

Information

Ocean Ridge

Edisto Beach, SC



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

- Board of Directors

Bill Kozub (President)	215-460-0750	wgkesq@gmail.com
Ted Luckadoo (V. President)	864-934-0178	ted.luckadoo@gmail.com
Gene Hindman (Treasurer)	864-288-7688	genehindman@cs.com
Iddy Andrews (At-Large)	843-631-1066	biandrews@comcast.net
Brian Evans (At-Large)	704-575-6459	bpmlevans1977@gmail.com
Paul Oakley (At-Large)	843-631-0459	pauloakley@aol.com
Jerry Zeller (At-Large)	843-869-1618	agmns62@gmail.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 - 51 Station Court, Suite A
 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 Universal Protection Service.
 1. Phone Number - 843-631-5131
 2. Address – 1 King Cotton
 3. Property owners must notify security of the arrival of guests, contractors, and deliveries.

- 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 a leash at all times. 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 allowed to have a golf cart. Ocean Ridge and SC state permit stickers must be displayed in a visible location on the golf cart. A valid driver's license is mandatory for a person to operate a golf cart and, at a minimum, liability insurance coverage. 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 allowed to have boats and all forms of motorized watercraft, including jet skis in Ocean Ridge. Registration at the office is necessary, and stickers 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 any more than 12 hours prior to pick up and must be rolled back within 12 hours after they are emptied per Town ordinance. The 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 and appropriate for automated pickup can be used. 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.
- 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, fisherman, 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 feeding of raccoons 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 - 51 Station Court (Crab Trap Building) Suite A
 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. 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.

Edisto Island U.S. Post Office
Wyndham Ocean Ridge

843 869-2295
843 869-2561

539 Highway 174
<http://www.wyndhamoceanridge.com/>

VI. Services

- Plantation Golf Course
 - Phone - 843-869-1111
 - Email - plantationcourse@bellsouth.net
 - 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, horseshoe pit, corn toss, shuffleboard, ping pong tables, and tennis courts
- 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.