

FOREST BEACH ASSOCIATION, INC.

P.O. Box 6442

Hilton Head Island, S.C. 29938

803-785-5565

March 29, 1988

Dear Forest Beach Property Owner:

Just as we thought that we were winning, we find that we are about to lose it all. For some reason we seem to be targeted as the Island's scapegoat, and the attacks upon our neighborhood are spreading to destroy us as we now exist. This letter is intended to warn you, it may even frighten you, but all we want to do is plead for your support. Your response will decide our fate.

As most people in Forest Beach did, you probably chose to buy your property in Forest Beach for one or more of the following reasons:

1. You liked the quiet, quaint neighborhood without the traffic and noise. Near uncrowded beaches; the sand shell roads with natural foliage and heavy live oaks, gives us a real sense of privacy while at the same time being within walking distance to shopping and businesses for convenience.
2. You did not want all of the restrictions and hassles of plantation living with security gates, tight building restrictions, and others who would scrutinize your lawn or lifestyle. Forest Beach is your retreat to quality but laid back relaxation.
3. You found Forest Beach to be the most economically sound investment for both current and future value.

Maybe you bought a lot, perhaps built a home, or purchased an existing home or villa. You watched the area grow and prosper. Newer modern homes began to be built and property values started to increase. The old neglected neighborhood was becoming cleaner, street signs were installed, and a bike path was constructed. All appeared wonderful in our little neighborhood in paradise.

Then the insidious condemnation began:

First, the original developer and owner-protector of our streets, open spaces, and beach accesses, the Hilton Head Company (now Hilton Head Holdings), went bankrupt. Limitations on multi-family housing were ignored, new buildings encroached and were even built over their property lines. The trustee of our covenants had too many other problems and no finances to deal with our needs and rights so these problems continue.

Second, some people in the state are still saying that the solution to the beach erosion problem in the State of South Carolina is to let our properties wash into the sea. They haven't considered the fact that we had followed the rules that they had given us when we built our homes. They want us to take down the sea walls which protect our homes from the ocean; the very walls that they told us to spend countless thousands of dollars to put up. They further suggest that if a house within the 40 year set back line is destroyed more than 50% by any means, that it could not be rebuilt. (The 40 year set back line for North Forest Beach may be as far back as North Forest Beach Drive.) The way the bill was originally proposed it condemned most of the properties in Forest Beach so that eventually the owners would be forced to abandon our homes, pay for the removal of the structures, and give the land to the state. Some people still are trying to have the original bill passed.

Third, and most recently, we have learned that the Hilton Head Holdings Corporation has a new trustee who the Federal Savings and Loan Insurance Corporation is trying to force to sell the roads, open spaces, and beach accesses rather than to give the title to the property owners associations. This includes the beach accesses, roads and open spaces in Forest Beach. This is an island wide problem and the matter is now in court.

There has been an indication from the Forest Beach Public Service District that their charter does not allow them to take title to the streets, roads, and open spaces. The Town believes that the beach accesses are public property, not as the covenants read "for the use and benefit of the property owners". The new Town parks committee has been studying these accesses. Beach renourishment funds from the state are said to hinge on public beach accesses. Will the Town try to obtain them from the bankruptcy if we do not get them?

What will happen if these streets and beach accesses are deeded to a public body. Will your reasons for owning property here (or anyone else's reasons for that matter) evaporate? If opened and advertised to the public, our neighborhoods will cease to be the quiet, quaint places that we now know. If the beach accesses are made public, cars will be lining the streets and overflowing into our yards, litter will increase dramatically, our privacy will disappear, emergency vehicles will not be able to get through, etc....

If Hilton Head Holdings abandons the streets, open spaces, and beach accesses, these streets, etc will revert to the assets of the Rolyat Company who owns Hilton Head Holdings and is now in bankruptcy in New York. If we need an answer about something if the roads are abandoned, what are we going to have to go through to get it.

Just think about it for a minute. As Hilton Head grows, which we all know it will, what will happen to Forest Beach if we do nothing?

Now is the time to get involved. Please respond to the enclosed questionnaire and return it to us in the self addressed envelope. The questionnaire is designed to get your response on the major issues as well as on some minor changes which need to be made in our covenants and restrictions.

If the Forest Beach property owners are to take title to the roads, open spaces, and beach accesses; we will need the funds to pay for the legal work involved. If you believe in this cause, please make a check in the amount of \$25.00 payable to Forest Beach Road Fund. We will hold these funds in escrow and use them only towards the acquisition of the roads, open spaces, and beach accesses. If we do not take title to these properties, your money will be returned.

We need your help and encouragement in circulating this notice to your neighbors. Also, if you have not sent in your membership dues of \$20 for 1988, please do so. We need the funds to continue the work that only helps to improve our neighborhood.

We have heard from many people that the Forest Beach Association does not do anything for them because the mailings don't get to you in time for meetings, etc.... All I can say in response is help! We can only do as much as we have funds to do or volunteers to help. If you want to know what the Forest Beach Association has done, look around you.

Where did the street signs come from?

Why has our foliage been picked up?

Where did the bike paths come from?

Why is the area 300% cleaner than it was a year ago?

Where did all the abandoned cars go?

Why are the covenants being enforced?

How is Forest Beach protected on Town issues?

How did the original beach management ordinance get changed?

THE ANSWER IS SIMPLE.....THE FOREST BEACH ASSOCIATION

PLEASE SHOW YOU CARE ABOUT YOUR NEIGHBORHOOD!!!!!! WE DO!!

OFFICERS AND DIRECTORS OF FOREST BEACH ASSOCIATION

JULIANA (JULIE) TOON PAWLEY - PRESIDENT

JOSEF (BUZZ) STULAC - VICE PRESIDENT

WILLIAM (BILL) SMITH - SECRETARY

WILLIAM (BILL) LANCASTER - TREASURER

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