner assessment levels, voting rights, amenities, privileges, and restrictions. Differences of particular note are:

- **Ban on short-term rental** in the Residential area, and the **allowance of short-term rental** in the Villa community.

- **Total assessments** paid by owners to the Association are driven by the differences in services, infrastructure, and amenities between them.
  - **Villa** and **Residential** owners pay the “overall assessment” which provides funds to maintain common areas and roadways, provide security and pass office services, and cover Leamington’s share of PDPOA’s repair and replacement costs for the Queens Folly-Ocean Lane corridor and maintenance costs for the navigable lagoon system.
  - **Residential** owners pay a combination of the overall assessment and an additional supplemental assessment referred to as the “sustained assessment” to cover the costs of maintaining the neighborhood’s infrastructure, facilities, and the added security and management services costs.
Use of Leamington Community Amenities

While both Villa and Residential owners have access to each area and to the rest of Palmetto Dunes, no Residential or Villa owner may use the amenities of another villa regime or neighborhood, except in accordance with the rules and regulations of the regime. In particular:

**Villa** owners and guests may not enter or exit through the Residential neighborhood’s 278 Gate. This restriction is meant to inhibit the use of the Residential neighborhood as a shortcut to 278 and is cost-justified, as the “278 Gate” is an amenity for which only Residential owners pay in their supplemental assessment.

**Residential** members enjoy, and are assessed a premium for, the neighborhood’s expanded set of amenities, which include:

- **The Recreation Center** offers a temperature-controlled pool, playground, covered sitting area, lagoon view deck, outdoor grill and kitchen. Reservations for Residential owner’s private use for parties of at least 15 people, and requiring a $75 deposit, may be made online or through Allied Management. The pool and bathroom facilities remain available for neighborhood use even when the facility is reserved.

- Residential owners may also reserve **The Beach Pavilion** for private parties of more than 15 guests and a $75 deposit. Vehicle parking is restricted to Residential owners and their accompanied guests. Bathroom facilities remain open to all residents and their guests even when the facility is reserved.

  **Please note** that the Recreation Center and the Beach Pavilion are managed and maintained as facilities for the private use of Residential owners, families and their guests only.

- Residential owners without direct lagoon access are given priority consideration for rental of the **canoe/kayak storage racks**. Space permitting, all property owners, including Villa owners, can rent storage space. Requests for canoe/kayak storage space can be made online or by contacting Allied Management.

- **Travel by golf cart** on the roadways within the Residential area only is permissible. Check the Leamington website, [www.leamingtonpoa.org](http://www.leamingtonpoa.org), for rules pertaining to this privilege.

Use of Lagoons

The Palmetto Dunes navigable 11-mile lagoon system, owned by the Palmetto Dunes Property Association (PDPOA) and overseen by the Lagoon and Lakes Committee, is for the enjoyment of all Palmetto Dunes and Leamington property owners, their invited guests, and renters of their properties. Approved activities include boating, kayaking, canoeing, fishing and crabbing. Swimming in the lagoons and lakes is prohibited.
Governing Documents, Rules, Regulations and Policies

In order to keep Leamington safe and esthetically desirable, there are rights and restrictions set forth in our Covenants, By-Laws, rules and regulations which must be adhered to. These governing documents are all available on the Leamington website and included in your Welcome Packet:

- **Leamington Association By-Laws, as adopted in 2008.** Established in 1985 at the Association’s inception, the original By-Laws were developer oriented. Accordingly, new By-Laws were proposed and adopted in 2008 that were deemed to be more appropriate for a self-governing community.

- **Consolidated Covenants and Amendments Document.** The original Declarations of Covenants was adopted in 1985 and modified by seven subsequent Amendments. This document has been prepared by the Board to represent the Leamington Covenants as amended. For legal purposes, the recorded Declarations of Covenants and Amendments documents should be considered controlling. Both sets of documents are available online.

- **Leamington Rules and Regulations,** include safety and security rules and regulations governing the use of gates, transmitters, application of decals (must be affixed), guest passes (must be displayed) and parking. They also include rules and regulations regarding the use of neighborhood facilities, Residential golf carts on roadways and the Arthur Hills golf course

- **Architectural Review Board (ARB) Rules and Regulations** outlines the need to submit plans for building a new home or any remodeling affecting the exterior, including landscaping, to the ARB for prior approval. Along with the rules and regulations, the contact information for the ARB committee chair and administrator, approval forms and a fee schedule can be found on the ARB committee web page

As a property owner and member of the Association, you are expected to abide by the provisions of the governing documents, as well as the duly adopted rules, regulations, procedures, and policies. The Leamington community cannot function effectively or efficiently without voluntary adherence to these provisions. However, it should be noted that violations could result in penalties, specified or adjudged by the Board as appropriate to the violation, including fines and suspension of owner and guest privileges.
Mailboxes and Nameplates

The distinctiveness and consistent look of Residential Leamington’s mailboxes are a source of neighborhood pride. In order to maintain this look, when homes change hands, the Association will:

- **New home** - place a new mailbox at the home with a nameplate on both sides at no charge to the owner.
- **New owners of an existing home** - remove the old nameplates and replace with new nameplates at no charge to the owner. If repairable damage exists at time of transfer of ownership, necessary repairs to the mailbox will be made at no charge to the new owner.

However, should a mailbox be damaged by any cause to the point of being irreparable, the Association will replace it, but the cost will be charged to the owner.

Registration and Access to Leamington Website

The Association’s website, [www.leamingtonpoa.org](http://www.leamingtonpoa.org), was established in 2008 to provide a flexible, cost-effective and efficient vehicle for keeping members informed and involved in Leamington affairs. We continue to add features and increasingly are using its supporting emailing capabilities.

To gain access to the community-only areas of the website, a new member must register by establishing a username and a password. Information requested on the included form will allow us to update the directory database and register you for website access. Once registered, you will receive an email with a sign-in name and password confirming that you have full access to the website. Upon sign in, you may complete and/or edit your member profile, including your sign-in name and password. You have the ability to restrict neighborhood access to any part of your profile, including your phone numbers and email addresses. Please note that we will use your email addresses for Leamington-related communications only.

To allow us to provide you access to the Leamington website, please fill in and return the included Leamington Website Registration Form as soon as possible.

Leamington Community Social Life

The Board chaired Social Committee in composed of Leamington volunteers who organize Association-sponsored events. All Leamington owners are invited to participate and notifications of events with specifics are sent via email in addition to being posted on the Leamington website and the 278 reader board when details become available. Activities include an annual ladies’ luncheon, a Valentine theater night, 4th of July golf cart parade, and holiday dinner party. Full Moon Night, a monthly evening gathering on the beach, usually runs April thru October. We invite you to bring your beach chairs and whatever you want to eat or drink and join your neighbors to watch the moon rise over our beautiful Atlantic Ocean.
# LEAMINGTON ASSOCIATION 2014 BOARD OF DIRECTORS

## Fred Corpuz
**President and Chair, Safety & Security**  
Phone: 843-785-2843  
Cell: 440-346-3331  
runnercorpuz@aol.com  
Term expires – 2016

<table>
<thead>
<tr>
<th>Bill Healy</th>
<th>Tom Hopkins</th>
</tr>
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| Vice President and Chair, Facilities Committee  
Phone: 843-842-2338  
wjhealy@roadrunner.com  
Term expires - 2014 | Treasurer and Chair, Finance Committee  
Chair, Nominations Committee  
Phone: 770-519-1299  
THopkins@MRSSystems.com  
Term expires - 2015 |

<table>
<thead>
<tr>
<th>Bob Rieth</th>
<th>Jim Hutchison</th>
</tr>
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</table>
| Secretary and Chair, Villas Committee & Hurricane Preparedness  
Phone: 843-785-1007  
rrrieth.hhi@gmail.com  
Term expires - 2015 | Chair, Communication Committee  
Phone: 843-715-0683  
jhutchi100@gmail.com  
Term expires - 2016  
(after resident vote at 2014 Annual Meeting) |

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<thead>
<tr>
<th>Tom Rego</th>
<th>Glenn Frankle</th>
</tr>
</thead>
</table>
| Chair, Grounds Committee  
Phone: 843-686-3301  
tmrego@roadrunner.com  
Term expires - 2015 | Chair, Social Committee  
Phone: 843-785-8508  
gfrankle@msn.com  
Term expires - 2016  
(after resident vote at 2014 Annual Meeting) |

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<tr>
<th>Shelley O'Connell</th>
<th>Richard Vanderveer</th>
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</table>
| Chair, Social Committee  
Phone: 843-341-3425  
shel_ocon@yahoo.com  
Term expires - 2014 | Chair, ARB Committee  
Phone: 215-422-2955  
rbv@rbv3.com  
Term expires - 2014 |

## Architectural Review Board

**Richard Vanderveer, Chair, ARB Committee**  
Phone: 215-422-2955  
Email: rbv@rbv3.com  

**ARB Administrator: Leslie Howard**  
Phone: 843-837-3278  
Email: lhoward@alliedhiltonhead.com
Golf information for Leamington Residents

Leamington boasts one of the best golf courses on the island -- The Arthur Hills Golf Course, voted South Carolina Golf Course of the Year for 2009. Greenwood Community & Resorts offers annual Memberships that enable residents to play all three courses in Leamington / Palmetto Dunes at significantly reduced rates, while also enjoying advance tee time reservation, merchandise, and dining privileges. Leamington residents have the added benefit of using a Private Golf Cart on the Arthur Hills course, with payment of a Trail Fee. As a property owner, you will receive a special rate. In addition, the local Golf Committee has worked with Greenwood to develop a variety of Membership Options for Couples and Individuals, including:

- Full Membership -- Unlimited play for 12 months
- Part-time Membership – Unlimited-play for 4 designated months
- Part-time Membership -- Prepaid rounds of 50 or 100 to be used throughout the year

Residents of Leamington are encouraged to join their neighbors for golf at the Arthur Hills course. The Golf Committee has organized standing Group Play times for men and women, along with tournaments and special events throughout the year.

- The Men’s Group plays every Saturday Morning – contact Tom Stanton at 843-686-2008;
- The 18-Hole Women’s Group plays every Tuesday and Saturday Morning, with the option for lunch at Arthur’s Grille afterward – contact Linda Bruce at 843-785-4366;
- The 9-Hole Women’s Group plays every Wednesday morning, and then has lunch at Arthur’s Grille – contact Ginny Duffy at 843-842-8712;
- The monthly 18-Hole Mixed Scramble social event is usually held the last Sunday of most months. A casual cocktail and hors d’oeuvres reception is held following the event.
- A seasonal 9-Hole Twilight Golf Scramble social event is held monthly from April through October. This is a shotgun event with reception following at Arthur’s Grille.

Participation in standing Group Play events is reserved for Golf Members and their Guests. New residents are encouraged to play with the groups listed above, and will receive a special Member-Guest rate up to three (3) times. Sign-up sheets are in the respective locker rooms at the Club House – just sign your name to the list no later than noon two days in advance of play. Just to clarify, you do NOT have to join the PD Club to play with the Leamington Golf groups.

Inquiries about the various membership plans should be made to Samm Wolfe at 843-816-1571. Feel free to contact any member of the Golf Committee for more information on golf in Leamington:

- Frank Duffy 843-842-8712
- Sigrid Kueng 843-785-8879
- Linda Bruce 843-785-4366
- Frank O’Regan 843-341-2884

Whether you are a member, part-time or new resident, or just want to try the course, come join us!
PD Women’s Club

The PD Women’s Club, started in March of 2000, is open to all full and part time residents of Palmetto Dunes, Leamington and Shelter Cove. The By-Laws state that its purpose is to foster a spirit of Community for all women living in Palmetto Dunes. A member may join any group in which she is interested, as well as attend their two luncheons and other activities. Annual dues are $15. Anyone interested in joining or getting additional information about the Club should contact Connie Shelford, Membership Chair, at 843-341-3167 or tshelford@roadrunner.com. The most recent quarterly newsletter and additional information may be found on www.leamingtonpoa.org.

PD Women’s Club Executive Board

President
Norma Henderson
843-785-6146

Vice President
Kathi Forlini
843-785-7481

Secretary
Sharon Cheney
912-288-3400

Treasurer
Verna Goodman
843-422-9756

Advisor
Pat Batten
843-341-6638

Tennis

Hilton Head is a tennis mecca! Although there are no tennis courts in Leamington, tennis facilities are abundant both on and off the Island. With 23 clay courts and 2 hard courts, The Palmetto Dunes Tennis Center is a world-class tennis facility with a highly ranked professional staff. They offer annual and seasonal memberships, individual court reservations, lessons and daily clinics. The staff is always happy to help newcomers get oriented within the Hilton Head tennis network.

In addition to the Palmetto Dunes Tennis Club, there are several private and public facilities available. See the Hilton Head website for more information: Hilton Head Tennis

USTA and Intra-club tennis teams are active throughout the year and teams are usually looking for new members. There are also informal networks that play regularly on public or private courts.

Leamington resident, Susan Cook, is a level coordinator for the USTA. Please contact Sue for more information at hhitennis@aol.com