

Fripp Island, South Carolina



Pristine and Private

Located in the heart of the Lowcountry, Fripp Island is as close to paradise as you can get. Fripp Island features miles of spectacular beach-line, much of which is bordered by untouched natural terrain.



Drivable Destination

Great shopping, cultural events and some of the most exceptional medical facilities in the South are just a short drive away in the historic towns of Beaufort, Charleston, and Savannah.



Endless Entertainment

Between the beaches, the Activity & Nature center, the golf courses and the abundance of wildlife, there is always something to do at Fripp Island.

Welcome to Fripp Island

Pristine, private and located in the heart of South Carolina's Lowcountry is Fripp Island. Surrounded by the warm rivers of the Lowcountry and the Atlantic Ocean, this is about as close to paradise and you can get. The pace of life on Fripp Island leaves you with little time to do anything more than walking our three and a half miles of secluded white beach, tee it up on one of our two beautiful championship golf courses or spend the day exploring our local waterways. You are cordially invited to come and visit one of the best-guarded secrets in the country — Fripp Island. Once you're here, you'll feel like you're home.

Few resorts offer so much for so little. If you want great shopping, cultural events and some of the finest medical facilities in the South, you're just a short drive from the historic South Carolina towns of Beaufort and Charleston. And, just down the coast is the charming and picturesque city of Savannah, Georgia. Please take a few short moments to see if Fripp Island is for you. You won't find a safer, more affordable way to live.

Amenities

- Oceanfront community
- 3 1/2 miles of private beach
- Private gated community
- 24-hour security and first responder services
- 2 Championship Golf Courses/Pro Shops
- 5 Resort style swimming pools
- Fitness Center
- Protected, lush & unspoiled surroundings
- Full-Service Marina & Boat ramp
- Four Restaurants
- Self-contained with shopping
- Racquet Club with 8 Fast-Dry, 2 Hard Courts & 2 Pickleball Courts
- Family oriented community
- Camp Fripp/nature activities

Fripp Island Property Owners Fees

Fripp Island Property Owners Association– These fees represent maintenance and landscaping of the island common areas, lagoons, beach access walkways, 24-hour security operations, POA buildings, and personnel, and \$100 goes toward the Fripp bridge and road fund.

Annual assessment (lot, condo or home) – \$1008.00

Special Assessment: \$450.00 – 2018/2019/2020 Beach Access Enhancement Capital.

Beaufort County Property Taxes– The Beaufort County assessor places an appraised value on real estate based on comparable sales, conditions, etc. This appraised value is multiplied by a factor of 4% for residents and 6% for non-residents and corporations to obtain the assessed value. The assessed value is multiplied by Fripp Island district's millage rate to calculate property taxes. 2018 the millage rate for Fripp Island is .23008.

Example: A property assessed at \$500,000 for a full-time resident would equate to \$4,601.60 ($\$500,000 \times .04 \times .23008$). Certain areas of Fripp will also be assessed approx.. \$502 annually for recently constructed sewer facilities.

Estimated insurance costs per \$100,000 of structure value-

Hazard/Wind & Hail \$1000 per \$100,000 of structure value

Flood Pending Biggert-Waters Act – TBD (see NFIP – National Flood Insurance Program for upcoming rate changes to all flood areas nationwide.)

www.floodsmart.gov - www.fema.gov/national-flood-insurance-program

Estimated utilities (for an average 3-bedroom home)

- Electric (estimate) \$ 150 per month
- Water and Sewer \$ 60 per month
- Cable TV/Satellite (basic) \$ 60 per month
- Trash Service \$ 45 per month

Fripp Island Club Membership Fees

The Fripp Club membership requires a one-time, non-refundable initiation fee and annual dues thereafter, based on the type of membership subscribed. The Club year begins November 1st and ends October 31st.

Initiation Fee: One-time non-refundable fee \$20,000

11/01/2018 – 10/31/2019 Schedule

Residential	Dues	SC tax	Total
Full Single	\$4,023.72	\$251.64	\$4,275.36
Full Family	\$5,957.16	\$382.32	\$6,339.48
Social Single	\$2,003.40	\$100.17	\$2,103.57
Social Family	\$2,579.76	\$128.99	\$2,708.75
Inactive Dining			
Single	\$2,003.40	\$100.17	\$2,103.57
Family	\$2,579.76	\$128.99	\$2,708.75
Golf: Single	\$5,116.44	\$330.72	\$5,447.16
Golf: Family	\$6,449.28	\$407.28	\$6,566.16

Racquet:			
Family	\$3,377.40	\$188.76	\$3,566.16

* 5% SC Admission Tax plus 2.5% Beaufort County Admissions Fee

(2.5% Beaufort County tax does not apply to Social Dues)

Dues Information and Terms: All billing is done through The Fripp Club. Club dues can be paid in full on or before November 1st or paid on a monthly basis.

Resident and Non-resident Classification: Any Fripp property owner residing in Beaufort County for 3 or more months per year is considered a Resident. If a member lives in the area for less than 3 months per year, they may be eligible for non-resident rate.

Individual or Family Classification: Single memberships are limited to unmarried individuals without dependents. Family memberships are designed for members and/or spouse, and dependent, unmarried children age 25 or younger.