

# **HIGH TIDE**

## **ASSOCIATES**

Real Estate Services • Brokerage • Regime & Association Property Management

### *The Cotton Hope I Villas* *Horizontal Property Regime*

Welcome to Cotton Hope I. Please take some time to relax and review the helpful and essential information provided. Be certain to visit our Website at <https://hightideassociates.com> for all Governing Documents (i.e., Master Deed, Bylaws, Rules and Regulations, etc.) and carefully review all documents in full. If you have any questions, please do not hesitate to contact the Regime Management Company.

**Regime Management Company:**  
**HIGH TIDE ASSOCIATES**  
**Drew Davis**  
Property Manager

**HIGH TIDE ASSOCIATES**  
P.O Box 7665  
Hilton Head Island, SC 29938  
55 New Orleans Rd. Suite 211  
Hilton Head Island, SC 29928  
Direct 843-816-4141  
Fax 843-686-2204  
[www.htausa.com](http://www.htausa.com)

**Resident information:**

To assist in delivering the utmost service and to improve the quiet enjoyment of the community, The Cotton Hope HPR I requires that you please fill out and submit the enclosed CONTACT INFORMATION SHEET. This will assist us in contacting you when necessary.

**Amenities:**

As a resident of The Cotton Hope I community, you have access to the on-site pool. **ONLY RESIDENTS OF COTTON HOPE I ARE PERMITTED TO USE THE POOL.**

**Parking:**

**IMPORTANT**

All vehicles must have a Cotton Hope I Parking Decal. Please go to the High Tide Associates office at 55 New Orleans Road Suite 211 to obtain your Parking Decal. You must bring your lease, vehicle registration, insurance, and photo Id along with \$15 check or money order for each vehicle. All bikes must be stored on bike racks that are provided throughout the community. Please refer to the Rules & Regulations, Articles 5 and 6.

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### **Unit Keys:**

It is very important for us to have a key to your condo. Please be assured that we have a key control policy in place. It is required that TWO keys of your unit be on file with High Tide Associates IN CASE OF A MAINTENANCE EMERGENCY and to provide scheduled monthly pest control.

### **Pest Control:**

Pest control is a scheduled monthly service that is part of your monthly regime fee. There is an alternating schedule of interior treatment. **It is very important we have the key to your condo in order to provide this scheduled monthly service.** Routine pest control service in **all** condos is essential. Pest control is the last Thursday of the month for all buildings.

### **Refuse:**

Please dispose of your properly bagged household trash in the dumpsters provided throughout the community. Please refrain from leaving trash on the outside of the dumpster.

### **Pets:**

Pets are welcome at The Cotton Hope I. Please use Doggie Stations posted on the common areas. The law requires that all pets are on a leash when outside the unit. Please be aware of the town CODE OF ORDINANCES.

### **Picnic Tables & Grills**

Common area picnic tables and grills may not be used after 10:00 PM. Please clean up afterwards.

**Unit Leaks:** Report all leaks to High Tide Associates immediately!

### **Rules & Regulations:**

Rules and regulations are developed to assist in the upkeep of a safe and enjoyable community. It is imperative that you read and understand the Rules and Regulations of the community. If you have any questions or concerns, please contact High Tide Associates. Please review enclosed THE COTTON HOPE I RULES AND REGULATIONS. \*Please sign and return the CONTACT INFORMATION SHEET. \*

### **Helpful Numbers:**

1. HHI PSD I (Water) 843-681-5525.
2. Palmetto Electric (Electric) 843-681-5551.
3. Time Warner (Cable, telephone and internet) 843-785-3070.
4. Starlight 843-686-5000.
5. Beaufort County Sheriff's Office 843-785-3618.
6. Hilton Head Fire Department 843-682-5100.
7. Hilton Head Hospital 843-681-6122.
8. Beaufort Animal Control 843-846-3904.
9. After-hours emergencies concerning your unit 843-683-0968

P.O. Box 7665 • Hilton Head Island, SC 29938 • Phone 843-686-2241 • Fax 843-686-2204 •  
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### **Hurricane Preparedness:**

Please visit the Town of Hilton Head website [www.hiltonheadislandsc.gov](http://www.hiltonheadislandsc.gov) or Beaufort County website [www.bcgov.net](http://www.bcgov.net).

### **Insurance:**

The regime insurance is for catastrophic conditions. Owners are responsible for obtaining contents insurance, known as an HO6 policy. Please see the attached for additional information. It is highly advisable that owners require their renters to obtain their own renters' insurance!

If you have any questions or concerns, please contact our receptionist, at 843-686-2241 or e-mail [reception@hightideassociates.com](mailto:reception@hightideassociates.com) .

Revised 2025