



FREQUENTLY ASKED QUESTIONS

Q: How many townhomes will be in Salt Marsh when the building is complete?

A: There will be 53 townhomes when Salt Marsh is completed.

Q: How many floor plans are offered at Salt Marsh?

A: There is one floor plan currently being offered for sale. It is our newest and most popular plan: The Edisto. There is one other floor plan at Salt Marsh; The Tidewater, which is 2,058 sq. ft., with 3 bedrooms and 3 baths. This plan will only be built on Building Site S on the site plan.

The Edisto is 2,522 sq. ft. heated, and features a master bedroom suite on the main level as well as a 2nd bedroom or study, and full bath. The upstairs features 2 bedrooms and 2 full baths and a hobby/media open area. The plan also includes a large rear screen porch and an oversized 4-car garage and storage.

Q: What are the standard interior finishes included in the sales prices?

A: The standard finishes include:

- Flooring - hardwood in the living, dining, kitchen and hallways, ceramic tile in the baths and laundry room and carpeting in the bedrooms.
- Ceilings, Door, Molding - smooth 9' ceiling downstairs and volume ceilings in bedrooms upstairs, 8' interior doors, wide traditional door and window casing moldings and crown moldings on selected ceilings
- Appliances - Samsung stainless - refrigerator, oven, microwave, and dishwasher
- Windows - Simulated Divided Lite, Anderson Series 400, and hurricane impact glass
- Countertops - granite in the kitchen and all baths
- Closets - solid wood shelving

Q: Do the plans include a place for an elevator?

A: Yes, it is prepped and rough-in for an elevator, which can serve each level. The cost of an elevator is \$19,000 if selected prior to construction and \$22,000 during construction. It may also be added anytime after completion.

Q: What landscaping is included with each townhome?

A: All townhomes are professionally landscaped and include sod, irrigation, native trees and plantings and pine straw.

Q: What are the building's exterior materials?

A: The siding, shakes, cornice and fascia are low maintenance painted fiber cement. The porch, stair rails, columns and posts are painted, treated lumber.

Q: Have all the Salt Marsh amenities been built?

A: Yes, all amenities are complete and are for the exclusive use of the owners. They include a saltwater pool and cabana, putting green, and sunset deck and floating dock on Horseshoe Creek for fishing, crabbing, kayaking, and canoeing. Horseshoe Creek leads to Bohicket River, the Edisto River and the Atlantic Ocean, just around the bend.

Q: What is the price range of the townhomes?

A: Currently the prices range from \$695,000 to \$949,000 depending on the location.

Q: May a purchaser select a location and a plan, and have a townhome built?

A: Yes, and they may customize their finishes as well.

Q: How long does it take to build a townhome?

A: After receiving the required Charleston County and Seabrook Island building permits, the build time from start to move-in is approximately 8 months, with the weather as the main variable, as in any construction project.

Q: Who is the contractor?

A: The contractor since the inception of the development has been ECM Construction. The on-site construction manager has been and is currently Bill Bendell, a long-time Charleston area resident, and local homebuilder. This team has been together building in the Charleston area for over 15 years.

Q: Is there a new home warranty?

A: Yes, the Salt Marsh contractor warrants workmanship of the townhome for 12 months. Included is the homeowner punch list items that are acted upon at the end of the first 30 days and then in the 11th month, from the time of occupancy. Separate from the contractor warranty, additionally limited warranties are provided by the manufacturers of the equipment components in the townhome, such as appliances and HVAC unit.

Q: What does a Homeowner own along with the townhome?

A: The Homeowner owns the land underneath the townhome footprint, in fee simple title. The front yards and driveways are limited common areas. Salt Marsh is not a condominium, therefore it is not a horizontal property regime.

Q: Who is responsible for the exterior maintenance of the townhome?

A: Homeowners are responsible to maintain their exterior. Pressure washing, painting, roof repairs or replacement are not the responsibilities of the Association. As in many townhome communities, the Homeowners take care of their exterior maintenance.

Q: Will the HOA ever be responsible for the exterior maintenance of the townhomes?

A: When the Homeowners take over control of the Association, they can vote to do that.

Q: What is the cost per owner for the services provided by the Salt Marsh HOA?

A: The regime fee is \$175 per month and is collected quarterly. The fee pays for the landscaping services and maintenance of the common areas and common improvements, such as the entry gate, the pool, the ponds, the streets and the dock.

Q: Who manages the Salt Marsh Homeowners Association?

A: The developer, Columbia Development Company, manages the association until the last townhome is sold. The association will be turned over the Homeowners when the last townhome is closed. The owners may choose to hire a professional management company at that time or choose to self-manage.

Q: What does the Association actually own?

A: The Association owns the Salt Marsh streets, the ponds, entry gate, pool, dock and any other common improvements.

Q: Who is responsible for obtaining and paying for the townhome insurance?

A: As in most all fee simple townhome communities, each owner pays for their townhome insurance. Salt Marsh is in the AE Zone.

Q: Is Salt Marsh part of the Seabrook Island Club and Property Owners Association (POA)?

A: Yes, Salt Marsh is a part of Seabrook Island and has all the rights and amenities just as any other Seabrook Property Owner. Each owner is a member of the Seabrook Island POA. In addition, each property owner at Seabrook is required to join the Seabrook Island Club at one of three membership levels. This allows each owner the use of the Club and POA amenities, which includes 36 holes of golf, a 31,000 sq. ft. clubhouse, an oceanfront beach club, 4 outdoor resort-style pools and 1 indoor heated pool, fitness center, Racquet Club with tennis and pickleball courts, and a full-service equestrian center.

Q: Who owns and manages the Club and the POA?

A: The club members own and manage the POA. There is no corporation from afar owning or managing anything on Seabrook Island. The club is financially sound, with substantial reserves in the bank.