



A Beautiful Coastal Town

WELCOME GUIDE & OWNERS MANUAL



Habersham, South Carolina | *A Beautiful Coastal Town*

TABLE OF CONTENTS

[Contact & Community Information](#)

[FAQ - Preparing to Move In](#)

[FAQ - General](#)

[FAQ - Who Do I Contact?](#)

[Beaufort Utility & Service Providers](#)

[Appfolio](#)

[Habersham Property Management](#)

[Habersham Steering Committee](#)

[Habersham Parks, Park House, & River Retreat](#)

[Court Sports Rules - Basketball, Pickleball Tennis](#)

[Pickleball/Tennis Court Reservation Rules](#)

[Habersham Dock Rules](#)

[Storage Yard Rules](#)

[Kayak Storage Rules](#)

[Fishing Rules](#)

[Golf Cart Rules](#)

[Pool Rules](#)

[Home Builders Construction Rules](#)

[Alligators FAQ](#)

[Alligator Safety Guide](#)

[Local Beach Access & Marinas](#)

[Habersham Fact Sheet](#)

[Habersham Snapshot](#)

[History of Habersham](#)

[History of Beaufort](#)



Habersham, South Carolina | *A Beautiful Coastal Town*

CONTACT & COMMUNITY INFORMATION

[\(To Table of Contents\)](#)

Habersham Website:	www.HabershamSC.com www.HabershamMarketplace.com
AppFolio:	habershampm.appfolio.com/connect/
Habersham Land Company Office:	(843) 846-1000 Monday-Friday 9 am - 5 pm 22 Market
Habersham Fire Station:	(843) 466-2633 (<i>Non-emergency only</i>)
Habersham Pool:	(843) 846-4843
Post Office Access:	Via FOB (issued at Habersham Office)
Pool & Park House Access:	Via FOB (issued at Habersham Office)

Connect with Neighbors on NextDoor: The purpose behind NextDoor is to build stronger and safer communities by way of an easy means of communication between neighbors. If you would like to sign up, please visit www.nextdoor.com to register. Please note the HOA Management does not monitor Nextdoor.

Follow Habersham: If you participate in social media, please “like” HabershamSC on [Facebook](#) or follow us on [Twitter](#) and [Instagram](#). We post events, interesting articles, and real estate happenings on those sites.

Follow Habersham Marketplace: You can “like” Habersham Marketplace on [Facebook](#) or follow on [Twitter](#) and [Instagram](#) to find out more about what is happening with our merchants. The Marketplace is the mixed-use commercial center of Habersham that combines urban loft apartments with commercial spaces on the ground floor. Our Post Office and Firehouse were the cornerstone civic structures of the village setting that has grown to include over twenty storefront and loft buildings. The present-day Marketplace offers restaurants, retail shops, and professional offices all within walking distance of every residence. The Marketplace is becoming a favorite Lowcountry destination with seasonal festivals, monthly activities, and fun-filled streets set in a safe, walkable village complete with vibrant outdoor patios and plazas. Please be sure to bookmark www.HabershamMarketplace.com to get an active roster of businesses and list of upcoming Marketplace events!



Habersham, South Carolina | *A Beautiful Coastal Town*

FREQUENTLY ASKED QUESTIONS - PREPARING TO MOVE IN **[\(To Table of Contents\)](#)**

Are there rules about moving trucks?

- Tractor trailer trucks are not allowed on our road system, and moving companies should be instructed to offload onto a box truck to access your address.
- Please direct box trucks to bypass the Market entrance of the neighborhood and utilize one of the entrances further down Cherokee Farms Road. Market street is narrow and has low clearance.
- Box trucks parked at your residence may not park on the common area grass, and they may not block traffic on any roads or alleys.
- If you use a POD unit, it must be placed completely on your lot and not in the common area.

How do I get house keys/mailbox keys/FOBs?

- Buyers of resale homes will obtain all house and mail keys as well as Park House/Pool/Post Office FOBs from the previous owner. If mail keys and/or FOBs are not passed along from the prior owner, new keys can be obtained from the Habersham Land Company office for a fee.
- Owners of new homes and lots that have yet to be developed can obtain two mail keys and two FOBs for free if they have never been distributed to the address.
- To request a new set of keys (excluding condo units) or FOBs, please submit a Maintenance Request form on Appfolio or stop by the Habersham Land Company office.
- There is a maximum of two mailbox keys and two FOBs per address.

How do I set up trash service?

- Please contact Habersham Land Company at (843) 846-1000 to arrange service. Your request will be forwarded to Capital Waste Services with your desired service start date.
- Please note that there may be a few days' delay before the trash company drops off your cans.
- If you have any issues with trash service after it has been set up, contact Capital Waste Services at (843) 757-2722 or email lowcountrycs@capwasteservices.com; include your address and specify that you live in the Habersham neighborhood.

When are trash and recycling picked up?

- Trash service runs twice weekly on Tuesdays and Fridays, and recycling service is every Friday.

What address should I put on my mail?

- Mail will be delivered to your post office box at the Habersham Post Office, however, mail should be addressed to your Habersham street address.



Habersham, South Carolina | *A Beautiful Coastal Town*

FREQUENTLY ASKED QUESTIONS - GENERAL

[\(To Table of Contents\)](#)

How do I get involved in neighborhood activities?

- Appfolio has an events calendar showing activities in the neighborhood as well as a list of clubs under the New Resident Information folder.
- Some activities are advertised on NextDoor or on the post office bulletin board.
- You can also reach out to the Welcome Committee at habersham.welcome.committee@gmail.com to start building connections.

How do I dispose of large items?

- Capital Waste Services will take items located inside the trash and recycling containers.
- Generally speaking, items placed outside the containers will not be picked up.
- Homeowners have access to the Beaufort County Convenience Centers to dispose of additional items. Permits are required to utilize the Convenience Centers. To apply for a permit and view other Convenience Center information, please visit: <https://www.beaufortcountysc.gov/solid-waste-and-recycle/convenience-centers/index.html>.
- Please note the Habersham Grounds Crew and Capital Waste Services will not pick up landscape debris left outside of containers.

Can I make changes to the outside of my house?

- Before making any changes to the exterior of your house or property, you must submit requested changes in writing to the Habersham Architectural Review Board (HARB).
- Please note that trees can be pruned without HARB review, however, they cannot be removed without permission.
- The HARB is the regulating body that oversees all exterior changes made to residential and commercial buildings (ex. satellite dish installation, painting your house or shutters, installing a living fence, etc.), and its purpose is to ensure that our architectural codes are consistently being implemented to protect the architectural heritage of Habersham.
- A copy of the HARB guidelines and tree removal policy can be found in the Shared Documents section on Appfolio.
- The HARB meets the second Tuesday of each month, and submissions should be sent no later than the Friday prior to arb@habershamsc.com.

How does the Habersham post office work?

- Mail should be picked up daily to avoid being returned to the Burton Post Office.
- The post office door may be locked while the postal carrier is delivering mail.
- If you receive a parcel key in your mailbox, please remove your package from the corresponding parcel box and leave the key.
- If you will be gone for an extended time, please put your mail on hold with the USPS.
- Please remember stamped or metered mail only accepted via the outgoing drop box.



Habersham, South Carolina | *A Beautiful Coastal Town*

What do I do if I lose my mailbox key/FOBs?

- Lost mailbox keys (excluding condo units) and FOBs can be replaced for a fee.
- To request a replacement, please submit a Maintenance Request form on Appfolio.
- Please allow at least one full business day before your request can be fulfilled.

How do I pay my HOA dues?

- HOA dues can be paid online through Appfolio or by check.
- Checks should be made payable to Habersham Neighborhood Association and sent to:
22 Market, Beaufort, SC 29906

What are the Habersham stickers I see on vehicles, and how do I get one?

- Habersham sticks help identify the owner of a vehicle in case Habersham Property Management needs to contact them or in case of emergency.
- Stop by the front desk of the Habersham Land Company to pick up a sticker for your vehicle(s) or golf cart.

How do I get a green sign with my name if I want one?

- If you purchased a vacant lot through a Habersham Properties agent, a green name sign will be provided for you and placed on your new lot at no cost to you.
- If you purchased a vacant lot through another agent, or if you purchased a resale home, a green name sign is not provided by Habersham Properties. If you would like to purchase one, you can contact Signs Now to request one at www.signsnow.com/beaufort/contact.



Habersham, South Carolina | *A Beautiful Coastal Town*

FREQUENTLY ASKED QUESTIONS - WHO DO I CONTACT?

[\(To Table of Contents\)](#)

In an emergency?

- Call 911

If I see something in the common area that needs to be fixed?

- Complete a Maintenance Request form on Appfolio

If I want to make a change to the exterior of my home/property?

- Contact the Habersham Architectural Review Board at arb@habershamsc.com

If I want to remove a tree on my lot?

- Contact the Habersham Architectural Review Board at arb@habershamsc.com

If I am concerned about a tree on a neighboring property?

- Contact the owner of the property and have them contact the HARB if the tree needs to be removed

If I am concerned about a tree on common property?

- Complete a Maintenance Request form on Appfolio

If I have a suggestion for the neighborhood?

- Contact the Steering Committee at steeringcommittee@habershamsc.com

If I want to reserve a space in the storage yard?

- Contact the Guest Services Coordinator at reception@habershamsc.com for a copy of the application

If I want to use the kayak racks?

- Email the Kayak Storage Coordinator at habershamkayaks@gmail.com to request a space or to be added to the waitlist, as applicable

If I want to reserve a plot in the Community Garden?

- Email the Community Garden Coordinator, Donna Brainard, at dmbbrainard01@gmail.com to request a plot or to be added to the waitlist, as applicable

If I want to reserve a park, the Park House, or the River Retreat?

- Contact the Guest Services Coordinator at reception@habershamsc.com

If I want to hold an event in the Marketplace?

- Contact the Merchants Council at manager@habershammarketplace.com



Habersham, South Carolina | *A Beautiful Coastal Town*

If I have questions about my HOA dues?

- Contact Maureen Turner at mturner@habershams.com

If I am having issues with my trash service after it's already been set up?

- Contact Capital Waste Services at (843) 757-2722 or email lowcountrycs@capwasteservices.com; include your address and specify that you live in the Habersham neighborhood

If I have questions about mail delivery?

- Contact the US Postal Service at (800) 275-8777 or by visiting the Burton Post Office at:
11 Robert Smalls Suite C, Beaufort, SC 29906

If I have questions about the Condo Association (Village Flats)?

- Repair requests should be sent to VFHPRmaintenance@gmail.com
- All other questions should be sent to nancy@imchhi.com

If I have questions about the Townhome Association (Live-Works and Townhomes)?

- Contact Mark Douglas with Bundy Management at mark@bundyinc.com or (843) 524-2207 ext. 223

If I want to learn about commercial opportunities in the Marketplace?

- Email commercialleasing@habershamsc.com

If I have trouble logging in to Appfolio?

- If you have difficulty logging in after your account is set up, make sure you are using the correct URL: habershampm.appfolio.com/connect/
- If you have not received an invitation to Appfolio, contact the Habersham Land Company front desk at reception@habershamsc.com to make sure your information is on file

If I encounter an alligator that is believed to be aggressive or habituated to humans?

- Please report nuisance or aggressive alligators to (888) 575-9035 or wildlife@habershamsc.com



Habersham, South Carolina | *A Beautiful Coastal Town*

BEAUFORT UTILITY & SERVICE PROVIDERS

[\(To Table of Contents\)](#)

DOMINION ENERGY

108 Robert Smalls Parkway, Beaufort, SC 29902

(800) 251-7234

www.dominionenergy.com/

BEAUFORT-JASPER WATER & SEWER AUTHORITY

6 Snake Road, Okatie, Beaufort, SC 29909

(843) 987-9200

www.bjwsa.org/

HARGRAY - PHONE, TV CABLE & HIGH SPEED INTERNET

60 Robert Smalls Parkway, Beaufort 29902

(843) 379-9000

www.hargray.com/

CAPITAL WASTE SERVICES - TRASH & RECYCLING SERVICES

To Arrange Service: Contact Habersham Land Company with your desired service start date

(843) 846-1000 or services@habershamsc.com

Further Questions: Contact Capital Waste Services; include your address & specify you live in Habersham

(843) 757-2722 or lowcountrycs@capwasteservices.com

<https://capwasteservices.com/>

SHANKLIN TRASH & RECYCLING CENTER - DECAL REQUIRED

80 Shanklin Road, Beaufort, SC 29906

(843) 255-2776

www.beaufortcountysc.gov/solid-waste-and-recycle/convenience-centers/decals-info.html

BEAUFORT COUNTY SHERIFF'S OFFICE

2001 Duke Street, Beaufort, SC 29902

(843) 255-3200, #911

<https://bcso.net/>

BURTON FIRE DEPT.

36 Burton Hill Road, Beaufort, SC 29906

(843) 255-8011, #911

EMERGENCY MEDICAL SERVICES

2727 Depot Road, Beaufort, SC 29902

(843) 255-5368, #911

www.beaufortcountysc.gov/ems/index.html



Habersham, South Carolina | *A Beautiful Coastal Town*

APPFOLIO

[\(To Table of Contents\)](#)

We invite Owners to visit their Appfolio portal to access a variety of useful information including Resident Information, FAQ's, HOA dues payment processing, and the Events Calendar for the Park House, River Retreat, and Marketplace. Appfolio is also used to contact Habersham Property Management. You can access Appfolio by visiting habershampm.appfolio.com/connect/ or downloading the app (available for both [Android](#) and [iOS](#)).

- **New Owners:** You will receive an email invitation to activate your portal approximately 2-3 weeks after closing. If you do not receive an invitation in 3 weeks, please call the land office at (843) 846-1000 or stop by the front desk to make sure your best contact information is on file.
- **Existing Owners:** If you have not activated your account, please call the land office at (843) 846-1000 or stop by the front desk to request an invitation.
- **Account Login:** There is only one Appfolio login allowed per Habersham address. Please be sure to share login information with members of your household who may need access.
- **Multi-Lot Owners:** If you own multiple properties, each one will need to be activated separately using the same email address and password. Then they will all be linked to one account where you will be able to see all the information for all of your properties.
- **Login Tip:** The most common problem when logging in to Appfolio is using the wrong website address. If accessing Appfolio from your internet browser, please make sure you are using habershampm.appfolio.com/connect/.

Please note: Appfolio is not available for renters.



Habersham, South Carolina | *A Beautiful Coastal Town*

HABERSHAM PROPERTY MANAGEMENT

[\(To Table of Contents\)](#)

Habersham Property Management (HPM) is housed in the Habersham Land Company office at 22 Market.

The Habersham Neighborhood Association contracts HPM to oversee the care and maintenance of common areas in the neighborhood: Park House, River Retreat, pool, parks, alleys, etc. HPM does not perform routine maintenance of private property or resolve disputes between neighbors.

To request maintenance in the common area or if you have a HPM question, please fill out a Maintenance Request in Appfolio at habershampm.appfolio.com/connect/.

HPM is not involved in the Architectural Review Board. If you would like to make a change to your house or have a question about a tree removal on your property, please email your request to arb@habershamsc.com.

If there is an emergency, please call 911 before calling HPM.



Habersham, South Carolina | *A Beautiful Coastal Town*

HABERSHAM STEERING COMMITTEE

[\(To Table of Contents\)](#)

The Steering Committee was formed in 2006 for the purpose of training residents on what a board would do when the time comes that the Developer is no longer involved. The Steering Committee performs an advisory role in decision making. The Steering Committee is not the HOA Board.

The Steering Committee serves in an advisory capacity to:

- Address broad resident issues, questions, concerns, and requests
- Review and recommend for approval the annual budget to the HOA Board
- Develop and implement rules and policy changes with regard to all the common use areas (areas owned by the HOA) such as the parks, the athletic facilities, the Park House, and River Retreat

The Steering Committee is scheduled to meet 5 times each year but may call additional meetings if warranted. Meeting agendas for scheduled meetings are posted on Appfolio and in the Post Office one week prior to the meeting. There is a public comment section in the first portion of the meeting. If you have an idea, question, or concern you would like the Steering Committee to discuss, please email steeringcommittee@habershamsc.com.

Steering Committee members serve three-year terms with 1-3 members rotating off each year. The Steering Committee is composed of seven resident members: President, Secretary, Treasurer, and four general members.

- President - Runs meetings
- Secretary - Reviews Steering Committee minutes before they are published
- Treasurer - Reviews financial reports before Steering Committee meetings
- General Members - Attend meetings and vote.

The Steering Committee is not involved in the Marketplace, the Architectural Review Board, the Habersham Land Company business, or any real estate-related matters.



Habersham, South Carolina | *A Beautiful Coastal Town*

HABERSHAM PARKS, PARK HOUSE, & RIVER RETREAT

[\(To Table of Contents\)](#)

Daily Individual Informal Use

Habersham neighborhood parks, the River Retreat, and the Main Hall and Restrooms in the Park House are available for daily individual informal use by members of the Habersham Neighborhood Association, resident tenants, and their guests in accordance with established rules and guidelines. Portions of the Park House, including the kitchen, are not available for daily individual informal usage. Daily informal usage is typically permitted seven days a week from 7:00 am to 11:00 pm at the River Retreat and Park House and from dawn to dusk at neighborhood parks. Daily individual informal usage may be precluded by pre-scheduled private events.

Neighborhood Clubs, Groups and Organizations

Habersham neighborhood parks, the River Retreat, and the Main Hall and Restrooms in the Park House are available for use by clubs, groups, and organizations comprised of or containing Habersham Neighborhood Association (HNA) members for no charge provided all HNA members may attend and participate. Private organizations and clubs having events are required to pay the applicable rental fees (see Venue Rental Agreement & Facilities Guidelines, Schedule A for specifics). Contact the Guest Services Director at (843) 846-1000 to request a reservation. The dog park is not available for reserved use.

If a neighborhood club, group, or organization has food at the event or wishes to use the catering kitchen at the Park House, a refundable Cleaning/Damage Deposit of \$500 shall be due and payable at the time the facility is reserved. The Cleaning/Damage Deposit will be refunded within fourteen (14) days of the event provided the space is returned in acceptable condition. Repairs and cleaning shall be made at the sole discretion of the Association. The space should be left as it was found.

Guidelines

- Trash shall be removed from all areas, including kitchen and bathrooms, upon completion of event. Charcoal grills must be cleaned out.
- Roadways must not be blocked during events. Parking must be in designated areas only. Parking requirements should be discussed at the time of reservation. No parking on the grass is allowed. No parking is allowed on the River Retreat Island. The roadway to the River Retreat shall be used for drop-off and pick-up only. Following events at the River Retreat, all fires shall be tended until fully extinguished.
- Access to the neighborhood dock shall be maintained except for finite periods during special events (i.e. a wedding ceremony).
- The use of an amplified sound system in any neighborhood park is strictly limited and may only be used for a wedding ceremony (processional, recessional, and vows). At the River Retreat and Park House, music may only be heard within a 100' radius of the structure.
- As a courtesy to residents, scheduled events shall end no later than 11:00 pm.
- You should find the facility in reasonable condition, and in return it is expected that after your scheduled function you will return it to that same condition by 10:00 am the following morning (if an evening event) or by 6:00 pm the evening of the event (if a morning event). If Habersham staff has to clean up after the event, your Cleaning/Damage Deposit will be forfeited completely.



Habersham, South Carolina | *A Beautiful Coastal Town*

HABERSHAM COURT SPORTS RULES

[\(To Table of Contents\)](#)

1. The facilities are for the use of Habersham residents and their guests only.
 2. Hours of play are 8 AM - 9 PM. One-hour time limit for singles; one and one half-hour limit for doubles.
 3. Bicycles, roller skates, skateboards, and pets are not permitted on the courts.
 4. Tennis ball cans, water bottles, and other debris should be placed in the trash receptacles provided.
 5. A guest must be accompanied by the resident who has invited him or her to play. A maximum of three guests may play on one court.
 6. All applicable court rules, regulations, and courtesies shall be observed.
 7. The ethics of competition and sportsmanship shall prevail.
-

PICKLEBALL PADDLES & BALLS

1. Pickleball paddles used must be on the Approved List that can be found in the “Habersham Courts” documents folder in Appfolio.
 2. The only balls that can be used on the pickleball courts are the Onix Fuse ball, Monarch 2nd Generation ball, or any other ball added here in the future that has been determined to reduce noise by 2dB+. Once-a-month pickleball tournaments are excluded from this requirement. The HNA will provide a batch of Onix Fuse balls to be kept by the pickleball courts for anyone playing to use. If the balls are running low, please submit a Maintenance Request in Appfolio to let Habersham Property Management know.
-

TENNIS COURT RULES

1. Tennis shoes or sneakers only may be worn on the tennis courts.
2. After play on the tennis courts, brush surface and sweep lines.



Habersham, South Carolina | *A Beautiful Coastal Town*

PICKLEBALL/TENNIS COURT RESERVATION RULES

[\(To Table of Contents\)](#)

1. To register for the court reservation website, email your name and Habersham address to the Courts Committee at rldick.purdy@icloud.com. They will email you a user ID and password.
2. The Tennis and Pickleball courts can be reserved on the Habersham Online Reservation site (<https://sites.onlinecourtreservations.com/reservations>). The first time you visit the site, you will need to select Habersham as your neighborhood.
3. Reservations can be no longer than one hour for singles or one and one half hours for doubles.
4. Users cannot reserve more than one court at a time.
5. Users can reserve a court up to three days in advance.
6. Users cannot make more than two reservations in one week.
7. Tennis Courts #2 and #3 and all Pickleball Courts can be reserved from 8 am–7:30 pm, seven days a week. Tennis Court #1 cannot be reserved and is available on a first-come, first-served basis only.
8. Cancellation of reservation must be done online at least three hours prior to start time. Abuse of reserving without using will result in loss of privileges.
9. USTA Teams may reserve all three tennis courts for match play. Please check the calendar to see dates/times when USTA matches are being played and see the Habersham Courts folder on Appfolio for information about how to participate.
10. The Courts Committee is fully responsible for the reservation system, so Habersham Property Management should not be contacted with questions or problems with the reservation system. All communication should be directed to the Courts Committee at rldick.purdy@icloud.com.



Habersham, South Carolina | *A Beautiful Coastal Town*

HABERSHAM DOCK RULES

[\(To Table of Contents\)](#)

1. The Habersham dock and landing are private. They are for the use of Habersham residents and their guests only. Parking around the dock and landing areas is not permitted. The landing is used for loading only. Boats cannot be left on the launching dock unattended.
2. All watercraft using the Habersham dock and landing must be registered with the Habersham Neighborhood Association and be currently insured. Stickers are available at the Habersham Land Company office.
3. No discharge of oil, bilges, etc. The Federal Water Pollution Control Act prohibits the discharge of oil or oily waste into or upon the navigable water and contiguous zone of the United States. Violators will be held responsible for any illegal penalties imposed and will be charged full clean up fees.
4. No discharge from marine heads is permitted while at the dock.
5. Residents will only be permitted to dock boats for a 48-hour period. Live-aboards will not be permitted.
6. Trash must be bagged and placed in receptacles where provided.
7. Major repairs, outfitting, or refitting of vessels at dock are prohibited. Minor repairs, mechanical adjustments, and electrical work are prohibited.
8. No swimming is permitted in the waters surrounding the neighborhood dock and landing. No jumping or diving from dock or landing area is permitted. Lowcountry waters can be very dangerous with currents being extremely strong.
9. The currents in the river can be extremely strong and dangerous.
10. Fishing from the dock is permitted. Cleaning of fish is only permitted at the fish cleaning station on the dock. Neighbors must thoroughly clean the fish cleaning area after use.
11. The HNA reserves the right to refuse dock space to any vessel deemed to be in unsafe condition.



Habersham, South Carolina | *A Beautiful Coastal Town*

HABERSHAM STORAGE YARD RULES

[\(To Table of Contents\)](#)

1. Nothing may be stored in either storage yard until a complete application packet has been submitted and a space and sticker assigned. Please visit the Habersham Land Company office for a copy of the application.
2. Only Habersham property owners who physically reside in the neighborhood at least part of the year and who own the stored vehicle can reserve a space* in one of the two storage yards, subject to availability.
3. Boats, boat trailers, small utility trailers, and small RVs referred to as *vehicle*, are permitted. No commercial vehicles are allowed. Personal cars, golf carts, four wheelers and similar vehicles will not be allowed.
4. Oversized vehicles (ones that either cannot maneuver into their space or overlap) will not be permitted in the yard. The maximum length allowed for any vehicle is typically 28 feet.
5. All vehicles and boats must have current state registration. All boats, trailers, RVs, and enclosed utility trailers must have current insurance. The Storage Yard Coordinator will require a copy of the current insurance policy as part of the Storage Yard application/renewal process.
6. Owners of open utility and kayak trailers (no motors or flammable materials) must sign a waiver and accept liability for any damages to other property caused by the trailer/stored unit.
7. All vehicles and boats must have a sticker. As of 12/1/2020 all new storage yard users shall affix a Habersham permit sticker on boats near the state registration on the port side of the boat's bow. If the boat is dry stored at another location and only the trailer is stored in Habersham, then the trailer also should have a Habersham permit sticker affixed to its tongue. Permit stickers should be placed on the rear bumper near the license tag on RVs and closed utility trailers. For open utility trailers, the sticker should be placed on the tongue near the coupler.
8. Storage space does not convey to a new owner. The Storage Yard Coordinator must be contacted and the vehicle removed if the stored vehicle owner moves from Habersham.
9. Please remove all valuables from the vehicle. Habersham Land Company or the Habersham Neighborhood Association is not responsible for any missing items or damage to the vehicle while stored in the storage yards or at the dock.
10. Vehicles stored in the storage yard will be subject to the reservation requirements and fees as noted by the Habersham Steering Committee on an annual basis. All storage yard fees are nonrefundable. The annual fee will be in effect until the capital expenses for constructing the storage yard are paid off (estimated to be 2029). Initiation fees are permanent to ensure a budget for maintenance and upgrades to the yards over time.

*For a limited time, Habersham owners may apply for a second space. In addition to completing a second application, the applying owner must sign an acknowledgement that the space will be rescinded when the lot becomes full and spaces are needed for owners seeking an initial space.



Habersham, South Carolina | *A Beautiful Coastal Town*

HABERSHAM KAYAK STORAGE RULES

[\(To Table of Contents\)](#)

1. No kayaks or canoes may be stored on the kayak racks until both a space and Habersham permit sticker have been assigned. Please note: Spaces and permit stickers do not transfer to a new owner if the kayak, canoe, or Habersham property is sold.
2. Only kayaks and canoes owned by Habersham property owners who physically reside in the neighborhood at least part of the year are eligible to be stored on the kayak racks.
3. No more than two spaces will be allowed per household.
4. Any unauthorized kayak/canoe is subject to removal.
5. If interested in a kayak/canoe storage space, contact the kayak storage coordinator* to obtain, complete, and sign a reservation form.
6. Owners will be assigned a storage space or placed on the waitlist, dependent on availability.
7. Once assigned a storage space, the Habersham permit sticker provided by the kayak storage coordinator must be affixed to the kayak/canoe and in full view.
8. Habersham property owners must contact the kayak storage coordinator* when the kayak is sold and/or the owner no longer lives in Habersham. Storage space does not convey to a new owner. The kayak must be removed at time of sale.
9. No valuables (to include paddles, flotation devices, clothing, etc.) should be left in the kayak storage area.
10. Neither the Habersham Land Company, the Habersham Neighborhood Association, nor the Habersham Kayak Storage Coordinator shall be held accountable for any missing items or damage to the kayak or canoe while stored in the storage area.

*Contact the kayak storage coordinator at habershamkayaks@gmail.com



Habersham, South Carolina | *A Beautiful Coastal Town*

HABERSHAM FISHING RULES

[\(To Table of Contents\)](#)

1. As a resident or guest, please take advantage of fishing in our fully stocked ponds.
 2. We ask that you use a cane pole, fly reel, or spin reel.
 3. While fishing in the upper portion of the West Pond you will catch freshwater fish like largemouth bass and bream.
 4. Our East Pond has some salinity so you may catch both freshwater fish like the largemouth bass and bream, however you may also catch some redfish.
 5. Please observe a catch and release policy.
 6. There is no parking allowed on the grass surrounding the ponds.
 7. Do not approach, feed, or harass alligators or any wildlife present in ponds.
 8. Swimming or wading in ponds is prohibited.
 9. No pets allowed in ponds.
-

HABERSHAM GOLF CART RULES

[\(To Table of Contents\)](#)

1. As per South Carolina State Law, all drivers of golf carts must be at least 16 years of age with a valid driver's license.
2. Carts must follow all posted speed signs within the neighborhood.
3. All passengers, including the driver, must stay seated while cart is in motion.
4. No horseplay while on golf carts.
5. Carts are allowed only on roads and alleys.
6. Carts must stay off all park and landscaped areas.
7. Each golf cart must be registered with the Habersham Neighborhood Association (HNA). Registration stickers are available through the Habersham Land Company office.



Habersham, South Carolina | *A Beautiful Coastal Town*

HABERSHAM POOL RULES

[\(To Table of Contents\)](#)

1. This pool is open from dawn to dusk.
2. The maximum number of swimmers allowed in the pool is 302.
3. No more than six guests per household (non-immediate family) are allowed at the pool. Guests must be accompanied by their host.
4. For the health and safety of all residents, children under the age of 13 must be accompanied and supervised in the pool area by a guardian at least 16 years of age.
5. No children should be in the pool without supervision.
6. Children still in diapers must be wearing swim diapers to enter either pool.
7. There should be no solo swimming.
8. There should be no running, boisterous or rough play.
9. No eating is allowed in the pool. Food must be consumed at the provided tables.
10. No glass allowed in the pool or deck area.
11. No smoking is allowed at the pool.
12. No person under the influence of alcohol or drugs should use the pool.
13. No animals or pets are allowed in the pool.
14. No loud music is allowed at the pool.
15. You should take a shower before entering the pool.
16. Persons with skin, eye, or nasal infections should not enter the pool.
17. Persons with a communicable disease should not enter the pool.
18. There should be no spitting or nose blowing in the pool.
19. Persons with diarrheal illness or nausea should not enter the pool area.
20. Persons with respiratory infections should not enter the pool.
21. Persons with open lesions or wounds should not enter the pool.
22. A first aid kit is located above the water fountain on the upper deck.
23. An emergency phone is located adjacent to sign on the upper deck.
24. Habersham does not accept any reservations for the pool.
25. No furniture within 10 feet of the pool.
26. No large or multi-person floats. For the enjoyment of all users, dimensions of flotation devices in the pool are restricted to a size no larger than the length/width of an average adult plus a maximum of 6 additional inches in any direction. Height and depth of devices is restricted to no more than 6 inches above or below the water surface. Flotation devices for infant safety and comfort are excluded from height restrictions.
27. No boogie boards or hard floats.
28. No water balloons at the pool as they can get caught in pool filters.



Habersham, South Carolina | *A Beautiful Coastal Town*

HOME BUILDERS CONSTRUCTION RULES

[\(To Table of Contents\)](#)

CONSTRUCTION HOURS:

Monday thru Friday

7 am to 7 pm

All work allowed inside and out.

After 7 pm

Only inside finish work allowed (painting, sanding, punch list items, etc.) *Absolutely no outside noise allowed including tools, machinery, music, compressors, etc.*

Saturday

9 am to 5 pm

All work allowed inside and out.

After 5 pm

Only inside finish work allowed (painting, sanding, punch list items, etc.) *Absolutely no outside noise allowed including tools, equipment, machinery, music, compressors, etc.*

Sunday and Holidays

10am to 4pm

Only inside finish work allowed (painting, sanding, punch list items, etc.) *Absolutely no*

outside noise allowed including tools, equipment, machinery, music, compressors, etc.

CONSTRUCTION RULES:

1. All construction will be performed in exact accordance with the architectural package approved by the HARB except interior modifications.
2. No project shall sit idle for a period exceeding two weeks.
3. The construction site must be cleaned on a daily basis.
4. Waste materials must be kept in storage containers. Absolutely no burning of waste materials on site, unless in an enclosed container.
5. All construction traffic must enter and exit the neighborhood by way of Construction Entrance and Exit signs and utilize the access alleys. 18-wheel delivery trucks (tractor trailers) must off-load on Cherokee Farms Road or coordinate access with Habersham Property Management.
6. Parking on Common Area grass and vacant Lots is not permitted without prior permission from Habersham Property Management or the Lot owner. Any damage will be the responsibility of the builder.
7. All construction materials must be contained within the lot in which the construction is taking place.
8. Loud music is prohibited. Radios will be allowed only in the interior of the home after dry-in.
9. Silt fencing must be installed on the front and sides of the lot and around all trees to be saved on the lot no later than three days after commencement of construction activities.
10. Builder agrees to post approved builder sign on the property. Habersham will supply the "available" rider sign.
11. Builder agrees to post Habersham Building Permit visibly on the approved builder sign prior to construction commencing.
12. Builder acknowledges that final landscaping must include sod and irrigation from the property line to the street, as stated in Habersham's Architectural Standards.



Habersham, South Carolina | *A Beautiful Coastal Town*

HABERSHAM ALLIGATORS FAQ

[\(To Table of Contents\)](#)

Are alligators present in the neighborhood ponds and surrounding waterways?

Yes. Alligators are part of South Carolina's natural history and an integral component of many wetland ecosystems.

What is considered a nuisance alligator?

Although all alligators may be dangerous, not all alligators are considered nuisance alligators. The mere presence of an alligator does not qualify it as a nuisance, even if it is located in an unexpected place. Most alligators, if left alone, will move on. Alligators who exhibit aggressiveness, habituated behavior towards humans, illness/injury, or inhabit a recreational swimming area are considered "nuisance" alligators.

What should I do if I encounter an alligator that is believed to be aggressive or habituated to humans?

Please report nuisance or aggressive alligators to (888) 575-9035 or wildlife@habershamsc.com.

How does Habersham Property Management handle reports of aggressive or habituated alligators?

SCDNR establishes procedures for managing alligators and permits removal of alligators who exhibit aggressiveness, habituated behavior towards humans, illness/injury, or inhabit a recreational swimming area. Habersham Property Management will attempt to locate the alligator after a report is received and will contact a third party wildlife service provider to remove the alligator.

What happens to an alligator once it is removed?

Once alligators lose their fear of humans, it is necessary that they are removed for the safety of everyone concerned. All removed alligators are exterminated per South Carolina State Law. Relocation is illegal due to alligators' strong homing instinct.

Watch the Alligator Education presentation from The Port Royal Sound Foundation at: https://www.youtube.com/watch?v=Gdr_FZoiYCA or scan the QR code below:





Habersham, South Carolina | *A Beautiful Coastal Town*

HABERSHAM ALLIGATOR SAFETY GUIDE

[\(To Table of Contents\)](#)

Alligators are dangerous wild animals. Concerns about having negative encounters with alligators can largely be dissolved with common sense and understanding alligator behavior. We encourage you to follow the safety tips below and share them with visiting guests.

- Do not feed alligators. When alligators start associating people with food, they are more likely to approach.
- Do not feed turtles, fish, or any other animals inhabiting the water. This type of feeding also attracts alligators and trains them to associate humans with food.
- Be aware of your surroundings and mindful of the Lowcountry environment.
- Keep your distance from alligators. A safe distance from an adult alligator should be maintained at about 60 feet. If the alligator hisses or lunges at you, you are too close.
- Keep your pets and children away from alligators. Alligators do not recognize the difference between domestic pets and food sources. Do not allow pets or children to swim, drink, or play at the edge of the water. To an alligator, any splash potentially means a food source is in the water.
- If you encounter an alligator, walk backwards and back away from it slowly.

Alligators are a natural part of the beauty of the Lowcountry. SCDNR reports that alligator attacks are rare and that they are usually afraid of people. Although attack risk is very low, alligators are large carnivorous predators and precautions must be taken to help both humans and alligators coexist safely.

Alligators are more active and more visible during warmer weather. Rising temperatures increase an alligator's metabolism which means they begin seeking prey. Neighbors may see alligators basking in the sun to help regulate their body temperature. Alligators are also often sighted from April until June during mating season. Neighbors may encounter an alligator when walking near the ponds and marsh areas. Neighbors should always use caution around bodies of water and be aware of their surroundings.

In South Carolina, nuisance alligators must be reported to the South Carolina Department of Natural Resources (SCDNR). Under the nuisance control program, licensed trappers have been permitted to remove and dispatch any alligator who may exhibit aggressiveness, habituated behavior towards humans (most likely from feeding), illness/injury, or inhabit a recreational swim area. The nuisance control program is designed to remove specific individual alligators that are causing problems based upon their behavioral patterns. The program is not designed to depopulate a given area by the consummate, indiscriminate removal of all alligators present or alligators that are a certain size. Habersham Property Management applies annually for a Nuisance Alligator Depredation Permit to have on hand in case an alligator needs to be removed.



Habersham, South Carolina | *A Beautiful Coastal Town*

LOCAL BEACH ACCESS & MARINAS

[\(To Table of Contents\)](#)

Hunting Island State Park, 16 miles east of Beaufort, is South Carolina's most visited state park. It has three miles of beach along the Atlantic Ocean, picnic tables, campsites with an ocean view, and an 1873 lighthouse that offers a bird's eye view of the pristine islands and coastal waters that surround it.

There's more to the 5,000-acre Hunting Island State Park than just its magnificent beach. Hiking trails meander through the subtropical forest of palmettos, pine, and moss-draped oak and may offer glimpses of the abundant bird and wildlife.

A pier offers a venue for fishing and crabbing and a spot to watch dolphins do their own fishing. An ambling marsh walk reveals secrets of the tidal marsh and presents an opportunity to watch millions of scurrying crabs. A large lagoon is a perfect staging area for launching kayaks. A Visitors Center and a Nature Center provide a wealth of information about the coastal ecology.

An annual South Carolina Park Passport lets you access this state park -- and dozens of other parks throughout the state -- for a modest annual fee. Per person single entry rates are also available. Call Hunting Island State Park at (843) 838-2011 for details.

BEAUFORT AREA MARINAS

BEAUFORT DOWNTOWN MARINA
1006 Bay Street
Beaufort, SC 29902
(843) 524-4422

LADY'S ISLAND MARINA
73 Sea Island Parkway #10
Beaufort, SC 29907
(843) 522-0430

PORT ROYAL LANDING MARINA
1 Port Royal Landing Drive
Port Royal, SC 29935
(843) 525-6664

SEA ISLAND MARINAS

DATAW ISLAND MARINA
100 Marina Drive
St. Helena Island, SC 29920
(843) 838-8410

FRIPP ISLAND MARINA
875 Bonito Drive
Fripp Island, SC 29920
(843) 838-1517

MARSH HARBOR BOAT WORKS
45 Colony Gardens Road
Beaufort, SC 29907
(843) 521-1500



Habersham, South Carolina | *A Beautiful Coastal Town*

HABERSHAM FACT SHEET

[\(To Table of Contents\)](#)

Development Name: Habersham (pop: 1,200)

Established: 1998 (substantially built-out)

Location: Beaufort, South Carolina (pop:13,500)

- Habersham creates a third village in the northern part of the county comparable in size to the historic districts of Beaufort and Port Royal.
- Charleston, SC and Savannah, GA are each less than an hour away. Hilton Head Island is located within the same county, just 40 minutes away.

Accolades:

“Top 20 (#4) Places to Live” - Coastal Living Magazine - 2018

“Best Neo-Traditional Community” - Ideal LIVING - 2016

“Inspired Community of the Year” - Southern Living Magazine - 2015

“Best Neighborhood Design in America” - National Association of Home Builders - 2009

Land Area: Original tract 275 acres. Additional tracts of 105 and 47 acres.

- Approximately 25% of the development (73 acres) has been preserved for parks, common areas, and nature buffers.
- Approximately 25 acres reserved for shared waterfront parks.
- All residences are within a 3-minute walk of at least one of the park spaces.

Commercial Area: The town center marketplace currently consists of over 20 businesses including restaurants, shops, and services.

- The commercial activity in the town center is less than a 5-minute walk from the majority of dwellings.
- Town center includes civic commons, community post office, and firehouse.
- Special or seasonal events draw over 10,000 additional visitors each year.

Town Plan: Master plan by DPZ CoDesign Company

- Range of housing types promote diversity in age and income, including: single-family, condos, urban lofts, townhomes, and apartments.
- 1,000 permitted home sites in original plan; proposed expansion pending.
- The Architectural Review Board ensures cohesive vernacular in all house plans.
- Neighborhood amenities include: Habersham Marketplace, Park House, Tennis Facility, River Retreat, Riverfront Pool Complex, Deep-Water Dock, Boat Ramp.
- Home to 2020 Southern Living Showcase Home, 2018 Coastal Living Idea House, 2009 Southern Living Choose Your Home Giveaway, 2002 Coastal Living Cottage of the Year, and 2001 Coastal Living Idea House.



Habersham, South Carolina | *A Beautiful Coastal Town*

HABERSHAM SNAPSHOT

[\(To Table of Contents\)](#)

When visiting Habersham you'll appreciate the vision, design, and quality that has gone into creating our waterfront town. The land boasts incredible natural beauty that has been painstakingly preserved.

Each Habersham residence affords its owner the opportunity to enjoy a home of the highest quality of craftsmanship; all while incorporating enduring design principles, the newest technologies, and sustainable materials at a superior value.

Our homes feature gracious porches, high ceilings, hardwood flooring, traditional moldings, and custom cabinetry. Habersham offers a variety of residence types available to suit the preferences of today's homebuyers including single family homes, village and mansion flats, townhomes, and market lofts. If you choose, you may design your own home or select from a vast library of house plans that can be perfectly placed on a variety of homesites to include stunning water views or a scenic park setting.

Our Location: Habersham is located on the banks of the Broad River just six miles from historic downtown Beaufort, SC. Hilton Head Island lies just 35 minutes to our southeast while Charleston, SC is an hour to the north and Savannah, GA just 45 minutes south.

Our Weather: Beaufort enjoys four mild seasons and a semitropical climate that makes outdoor activities a pleasure year-round. The growing season is 293 days and stretches from early February through late November. Water temperatures make the ocean, rivers, ponds, and pools a delight May through September.

Recreational Pursuits: To try and list the activities that our weather and facilities make possible is daunting, but for the sake of inspiring your imagination we'll list a few here: walking, gardening, cycling, golf, fishing, boating, tennis, swimming, beachgoing, kayaking, shopping, antiquing, sightseeing, festivals, parades, history-seeking, and much more.

Shopping and Dining: Habersham's very own Marketplace is within walking distance of all our homes and offers a variety of shopping and dining options. Bay Street in downtown Beaufort has a great mix of seafood restaurants, fine dining, specialty boutiques, ice cream parlors, and everything in between. Enjoy time in the waterfront park or taking a historic tour by horse-drawn carriage. Downtown districts, regional malls, and discount outlets in nearby Charleston, Hilton Head Island, and Savannah are just some of the other destinations that make this area a shopper's dream.

Area Schools: We are fortunate to have access to award-winning public schools at the elementary, middle, and high school levels. In addition to these educational opportunities for children, several K-12th grade private schools also serve our area. Higher education is offered in Beaufort at the University of South Carolina Beaufort and the Technical College of the Lowcountry. Nearby Savannah, GA is home to Armstrong State and the world-renowned Savannah College of Art and Design. Charleston, SC is home to the College of Charleston, The Citadel, Charleston Southern, and the Medical University of South Carolina.

Accessibility: Habersham is convenient to Savannah/Hilton Head and Charleston International Airports. Interstate 95 is only a 35-minute drive from Habersham.

Habersham Land Co. | 22 Market, Beaufort, SC 29906 | HabershamSC.com | 1.877.542.2377

Rev. February 2024



Habersham, South Carolina | *A Beautiful Coastal Town*

THE HISTORY OF HABERSHAM

[\(To Table of Contents\)](#)

A great deal of thought went into the planning of what is now the town of Habersham. Led by the planning firm of Duany Plater-Zyberk & Company and skilled architectural firms of Steven Fuller Design Traditions, Moser Design Group, and Historical Concepts, the plan for Habersham was a collaborative venture based on the planning principles inherent to small southern towns throughout the region. Prior to developing the plan, the design team toured many small southern towns and studied the details that make up the aesthetic and functional character of these great places. Building setbacks, street and sidewalk widths, the public realm, and spatial relationships, etc. were all studied and used in the planning of Habersham.

The marriage of the design concept to the site was another challenge to the team. Prior to the first conceptual layout, an extensive tree survey of more than 3,500 trees was completed. A topographic map, an aerial map, and an archeological map were also developed. The Habersham plan was intricately laid among the delicate natural landscape. Areas of environmental sensitivity were designated as parks and greenways.

When walking through the neighborhood, one can truly appreciate the work involved in developing the best possible plan for the site. Our goal was to create a series of neighborhoods with discernable centers and gathering places and a town center (the Habersham Marketplace) which functions as the commercial heart of the entire development.

Another goal of the design was to create wonderful public spaces all around the homes. This “Public Realm” as the planning profession defines it, is a critical element in pulling residents out of their homes and onto the porches. By creating streets that are safe, pleasant, and walkable, one is naturally drawn out of the home to spend more time walking and getting to know neighbors throughout the community. This community interaction is vital to the success of any neighborhood. As a result of neighbors knowing and caring for one another, there evolves an inherent sense of connection and security.

The Habersham tract appears to have once been part of the extensive Barnwell family holdings on Port Royal Island. John "Tuscarora Jack" Barnwell was the first member of his family in the area. Barnwell, who died in 1724, was one of the first English settlers in the Broad River area. His holdings included the property called Laurel Bay on the Broad River, just north of Habersham. Some time after Barnwell's death, his younger son, also named John, obtained the property north of Habersham Creek. He married Martha Chaplin in 1737, and they went on to have ten children. The youngest of these children, Phoebe Sarah Barnwell, married Archibald Campbell in 1780.

The Campbells had four children: Archibald, John Barnwell, Collin, and an unnamed daughter. John Barnwell was the rector of St. Helena's Church in Beaufort and later St. Phillips Church in Charleston. It was Collin Campbell, an attorney, who apparently inherited the Habersham Creek property by 1820. The Mills Atlas from this time shows a Campbell house in the approximate location of the tabby ruins.



Habersham, South Carolina | *A Beautiful Coastal Town*

Like much of the property in the Beaufort area, the Campbell plantation, then known as Treadlands, did not fare well during the Civil War. The property was seized for unpaid taxes during the war. The Campbell house may have been burned during the war or shortly thereafter. Evidently, the Campbells redeemed little or none of the property after the war. During the 1865 tax sale, the plantation was split up and acquired by H.J. Judd and F.A. Dudley. Judd was a northerner who settled in Beaufort after the Civil War and became superintendent of plantations on Port Royal Island.

Within two years, F.A. Dudley owned the entire tract, which he sold to Sam Dudley, possibly his son. The property was then sold to F.W. Scheper in 1904. During this period, the former Campbell property was known as Cherokee Farm. In 1905, Dr. W.R. Eve bought the property, which remained in the hands of his family until 1987. The Eve family built four houses and a barn along the bluff and called the property Ocean Bluff and Eve Farm. During the late 1930's and early 40's an oyster factory was located on the smaller of the two islands on Habersham Creek. Today, the property contains the remains of both the Barnwell-Campbell plantation and Eve Farm. Paul Eve stated that the tabby structure in the Northwest part of the tract was a ruin when he first saw it earlier in the twentieth century. Tabby piers nearby may be an outbuilding associated with this structure. An oak lined L-shaped allee leads from the road, which bounds the property, towards the tabby ruins.



Habersham, South Carolina | *A Beautiful Coastal Town*

THE HISTORY OF BEAUFORT

[\(To Table of Contents\)](#)

Traces of the area's first inhabitants, the Archaic Indians, date back 4,000 years. Europeans made their first appearance with Spanish galleons around 1521. In the early 1500s, Spain found a Port Royal anchorage ideal for explorations. When France's Captain Jean Ribaut arrived in 1562, he felt he would find "no faurer or fyttter place" than "Porte Royal." Adventurers from England, Spain, and Scotland all attempted to claim the area for their crowns during the next two centuries. In the 1715 Yemassee War, Native Americans -- Yemassee and Tuscarora Indians -- also fought to regain the land. Pirates joined the fray, too.

Beaufort entered its golden era around 1800, when Sea Island cotton debuted, and many of Beaufort's loveliest mansions were built by the wealthy owners of cotton, indigo, and rice plantations. By the 1800s, Port Royal -- the Town incorporated in 1874 -- also had found peace and prosperity. It even boasted a Navy yard, but an 1893 hurricane and economic calamities later brought hard times.

Today, reminders of the area's colorful history abound in architecture preserved with loving care and folkways honored across generations. The entire downtown Beaufort area is designated a historic district. Architecture from many grand cultures and eras includes French, Colonial, Spanish-American, and Revolutionary origins. At least 90 significant homes, forts, churches, cemeteries, inns, and other buildings are listed in the National Register of Historic Places. Port Royal showcases approximately 40 historic homes and sites. The Beaufort area history also recognizes the Reconstruction era when significant strides were made in originating the nation's education of newly freed slaves. African American heritage is carefully preserved throughout the area and especially celebrated at Penn Center where a museum exhibits rare artifacts and crafts.

The Sea Islands include more than 60 small islands, with the primary inhabited ones connected by bridge and a few reachable only by boat. The unmatched scenic beauty is colored by views of glistening daily sunrises and sunsets unlike anywhere else in the world. Add the palmetto trees and live oaks draped with Spanish moss, the year-round blooms of hibiscus flowers, hundreds of varieties of coastal birds, and the easy-going pace of life in the slow lane, and you'll recognize the attraction which lures thousands of tourists, retirees, and relocating families.

There are many ways to experience Lowcountry legacies. You can join tours with knowledgeable local guides or explore our oak-canopied byways on your own. Influences of Africa have touched South Carolina's coast since earliest exploration days when Africans sailed with Spanish galleons 500 years ago. When the thousands of Africans, later enslaved, survived the middle passage to reach these shores, their ancestral traditions survived as well. With the people, Mende and Kisi, Malinke and Bantu, came the soul of Africa in their language, their music, their skills, and their food ways; the rich legacy of a hundred tribes.

The words *Gullah* and *Geechee* have come to describe that legacy. The Gullah language, a Creole blend of European and African tongues, was born in the holding pens of Africa's slave coast and matured on the isolated plantations of the coastal South. Gullah accents, words, and intonations echo across the Carolina Sea Islands today as a reminder of a sacred past.



Habersham, South Carolina | *A Beautiful Coastal Town*

With rivers, inlets, and ocean always close at hand, boating and fishing options abound. Here people still cast shrimp nets in the creeks, catch crabs, and go in the river for oysters as their ancestors have done for centuries on both sides of the Atlantic. Sweetgrass basket weavers make exquisite wares in the ancestral ways. African long strip quilting continues and people of all ages are called by their 'basket' names. A fabric artist creates magic in indigo, and chefs keep to the flavors of African rice coast foodways. Storytellers speak their fun and wisdom, choirs preserve the haunting songs, and scholars translate the Bible into Gullah.

Serving beside the Massachusetts 54th, made famous in the movie, *Glory*, were the five Gullah regiments all recruited in Beaufort. Among them was the 1st South Carolina Volunteers, the earliest regiment of freed slaves in the South to be mustered into Union service. Not far from where these soldiers tented long ago, the home of Civil War hero Robert Smalls still stands. Famous for escaping slavery by piloting a Confederate ship past rebel forces at Charleston Harbor and delivering it into Union hands in Beaufort, Smalls became the first African-American United States Congressman and a noted Gullah statesman.

On St. Helena Island stand the 17 buildings of Penn Center, established in 1862 as the first school for former slaves, newly free. Significant in African-American history from the time of emancipation through the civil rights movement of the 1960s to the present day, this National Landmark District and active community center preserve the unique past and enrich Lowcountry lives. The York W. Bailey Museum showcases some of the oldest professional photographs of African American people along with artifacts of Sea Island and African American history and culture.

Wherever you travel in the Lowcountry, you will see a past that has been saved for you and for generations to come.

The Beaufort Chamber of Commerce Visitors' Center, located in downtown Beaufort, is a great beginning for an educational and interesting look at the history of the area. Walking tours and horse-drawn carriage tours of Beaufort's Old Point and Antebellum homes are available.