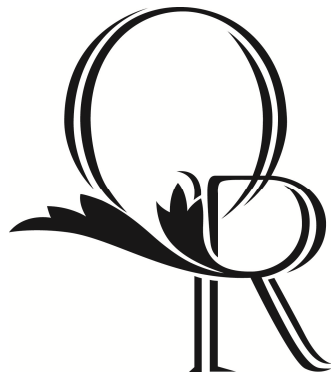


Information

Ocean Ridge

Edisto Beach, SC



I. Ocean Ridge Master Property Owner (MPOA) Contact Information

- Board of Directors

Ted Luckadoo (President)	864-934-0178	ted.luckadoo@gmail.com
Brian Evans (Vice President)	704-575-6459	bpmlevans1977@gmail.com
Gene Hindman (Treasurer)	864-288-7688	genehindman@cs.com
Iddy Andrews	843-631-1066	biandrews@comcast.net
Leonard Fletcher	706-831-6191	laletcher64@comcast.net
Lisa Harrell	404-271-0109	lharrell.mpoa@gmail.com
Paul Oakley	843-631-0459	pauloakley@aol.com

- The annual meeting is held the third Saturday of January. The MPOA Board meets the day before the annual meeting and the third Friday of each quarter – April, July, October. Members wishing to present to the board should contact Horace Kinsey, hkinsey@trustscs.com to make an appointment.
- Advisory Board
 1. Meetings held the third Friday of each quarter – April, July, October, 1:30 p.m.
 2. Includes presidents of the Ocean Ridge associations and interested residents.
- Architectural Review Board (ARB)
 1. Meetings held the fourth Thursday of each month
 2. Includes property owners appointed by the MPOA Board of Directors
 3. Approves all exterior and beautification projects and modifications
- Ocean Ridge Management - Southern Community Services (SCS)
 1. Office - 42 Station Court, Jungle Room (Mailing Address, P.O. Box 700)
 2. Phone - 843-869-4300
 3. Manager - Horace Kinsey
 4. Website: www.oceanridgempoa.com
 5. email: hkinsey@trustscs.com

II. Security

- The Ocean Ridge front security gate is managed by the Allied-Universal Protection Service.
 1. Phone Number - 843-631-5131
 2. Address – 1 King Cotton
 3. Property owners must notify security of expected arrival of guests, contractors, and deliveries so an appropriate pass is ready, allowing access. Otherwise, access will be delayed or possibly refused.
 4. Please **do not call security in the event of an injury or emergency**. Valuable time could be lost. Just call 911.

- Emergency and important numbers
Call **911** for the following situations. Be sure to stay on the phone until assistance arrives.
 1. Automobile accidents
 2. Suspicious DUI
 3. Reckless driving - automobile/golf carts
 4. Excessive noise after 10:00 p.m.
 5. Theft
 6. Domestic violence
 7. Accident/injury
 8. Fire
 9. Gas and chemical spills

Call **843-549-7144** for non-emergencies

1. Dog litter not being picked up
2. Dogs not on a leash
3. Suspicious activity
4. Vehicles parked on roads
5. Harassment of wildlife
6. Activity in pools after closing
7. Underage children driving golf carts
8. Littering

Call **843-869-4300** Southern Community Services Management

1. Towels on railings
2. Trees, yard trash, etc. on road
3. Street lights not working
4. Garbage containers left at curb over 24 hours
5. Exterior of home/lot remodeling, beautification
6. Motorcycles, boats, or golf carts without an Ocean Ridge permit

III. Rules and Regulations

- **"DOGS MUST BE ON LEASH AT ALL TIMES WITHIN COMMUNITY"** (Ocean Ridge Regulation). Dog litter is to be picked up per Town ordinance. Offenses can be reported to the police if you can identify the person, date, time, and location.
- Only Ocean Ridge property owners are permitted to have golf carts. A valid driver's license is mandatory for a person to operate a golf cart. The golf cart must be insured for liability coverage and permit stickers displayed in a visible location as required by the State of South Carolina, Ocean Ridge, and the Town of Edisto Beach. For security, keep golf carts locked up or have them rekeyed to a personal key.
- Overnight parking of trailers, campers, RV's and trucks (longer than pickups) parked in restricted areas, i.e., common and limited common grounds, undeveloped lots, streets and property belonging to other owners is a violation.
- Only Ocean Ridge property owners are permitted to have boats and all forms of motorized watercraft, including jet skis in Ocean Ridge. Registration of the boat and motorized watercraft at the SCS office is required, and an MPOA sticker must be displayed.
- Motorcycles, mopeds, motorbikes, ATV's and similar motorized vehicles are not permitted, unless the MPOA has issued a special permit.
- The Town of Edisto Beach has a noise ordinance from 10:00 p.m. to 7:00 a.m.
- Garbage cans cannot be placed at the road more than 12 hours prior to pick up and must be rolled back within 12 hours after they are emptied per Town ordinance. Lids on cans awaiting pick up must be completely closed. Residents who contract with the Town for water will be assessed a fee for rollback unless they opt out. Only cans supplied by the Town are appropriate for automated pickup. Questions should be directed to the Town at 843-869-2505.
- Yard debris should be placed on the property owner's property and not on any adjacent or vacant lots for pickup. All loose debris must be in sturdy, paper trash bags.
- Parking is not allowed on the grass or pine straw. No street parking is allowed at night.
- Beach towels, clothing, or other items are not to be hung over porch railings at any time.
- Save energy and turn off all outside lights (including flood lights) before going to bed.
- Bicycle drivers must follow the "rules of the road."
- The golf course is for golfers only. Bicycles, skaters, runners, walkers, fishermen, and individuals looking for golf balls are not permitted on the course at any time.
- Obey all posted speed limits, stop signs, and directional signs. The Edisto Beach Police Department enforces all S.C. traffic laws in the Community.

- The feeding of raccoons, deer, and alligators is prohibited.
- Littering is not permitted.

IV. **Ocean Ridge Property Owners Jenkins and Summerwind Gates**

- Gates are for the exclusive use of the property owners
- To purchase RFID decals, contact Horace Kinsey at 843-869-4300
 1. Address - 42 Station Court, Jungle Room
 2. Office Hours- Monday through Friday from 9:00 a.m. to 4:00 p.m. or call to schedule a time.
 3. You will be required to complete an identification form for each vehicle.
- RFID decals will open both the Jenkins and Summerwind gates.
- The entrance at the Ocean Ridge front/main gate will not require an RFID decal.

The Ocean Ridge MPOA reserves the right to suspend RFID gate access privileges for non-payment of fees or misuse of the gate entrance security system. Samples of misuse of RFID and other violations are:

- Meeting others at gate to allow entry; allowing another vehicle to enter/leave Ocean Ridge
- Removing RFID strip from vehicle or cart for unapproved use
- Allowing unlicensed person to drive golf cart
- Damaging gates or property

In the event where an RFID has been misused, the violator must write a letter acknowledging their misuse along with an apology. Once the letter is received, they will lose RFID privileges for: 1st offense – 90 days from receipt of letter, 2nd offense – 180 days from receipt of letter, and 3rd offense – one year from receipt of letter.

V. **Town of Edisto Beach**

843-869-2505

2414 Murray Street

Website: <http://www.townofedistobeach.com/>

Tune in to Comcast Channel 195 for helpful information about the Town of Edisto Beach

Garbage Pickup

The Town of Edisto Beach uses a contractor for residential curbside garbage collection. Rentals must have two garbage cans. Residents can call Republic at 843-873-4810 to resolve issues. If problems are not resolved, contact the Town Utilities Clerk at 843-869-2505.

Winter Collection (Last full week in October through last full week in March)

Household Garbage Mondays

Yard Debris/Bulk Trash Tuesdays

Summer Collection (remainder of year)

Household Garbage Monday & Friday

Yard Debris/Bulk Trash Tuesdays

The monthly cost per container to roll containers out and in is \$4.00. Problems should be reported to the Town Utilities Clerk at (843) 869-2505. Residents can opt out of the service by completing an opt-out form available at Town Hall. If you have an orange sticker on your container, you are responsible for putting it by the curb no earlier than 24 hours prior to pick up and removing it no later than 12 hours after pickup. If you do not have an orange sticker, the rollout/rollback contractor will take care of rolling your container in and out.

Convenience Station (Recycle Center) Hours:

Tuesday 8:30 a.m. - 1:30 p.m.

Thursday 1:30 p.m. - 6:00 p.m.

Saturday 8:30 a.m. - 5:30 p.m.

Yard Debris Specifications

All limbs must be cut to the stem and no greater than 5 feet in length or 6 inches in diameter. All loose yard debris (grass clippings, leaves, pine needles, etc.) must be bagged in sturdy paper trash bags with a maximum of 30 pounds per bag.

Recyclables including glass, plastic, paper, cardboard and aluminum cans can be brought to the convenience station during operating hours. A walk-in gate is open 24 hours a day, seven days a week. The Convenience Station is located by Town Hall at 2414 Murray Street.

Helpful Websites and Information:

Botany Bay <https://www2.dnr.sc.gov/ManagedLands/ManagedLand/ManagedLand/57>

Edisto Chamber of Commerce <http://www.edistochamber.com/>

Edisto Island Museum <http://www.edistomuseum.org/>

Edisto Beach State Park <https://southcarolinaparks.com/edisto-beach>

Edisto Beach Library 843 869-2499 71 Station Court

Edisto Island U.S. Post Office 843 869-2295 539 Highway 174

Wyndham Ocean Ridge 843 869-2561 <http://www.wyndhamoceanridge.com/>

VI. Services

- Plantation Golf Course
 - Phone - 843-869-1111
 - Email - plantationcourse@bellsouth.net
 - Website – <http://theplantationcourseatedisto.com/>
 - Address - 19 Fairway Drive

- Ella & Ollie's
 - Phone – 843-869-4968
 - Website – <http://www.EllaandOllies.com>
 - Address – 21 Fairway Drive

- Wyndham Resort Amenity Pass

Passes can be purchased at the Activities Center (843-869-4531). These passes permit access to all swimming pools, the spa at the Village, fitness center, beach cabana (2000 Palmetto Boulevard), playground, miniature golf, ping pong tables, and tennis courts. Passes for the restrooms at the cabana are also available to MPOA members at a reduced rate.

- The best way to stay current with events at Ocean Ridge is to sign up for the email list at oceanridgempoa@outlook.com or “like” us on Facebook at www.facebook.com/oceanridgempoa.

- The Ocean Ridge Sound newsletter is issued quarterly via email during the months of February, May, August, and November.

Ocean Ridge Community



ATLANTIC OCEAN

Note: Summerwind and Jenkins gates are RFID controlled and for residential property owners use only.