

INDIGO RUN

DESCRIPTION

A private, gated, residential club community consisting of private homes in 6 community groups and a wide range of recreational facilities. There are two golf clubs, the Golden Bear Golf Club and the private, The Golf Club. There is a community house which hosts special interest group and property owner functions. There is a community park that features an Olympic-sized swimming pool, sun decks, children's wading pool, six clay tennis courts, and a children's playground.

COMMUNITY OVERVIEW

Community Developer/Builder	Marathon Oil/Hilton Head Company
# of Acres	1,417
# of Residences	687
% Built-Out	69%
Setting	Golf, lagoon, wooded, Broad Creek
Price Range	Homes from \$495,000 to \$2,250,000 Villas from \$359,000 to \$479,000 Lots from \$149,000 to \$875,000

Property Types Available	
Single Family Homes	Yes
Garden Homes	Yes
Villas	Yes
Homesites	Yes
Model Homes Available	N/A
# of home plans	N/A
Square footage range	N/A

Rentals	
Long-Term	Yes
Short-Term	No
Security Gate	
Manned	Yes
Electronic	
On Site Sales Center	No

AMENITIES

Golf Course[s]	
Private	1 The Golf Club (see second page for rates)
Public	1 The Golden Bear Golf Club (see second page for rates)
Course Designer[s]	Willard Byrd – Golden Bear; Jack Nicklaus - The Golf Club
Swimming Pool	Yes – Olympic size at Sunningdale Park, plus community pools
Tennis Courts	6 clay -2 lighted
Fitness Facility	Yes – at the Golf Club
Clubhouse	Yes, at both golf courses and the Indigo Hall Community House
Playground	Yes
Marina	No
Equestrian Facilities	No
Clubs	The Indigo Run Women's Club encompasses a Book Club, Yoga, and fitness exercises. Garden Club, Out to Lunch Club, and hosts theme dinners and social functions.
Other	Miles of bike trails tying together all sections of the Indigo Run communities.

FEES

POA	See second page
Annual Club Dues	See second page
Food/Beverage Fees	N/A

CONTACT INFORMATION

Phone 689-7300
Website www.indigoruncoa.org

LOCATION/DIRECTIONS: Between mile marker's 3 and 4 on the right as you drive south on Highway 278.

POA Fees: The Golden Bear Community: \$ 950 Improved/\$ 807.50 Unimproved
The Golf Club Community \$1,290 Improved/\$1,197.50 Unimproved
The River Club \$1,837 Improved/\$1,604.50 Unimproved
The Broad Point \$2,200 Improved/\$2,057.50 Unimproved
Berwick Green Villas (Quarterly) From \$1,149 to \$1,724
Berwick Green Garden Homes \$221/monthly + \$950 annual POA Dues

Golf Courses & Fees:

The Golden Bear Gold Club

There is a \$2,250 membership transfer fee paid by the seller or purchaser at the time of closing on the property. Member benefits include member rates for golf that vary by season, complimentary range balls and privileges at Sunningdale Park, pool and tennis courts. Membership is currently \$7,500 with \$48.51 residential and \$29.40 non-resident monthly dues. Annual cart trail fee is \$1,230.

The Golf Club

A private 18-hole championship course owned by ClubCorp. Member benefits include, full-calendar of golf related activities, year-round calendar of social events, private dining, and a fully equipped fitness center. Membership is available to sponsored applicants with an initiation fee of \$30,000. Resale homes and homesites can have a membership included in the sales price. Annual dues for an improved homesite is currently \$5,640 and unimproved homesite is \$3,948 (\$470 & \$329 monthly). A 60-day, dues only introductory Membership is available. Annual cart trail fee is \$1,230.