GENERAL COMMUNITY FEATURES

Windmill Harbour is 172 Acres
Density 2.6 living units per acre

Location:

1. North end of the Island near bridge
2. Public schools, 5 minute drive
3. Hospital, 6 minute drive
4. Seven public golf courses, 12 minute drive
5. Numerous restaurants, 10 minute drive
6. Five major shopping centers, 10 minute drive
7. Hilton Head airport, 10 minute drive
8. Savannah airport and shopping, 35 minute drive
9. Direct deep-water access to the Intracoastal Waterway and Calibogue Sound
10. Savannah, by boat 40 minutes
11. Harbour Town by boat, 10 minutes

Types of Residential dwellings:

Estate Homesites:

a. ½ to 1 acre in size
b. Creek, marsh, wooded and sound views
c. Most have high elevations
d. Unique architectural features

Harbour Cove Homesites:

a. Private harbour front enclaves. Individual large homesites with adjacent boatslips up to 70 ft. in length

Courtyard Homesites:

a. Single family detached homes
b. Approximately ¼ acre size
c. Lagoon, wooded, harbour and marsh views
d. High elevations of 9 to 15 feet

See detailed description in Patio Home Covenants and Architectural Guidelines.

Townhome Sites:

a. Single family attached homes
b. Lot size, 35 X 115 average
c. Marsh, intracoastal and harbour views
d. Mature woodlands in front and rear of homesites
e. Dwelling sited with zero lot line on two sides

See details in Covenants and Architectural Guidelines

Condominiums or Villa

Spindle Lane

a. Size, see floor plans
b. Townhouse, floor plan style
c. Harbour and wooded view
d. Total number of units is 51

Westwind Villas

a. 2 level townhouse floor plans
b. Intra-coastal views
c. Attic space
d. Single car garage and workshop
e. Total number of units is 9

HARBOUR and LOCK SYSTEM

Size 15.5 acres

Harbour:

1. 260 boat slips; slip sizes from 30 feet to 70 feet in length
2. Permanent precast concrete docks with water, electrical and lighting available at each individual slip
3. Water depth controlled at approximately 8 ft. working depth
4. Harbour water completely circulated approximately every 72 hours to promote good water quality
5. Water quality tests performed monthly
6. Boat slip ownership and rental service available
7. Ownership of slips is in form of a boating condominium; receive warranty deed; established by master deed and by-laws of the Marina Horizontal Property Regime
8. Slip owners are automatically members of Windmill Harbour Marina Horizontal Property Regime and Windmill Harbour Association which operates separately
9. Slip owners may rent slips out to non-property owners-Harbour Association serves as rental agent and rental information available upon request

Lock System:

1. 80 x 20 foot lock accommodates boats up to 75 feet long with 19 foot beam
2. Harbourmaster operates lock while on duty
3. Boat owners can operate lock with magnetic card when Harbourmaster not on duty
4. Lock cycle operation takes maximum of 10 minutes – average 5 minutes-depending on stage of tide
5. Immediate access to Intracostal Waterway and Calibogue Sound regardless of tide stage
6. Secondary power generator in case of public power outage.
7. 385 foot protected approach channel immediately outside lock with short term mooring docks

Other Harbour Facilities and Features:

1. Boat ramp for small boats
2. Fueling dock
3. Marine head pumpout facilities
4. Harbour side showers and toilet facilities
5. Marine store selling sundries and marine hardware
6. ½ mile shell surface promenade, with lighting, around perimeter of harbour
7. Storage lockers at harbourside
8. Hand carts for transporting personal items to and from car or home and the boat
9. Minor boat repairs performed at harbour
10. Live-aboards are prohibited, however stay-aboard policy is allowed for limited durations per Harbourmaster