



Dear Realtors and Prospective Islands of Beaufort Buyers,

The Islands of Beaufort community welcomes you to the Islands of Beaufort and wishes you well on your visitation to our beautiful community.

All of our lots and homes for sale in the Islands of Beaufort are currently owned by individuals or individual business entities. There is no current Developer in the Islands of Beaufort, as management was transferred over to the Home Owners Association Board of Directors in 2005, after community development was complete.

Since 2005, the Home Owners Association board has provided sound financial management with the assistance of Bundy Appraisal & Management, Inc., P.O. Box 1225, Beaufort, S.C. 29901.

Some private communities in the area may charge a 'transfer fee' to buyers who buy property in their private development. The Islands of Beaufort does not charge a transfer fee.

The only 'buy in' fee that buyers will incur at closing is a Bundy Appraisal & Management fee that is termed an 'Assessment Certification' fee of \$100. This fee certifies any remaining monies owed that the lot or home seller has not yet made to the HOA. Remaining fees owed by the seller may include unpaid property taxes, annual HOA assessments or lot maintenance fees. The \$100 Assessment Certification fee ensures that there are no unknown monies owed for the current buyer.

We wish you well on your purchase and again, Welcome to the Islands of Beaufort!

Respectfully,

George A. Smedley
Islands of Beaufort HOA Board of Directors
President