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HOA FEES

Hilton Head

📍 356 LATITUDE BLVD
HARDEEVILLE, SC ([HTTPS://G.CO/KGS/8XDFMLW](https://g.co/kgs/8XDFMLW))

(866) 595-4364 (TEL:8665954364)

HILTON HEAD, SC MENU ☐

✉ *Join The Paradise Club!*

HOA Fees - Hilton Head

LOW HOA FEES • NO CDD FEES

[Single Family Homes - HOA Fees](#)

[Villas - HOA Fees](#)

[Cottages - HOA Fees](#)

SINGLE FAMILY HOMES - BEACH & ISLAND COLLECTIONS - HOA FEES

- 2025 Monthly Fee* - \$322.80

* Total fees are shown monthly, however collected quarterly.

WHAT YOUR FEES COVER

- Common area maintenance (lawns, landscape, trees, irrigation, Association walkways, trails, roads, lake/waterway management, lighting, signage)
- Access to the Amenities (Fins Up! Fitness Center, Latitude Town Square Bandshell, Last Mango Theater, Workin' N' Playin' Center, Barkaritaville Pet Spa, Coconut Telegraph Business Center, The Hanger Workshop, Latitude Bar & Chill Restaurant, Changes in Attitude Bar, Paradise Pool with Beach Entry, Tiki Huts, Tennis & Pickleball Courts, Bocce Ball Courts, Fins Field, Lake Latitude Club)
- Nature Preserve
- Association common area insurance(s)
- Entry gates and manned gate house(s)
- Lot landscape maintenance
- Common Reserves
- Master Association Fees

A \$100 fee will be collected at closing for Latitude at Hilton Head Foundation (Minto will match the \$100 on all initial sales).

Working Capital Contribution will be collected at closing in an amount equal to 1/6 of the Annual Base Assessment.

*The projected fees are based on current plans, knowledge and market conditions that may change over time. Fees are stated in today's pricing and do not factor in inflation. Review all homeowners association documents carefully to determine fees associated with ownership of a home.

VILLAS - CARIBBEAN COLLECTION - HOA FEES

- 2025 Monthly Fees* - \$368.25

* Total fees are shown monthly, however collected quarterly.

WHAT YOUR FEES COVER

- Common area maintenance (lawns, landscape, trees, irrigation, Association walkways, trails, roads, lake/waterway management, lighting, signage)
- Amenities (Fins Up! Fitness Center, Latitude Town Square Bandshell, Last Mango Theater, Workin' N' Playin' Center, Barkaritaville Pet Spa, Coconut Telegraph Business Center, The Hanger Workshop, Latitude Bar & Chill Restaurant, Changes in Attitude Bar, Paradise Pool with Beach Entry, Tiki Huts, Tennis & Pickleball Courts, Bocce Ball Courts, Fins Field, Lake Latitude Club)
- Nature Preserve
- Association common area insurance(s)
- Entry gates and manned gate house(s)
- Lot landscape maintenance
- Common Reserves
- Villa Reserves (exterior repaint and roof replacement)
- Master Association Fees

A \$100 fee will be collected at closing for Latitude Hilton Head Foundation (Minto will match the \$100 on all initial sales).

Working Capital Contribution will be collected at closing in an amount equal to 1/6 of the Annual Base Assessment.

*The projected fees are based on current plans, knowledge and market conditions that may change over time. Fees are stated in today's pricing and do not factor in inflation. Review all homeowners association documents carefully to determine fees associated with ownership of a home.

COTTAGES - CONCH COLLECTION - HOA FEES

- 2025 Monthly Fees* - \$344.40

* Total fees are shown monthly, however collected quarterly.

WHAT YOUR FEES COVER

- Common area maintenance (lawns, landscape, trees, irrigation, Association walkways, trails, roads, lake/waterway management, lighting, signage)
- Amenities (Fins Up! Fitness Center, Latitude Town Square Bandshell, Last Mango Theater, Workin' N' Playin' Center, Barkaritaville Pet Spa, Coconut Telegraph Business Center, The Hanger Workshop, Latitude Bar & Chill Restaurant, Changes in Attitude Bar, Paradise Pool with

Beach Entry, Tiki Huts, Tennis & Pickleball Courts, Bocce Ball Courts, Fins Field, Lake Latitude Club)

- Nature Preserve
- Association common area insurance(s)
- Entry gates and manned gate house(s)
- Lot landscape maintenance
- Common Reserves
- Cottage Reserves (exterior repaint, driveways and roof replacement)
- Master Association Fee

A \$100 fee will be collected at closing for Latitude at Hilton Head Foundation (Minto will match the \$100 on all initial sales).

Working Capital Contribution will be collected at closing in an amount equal to 1/6 of the Annual Base Assessment.

*The projected fees are based on current plans, knowledge and market conditions that may change over time. Fees are stated in today's pricing and do not factor in inflation. Review all homeowners association documents carefully to determine fees associated with ownership of a home.

CHOOSE A FONT SIZE

SMALL

MEDIUM

LARGE

HIGH CONTRAST COLORS?

YES

NO



Margaritaville

Latitude Logo

(/)



Minto Communities LLC Logo_(<http://www.minto.com/florida/new-homes/projects.html>)

[Privacy Policy_\(/privacy-policy\)](#) | [Terms and Conditions \(/terms-and-conditions\)](#)

Obtain the Property Report required by Federal law and read it before signing anything.
No Federal agency has judged the merits or value, if any, of this property. WARNING: THE CALIFORNIA BUREAU OF REAL ESTATE HAS NOT INSPECTED, EXAMINED, OR QUALIFIED THE OFFERINGS. Latitude Margaritaville Kentucky Registration Number R-201. For NY Residents: THE COMPLETE OFFERING TERMS FOR THE SALE OF LOTS IN LATITUDE MARGARITAVILLE AT DAYTONA BEACH ARE IN THE CPS-12 APPLICATION AVAILABLE FROM SPONSOR, MINTO COMMUNITIES, LLC. FILE NO. CP17-0092. THE COMPLETE OFFERING TERMS FOR THE SALE OF LOTS IN LATITUDE MARGARITAVILLE AT HILTON HEAD ARE IN THE CPS-12 APPLICATION AVAILABLE FROM SPONSOR, MINTO LATITUDE HH, LLC. FILE NO. CP18-0021. THE COMPLETE OFFERING TERMS FOR THE SALE OF LOTS IN LATITUDE MARGARITAVILLE WATERSOUND ARE IN THE CPS-12



Equal Housing Opportunity logo

APPLICATION AVAILABLE FROM SPONSOR, LMWS, LLC. FILE NO. CP20-0062. Pennsylvania Registration Numbers OL00169 (Latitude Margaritaville at Daytona Beach), OL001170 (Latitude Margaritaville at Hilton Head) and OL001182 (Latitude Margaritaville Watersound). Latitude Margaritaville at Daytona Beach, Latitude Margaritaville at Hilton Head and Latitude Margaritaville Watersound are registered with the Massachusetts Board of Registration of Real Estate Brokers and Salesmen, 1000 Washington Street, Suite 710, Boston, MA 02118 and with the Consumer Financial Protection Bureau, 1700 G Street, NW, Washington, D.C. 20552. This material shall not constitute a valid offer in any state where prior registration is required and has not been completed. Photographs are for illustrative purposes only and are merely representative of current development plans. Development plans, amenities, facilities, dimensions, specifications, prices and features depicted by artists renderings or otherwise described herein are approximate and subject to change without notice. ©Minto Communities, LLC 2023. All rights reserved. Content may not be reproduced, copied, altered, distributed, stored, or transferred in any form or by any means without express written permission. Latitude Margaritaville and the Latitude Margaritaville logo are trademarks of Margaritaville Enterprises, LLC and are used under license. Minto and the Minto logo are trademarks of Minto Communities, LLC and/or its affiliates. St. Joe and the St. Joe logo are trademarks of The St. Joe Company and are used under license. CGC 1519880/CGC 120919. 2023