



Harbourgate Yacht Club Horizontal Property Regime

What is a Dockominium?

- *The water-based version of a condominium.*
- *It is a home for a boat.*

How is ownership to the boat slips transferred?

- *Ownership is evidenced by a fee simple title to the submerged land and air rights associated with the boat slip. Sale will be conveyed by deed and recorded just as with the purchase of residential real estate*

What are the benefits of boat slip ownership?

- *When you own property in fee, as is the case at Harbourgate Marina, you own a permanent and perpetual right to use and enjoy your slip – not a ground lease. With ‘fee title’, your ownership rights never expire; they go on forever which is an important asset when you decide to dispose of your slip in the future.*
- *Many of the same benefits associated with home ownership are available with boat slip ownership. These include:*
 - *Appreciation*
 - *Assures the availability of a slip*
 - *Insulates you against future rental rate increases*
 - *Allows you to build equity*
 - *Provides the possibility of investment income*
 - *Potential tax benefits*

What differentiates the boat slips available at Harbourgate?

- *A-Dock is our largest slips. Standard dimensions are 50' x 17'. A-Dock slips are “double loaded” slips which means there is one birth for 2 boats and a finger dock is only on one side of your boat. Power supply is 50 amp. There are two ramps leading to A-dock.*
- *B-Dock is our next largest slips. Standard dimensions are 45' x 15'. B-Dock slips are single loaded which means there is one birth per boat and finger docks on both sides of your boat. Power supply is 30 amp on even numbered B-Dock slips or 50 amp on odd numbered B-Dock slips. There is only one ramp leading to B-dock.*
- *C-Dock is our smallest slips. Standard dimensions are 37' x 15'. C-Dock slips are “double loaded” slips which means there is one birth for 2 boats and a finger dock is only on one side of your boat. Power supply is 30 amp. There are two ramps leading to C-dock.*

Note: → All slips are equipped with water, cable TV and WIFI. For dock specific information, please refer to the survey.

Will commercial businesses (ie charter fishing, boat rentals, etc.) be permitted to operate at Harbourgate?

- *Yes, however all businesses will require advance approval by the Association Board and be subject to the provisions of the Master Deed.*

Is financing available for the purchase of a slip?

- *Yes, it is common for banks to finance boat slips.*
- *In addition, due to Harbourgate boat slips being conveyed via a deeded property, financing availability is enhanced.*
- *Several local banks are offering financing. Please click on the*



Harbourgate Marina
Boat Slip Financing-Fii

- *following links:*
- *Additional information is available through our sales team.*

Will I have the right to rent or sell my boat slip?

- *Owners will have the exclusive right to use their slip and the right to use the common elements of the Marina.*
- *Owners may use, rent or sell their unit at any time, subject to the Master Deed. The marina management may have the first right but not the requirement to repurchase boat slips.*

Who will provide property management services?

- *Harbourgate Marina Group will provide management services for the Association.*

Will there be Association Fees?

- *Monthly association dues will be collected for management services, insurance, maintenance expenses, general reserves and utilities which will include water, cable, and wireless internet access.*

Are the Financial Reports and Association Meeting Minutes available to owners?

- *Yes, upon request.*

Will you rent my slip?

- *Yes, boat slips are placed in a Rental Log for daily, weekly, monthly or yearly dockage.*

How does the Rental Log work?

- *Slips available for rent are placed on a rolodex for rotation for dockage.*

Will you charge a Rental Commission?

- *A 25% rental commission will be charged.
Checks are processed on the 5th of each month for previous month dockage less the 25% commission.
You will be sent a 1099 at the end of each year for the total dockage collected on your slip.*

Is there property tax obligation related to boat slip ownership?

- *Yes, property taxes will be assessed against the value of the boat slip and will be payable to Horry County just like any other real estate ownership (i.e. condominium) you might own.*

Will I be allowed to dock more than one vessel in a single boat slip?

- *No, only one watercraft or vessel shall be docked in an individual slip without advance approval of the Association Board.*

Are Trailers allowed on the premises?

- *Trailers are prohibited from being stored or left unattended in any parking lot.*

How will the parking be handled for the slip owners and condo owners?

- *All parking at Harbourgate is available on a first come - first served basis for condominium owners, boat slip owners, office tenants and their guests.*

Are there annual events that take place at Harbourgate?

- *Day at the Dock Spring Cleaning*
- *Dixie Chicken King Mackerel Tournament (May)*
- *North Myrtle Beach Flounder Frenzy (May)*
- *July 4th Customer Appreciation Day Cook Out*
- *SKA/Rumble in the Jungle King Mackerel Tournament (Sept)*
- *Intracoastal Christmas Regatta (Boat Parade) (Nov)*

What are the directions to the marina?

- ***From the North:*** *Harbourgate Marina is located just 6 miles inland from the Little River Inlet on the Intracoastal Waterway at mile marker 347 1/2.*
- ***From the South:*** *Harbourgate Marina is located just north of the Little River Swing Bridge. (Note: Bridges in SC monitor VHF Channel 9)*
- ***GPS readings:***

Harbourgate Marina

*Latitude- 33 51.143
Longitude – 78 39.318*

Little River Sea Buoy

*Latitude- 33.50.197
Longitude- 78.26.827*

From Hwy 17 South - *Take the Cherry Grove Exit in North Myrtle Beach. Turn left onto Sea Mountain Highway. Turn right at the*

stoplight onto Little River Neck Road. Entrance to the Marina will be on your left just past the condo buildings.

From Hwy 17 North - Take the Cherry Grove Exit in North Myrtle Beach. Turn left onto Sea Mountain Highway. Turn right at the stoplight onto Little River Neck Road. Entrance to the Marina will be on your left just past the condo buildings.

From SC 9 - At the first stoplight after passing Hwy 31, veer right onto Sea Mountain Highway. Follow Sea Mountain Highway, travel over the swing bridge. Turn left at the stoplight onto Little River Neck Road. Entrance to the Marina will be on your left just past the condo buildings

Are the condominiums on site available for short or long term rental?

- *Harbourgate Resort offers daily, weekly and monthly stays*
- *Reservations are required*
- *Please contact 843-417-1160 front desk or www.harbourgateonline.com*

Are the condominiums on site available for sale?

- *Please contact Maria Vollmer at Atlantic Grande Realty for current sales information.*
- *Toll Free 866-572-7949*
- *Direct 843-446-3447*
www.AtlanticGrande.com

