

Welcome to Stultz Property Villas @ Hilton Head Resort - **please read the guideline & rules outlined below closely** - failure to adhere to these rules can lead to fines, fees and requiring you to leave the Villa before your reservation ends without refund. By booking and staying at our properties, you have read and agreed to the Stultz Property Rules @ Hilton Head Resort. Please observe all posted Rules - Management or Villa owner assumes no liability for injuries or accidents that may occur.

## **In case of emergency, call 911**

Hilton Head Resort common areas and Stultz Property Villas are **NON-SMOKING** (including cigarettes, cigar, pipe, e-cigarette or vaping). Smoking is prohibited except in these designated areas:

- Designated smoking area at Picnic / Grilling area near building 4
- Outside building 1 near lagoon opposite boardwalk by posted sign

**Anyone seen smoking anywhere in an unauthorized area is subject to a \$25 fine**

## Enjoying the Resort

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Hilton Head Resort is located at 663 William Hilton Parkway, Hilton Head, SC 29928. The is a complex of 4 buildings containing several hundred villas. The resort has private boardwalk and beach access, 2 outdoor pools, an indoor pool, hot tub, sauna, & steam room, fitness center, tennis / pickleball courts, badminton court, indoor track, bike rentals and laundry facilities.

Amenities in ALL buildings are available to ALL guests during their stay.

- Building # 1 (blue) - Closest to the beach with outdoor pool & café
- Building #2 (yellow) - Courtyard & badminton court
- Building # 3 (green) - Indoor pool, hot tub & fitness center
- Building # 4 - (tan) - Tennis courts & adjacent outdoor pool

We will provide you with a vehicle pass (or passes if you have more than one vehicle for your reservation) which allows you secure access to the resort 24 hours a day. Outside your Villa, the resort is monitored 24 / 7 by cameras and security staff.

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All Villas are provided with the comforts of home:

- 2 bedrooms, 2 bathrooms, living & dining open floor plan and kitchen
- Balcony, porch or patio with chairs for relaxing
- High speed Wi-fi
- Cable TV in the living room and both bedrooms
- Keypad lock entry
- Beach buggy, beach chairs, and assorted beach toys with secure lockers for storage
- Linens, towels, blankets, pillows & hairdryer
- Keurig and drip coffee maker
- Full kitchen with a 4 burner electric stove and oven, full refrigerator and freezer
- Smoke detectors & fire extinguishers

For additional amenities, please follow the link to the Villas on our home page @  
<https://stultzhhi.com/staying-%40-the-resort>

- Quiet times are between the hours of 11:00 pm - 6:00 am, please minimize the noise that could impact your neighbors, including congregating in large groups around common areas, your villa or on the balcony, porch or patio.
- Please be careful parking under Buildings 3 & 4. Watch your vehicles hatch as there are low ceilings and sprinkler heads. We do not want to have your hatch or ceiling damaged. Any damage due to misuse is not the responsibility of resort management or villa owners.
- Unloading zones are for unloading only, 30 minute maximum time zones
- Luggage carts are available for guest use - please only use for luggage and groceries only, please return when finished. Do not keep a cart in your villa or misuse the carts in any way including removal of garbage or other items.
- Please don't litter - waste receptacles are provided throughout the property for your convenience.
- No kites, remote controlled devices, like drones, on the property. Please enjoy OFF the resort property only.
- Alcoholic beverages must be kept in non-descript containers i.e. "Koozies" while in common areas. If you are drinking alcohol at the pool areas you must remain outside of the pools.
- Laundry facilities are available during your stay. They can be found in buildings 1, 3 and 4 on the 2nd and 4th floors near the elevators. They can also be found in building 2 on the 1st and 3rd floors near the elevators. Laundry rooms are available on a first come first serve basis. Please don't leave your laundry unattended as management or villa owner is not responsible for lost or stolen items.

## Villa Rules

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- Please keep personal items in your villa, do not leave anything in the hallways.
- No towels or clothing are to be hung over patio, porch or balcony railings and separate drying racks are prohibited.
- Beach wagons ARE allowed to be stored on the patio, porch or balcony during your stay but must be moved inside the villa when you exit at the end of your stay. All villas have a secure locker for outside storage under the building.
- Bicycles, surf boards, canoes or kayaks may NOT be stored on the balcony or in the villa. They may be stored on or on top of your vehicle provided it is not parked under any building.
- Stand alone fans, heaters or air conditioner units are not allowed.
- Exterior holiday decorations will be limited to 2 weeks before and 72 hours after all holidays except Christmas. Christmas decorations may remain till one week after New Year's. Decorations may not be placed in walkway or common areas, and may not restrict access to the villa.
- Please dispose of coffee grounds in trash, not in the sink or garbage disposal

## Resort Rules

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- No pets or animals of any kind are permitted on the property\*
- Fireworks and sparklers are prohibited - a minimum fine of \$100 per incident will be imposed
- Please display your vehicle pass on the dashboard while entering and parked.
- There is no electric vehicle charging available or allowed on Resort property. There are charging stations a short distance away at the Parker gas station at the corner of Mathews Drive and William Hilton Parkway, 18 Wilborn Road, 51 South Forest Beach Road and #1 Harbor Lane, Shelter Cove. If you need any additional information on these charging stations, please stop at the resort office next to the resort gate entrance.
- Household trash must be placed in a leak proof bag and taken to the dumpster. DO NOT use the waste bins on the ground level or leave trash on the porch or common area. Cardboard boxes may be broken down and disposed of in the dumpster. Dumpsters can be found by each building - please see the map

<https://stultzhhi.com/staying-%40-the-resort> for reference. Violation may result in a minimum fine of \$50

- No glass containers in the pool or common areas. No alcohol is allowed in the pools, hot tub, sauna, steam room, or fitness room. No drinking or eating on the edge or in the pools
- No stereos or radios without headphones at the pools and common areas
- No remote controlled devices (including drones, cars, boats), scooters, one wheels, mopeds and hoverboards are allowed on the property.
- SC state law forbids feeding or molesting alligators. Strict enforcement and fines will apply. No fishing or crabbing allowed in lagoons or marsh.

*\* An exception can be made for service animals with prior approval, please request approval at time of booking reservation*

## **Pools, Hot Tub, Steam and Sauna Rooms**

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Please observe all posted Pool, Hot Tub, Sauna and Steam Room Rules

### **Pools:**

There are 3 pools at the Resort for all guest enjoyment - an outdoor pool located in the courtyard of building 1, a smaller outdoor pool adjacent to building 4, and an indoor pool in building 3.

The pool area in building 1 has an outside bar and grill, gift shop and numerous picnic tables and lounge chairs for guest enjoyment.

The entire area is operated on a seasonal basis depending on the weather; generally opening sometime in March and closing late fall.

Please ask before booking to confirm dates or see Insights on our home page for recent updates. <https://stultzhhi.com/>

- Outdoor pools are closed for a period of time during the winter; exact dates are dependent on weather conditions.
- Indoor pools and hot tub, steam and sauna rooms are open year round
- Pools in building 1 & 3 are open daily from 7:00 am - 11:00 pm, including common areas when operational. The pool by building 4 is open 7:00 am - sunset.
- Appropriate swimwear is required. No cutoffs or street clothes allowed.
- Persons wearing diapers must wear swim diapers or waterproof diaper covers.
- There are pool chairs and umbrellas available at the pool for your enjoyment.
- Please be considerate when swimming - no running, boisterous or rough play
- If you are sick, unwell or under the influence of drugs or alcohol, please don't use the pool, hot tub or steam and sauna rooms.
- There are no lifeguards on duty so swim at your own risk. Minors fifteen (15) and under must be supervised by a competent swimmer at all times.

- **Hot Tub:** Children 12 and under are not permitted. The hot tub is kept between 100° and 104° F. Elderly persons and those suffering from heart disease, diabetes, high or low blood pressure should consult their physician before using the hot tub. The use of the hot tub while under the influence of alcohol, anticoagulants, antihistamines, vasoconstrictors, vasodilators, stimulants, hypnotics, narcotics, or tranquilizers should be avoided. Pregnant women should not use the hot tub without consulting their physicians. Persons should spend no more than fifteen (15) minutes in the hot tub at any one session. Long exposure may result in nausea, dizziness, or fainting. It is recommended that no person under the age of 13 use the hot tub due to the health risks associated with extreme heat.
- **Sauna & Steam Room:** Sauna and steam room temperatures are 100° to 110° F. Not recommended for individuals with cardiovascular or respiratory disorders. Exit immediately if uncomfortable, dizzy or lightheaded. Staying too long in a heated area will cause your body to overheat. Food, gum, beverages (other than water) and glass items are prohibited. No persons under 18 years of age allowed due to health risks associated with extreme heat. Recommended use is a maximum of ten (10) minutes. Showers are required before entering. Elderly persons, or anyone under a physician's care, and those persons suffering from heart disease, diabetes, high or low blood pressure and other health problems should not enter the steam room without prior medical consultation and permission from their doctor. Pregnant women should not use the steam room prior to medical consultation. Do not use the sauna or steam room while under the influence of alcohol, anticoagulants, antihistamines, vasoconstrictors, vasodilators, stimulants, hypnotics, narcotics, tranquilizers, or other drugs that cause sleepiness, drowsiness, or raise/lower blood pressure. These are unsupervised activities and all users do so at their own risk.

## **Atrium & Amenities: building 3 - Open Daily 7:00 AM to 11:00 PM**

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### **Open Space:**

- There is indoor open space in building 3 for guest enjoyment including the pools, hot tub, steam room, sauna, fitness room, track and wifi room.
- Please don't use this space for "outdoor" activities like tag or catch, or any sports such as football, soccer, or baseball. These activities can be done in the picnic area near building 4.
- Please keep all glass, beach carts and pull carts out of the atrium ground floor as they will damage the track and turf.

### **Wifi Room:**

- Please feel free to use the wifi room located on the ground floor of building 3 as needed for space to work and quiet time.
- Please leave the space in the condition you found it
- No glass is allowed

### **Fitness Room:**

- Persons under 18 must be accompanied by an adult.
- No food or beverages are allowed, other than water.
- No glass in the fitness center.
- Use equipment at your own risk.
- Wipe down all machines after use with wipes provided.

### **Track:**

- The track is only to be used for walking, jogging, and running.
- People using the track must wear appropriate footwear such as sneakers or running shoes.

## **Tennis (bldg 4) / Pickleball (bldg 4) / Badminton (bldg 2) Courts**

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There are 6 outdoor tennis / pickleball courts at the Resort for your enjoyment - 4 courts in building 4 and 2 courts adjacent to building 4 toward the resort entrance, all lit for play after dark. There is a badminton court in building 2.

- The tennis and pickleball courts are open daily between 7:00 am and 11:00 pm.
  - Courts are subject to restrictions during tournament play.

- The badminton court is open from 7:00 am - 10:00 pm daily.
- Tennis/pickleball/badminton courts are to be used for tennis, pickleball, or badminton only.
- No one is permitted on the tennis/pickleball/badminton courts without proper shoes, clothing and equipment.
- Respect other waiting players.
- No glass or sharp objects inside fenced court areas.

## **Boardwalk & Beach Access - Open Daily 5:30 AM to 11:00 PM**

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The Boardwalk and Beach Access is part of the Resort for guest enjoyment. It is a pleasant walkway from the Resort down the boardwalk to the beach and Coco's Bar & Grill.

The boardwalk begins at the east corner of building 1 and ends at Coco's just as you approach the beach area. The boardwalk has protective railings on both sides, is planked with materials you would find on a home deck and is several thousand feet long.

Coco's is a fun spot to walk to in the late afternoon to sit with friends or family to enjoy your favorite "adult" beverage and a light pre-dinner snack. Coco's has a covered outside deck area, numerous chairs, tables, and restrooms. More information can be found at

<https://www.cocosonthebeach.com/>

For those who need assistance, the resort offers a free golf cart shuttle between the resort and Coco's.

- Read and observe all posted signs including change in hours of operation due to weather conditions
- Do not leave the boardwalk or the path on the island.
- Do not walk on the rails.
- Wear appropriate foot-wear.
- Bicycles or Tricycles may not be ridden on the boardwalk during peak season from one (1) week prior to Memorial Day until one (1) week after Labor Day. During these times bicycles and tricycles must be walked down the boardwalk.

- No scooters, skateboards, hoverboards, roller blades, etc. are permitted on the boardwalk at any time.

*Please enjoy the outdoor environment and respect the wildlife and habitat. Be aware that the marsh is an ecologically sensitive area and must not be disturbed. Management or villa owners assume no liability for injuries or accidents that may occur.*

## Bicycles

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- Bike rentals are available at building 2 through Hilton Head Bicycle and you can book directly here <https://hiltonheadbicycle.com/>
- A bike trail maps can be found <https://www.hiltonhead360.com/shopping-travel/go-for-a-bike-ride/> or you can download an app here <https://www.hiltonheadisland.org/island-compass> that will provide you more information on exploring Hilton Head Island
- Any bike rental that is not located on Resort property must be delivered off site and outside the property gates. Off site bike rentals MAY be stored by the guest on the property and is the responsibility of the guest at all times.
- Bike rentals or guest owned bikes must be stored in a designated bicycle storage area only and locked to the bike rack.
- Bicycle(s) are not permitted in villas, stairwells, or above the ground level.
- Bicycles must be stored and locked to the bike racks or personal vehicle.
- Bicycles locked to anything other than the bike racks in the designated areas such as buildings, equipment, pipes, fences, etc. are subject to removal.
- Bicycles should remain upright in the rack, and not be leaning on one another.
- No bikes with flat tires, broken chains, or bikes with extreme rust are allowed to be left in any storage area.
- All bicycles must be in proper working order.
- Bicycles may not be ridden on any walkway or hallway. No bicycles are allowed in Building 3 atrium.
- Bicycle riding on the boardwalk is prohibited from 1 week prior to Memorial Day until 1 week after Labor Day.
- Management or Villa owners are not responsible for lost or damaged bicycles.