Sea Island®
PROPERTIES

Ocean Forest Residences
Frequently Asked Questions

When did construction begin and when was it completed?

- Demo of existing structure began in August 2022.
- Foundation began in November 2022.
- Vertical block wall construction began in March 2023.
- Project completed in April 2024.

Who is the building contractor?

Choate Construction Company who worked on recent Sea Island projects such as Sea Strike, The Lodge Cottages, and the Golf Performance Center.

Who is the architect?

Long time Sea Island design partner Hart Howerton. Hart Howerton is responsible for the architecture and interior architecture design from concept through all design phases, including the construction process. Hart Howerton also selected the furniture, fixtures, and equipment of the public spaces and pools.

What is included in the sales price?

The sales price includes the entire unit, including all floor, wall and reflected ceiling finishes, and all cabinetry, lighting, plumbing fixtures and appliances. Beyond the unit, the sales price also includes an undivided interest in the common elements of the condominium, parking, and designated storage. The unit will be turned over to purchaser ready for furniture install.

How many units are there?

The condominium consists of 11 units comprised of residential units A through F and resort units 1 through 5. Resort units 1 through 4 are guest room accommodations on the first floor of the condominium, which are intended for use by members of the Ocean Forest Golf Club and their guests. Resort unit 5 includes office and operation space for Sea Island Company, LLC, and its affiliates, and a chiller, which is subject to a use and cost share agreement between the condominium and Sea Island Company, LLC. The association budget (included in the disclosure package) provides the condominium association's share of the costs.







What construction methods and materials were used to reduce sound infiltration between the units?
Block walls and poured concrete floors separate each residential unit.

Are the windows rated for severe weather?
All exterior glass doors and windows are impact rated for coastal conditions.

What fire safety features are there in the building?
The structure is fully sprinklered and includes a monitored fire, smoke, and carbon monoxide detection system.

What security features are in the building?
Keypad access is installed for garage and pool areas. Chase ways are installed for private residence owners to install personal security systems.

What are the floor elevations and ceiling heights of the units?
Elevations and ceiling heights are as follows:
Ground level finished floor elevation is 13'–0", same as the adjacent Ocean Forest Golf Club Clubhouse. Middle level finished floor elevation is 25'-6". Top level finished floor elevation is 38'–0".

Ground and middle level ceiling heights:

- Great Room = 10'-3"
- Bedrooms, Office/Flex Room = 10'-0"
- Primary Halls and Bathrooms = 9'-3"
- Secondary Halls, Laundry, Pantry = 8'-9"

Top level ceiling heights:

- Great Room = Hip ceiling with exposed rafters and T&G, sloping from 10'-0" to 14'-0"
- Primary Bedroom = Hip ceiling with exposed rafters and T&G, sloping from 10'-0" to 12'0"
- Secondary Bedrooms = Tray ceiling, sloping from 10'-0" to 12'-0"
- Office/Flex Room = 10'-0"
- Primary Halls and Bathrooms = 9'-3"
- Secondary Halls, Laundry, Pantry = 8'-9"

Can we use our own closing attorney?
Yes.

Is there a property owners association and if so what are the association rules and regulations?
Yes, a property owners association will govern the condominium. The condominium documents included in the disclosure package state the current rules and regulations.

Is there be a board of directors?
Yes, the association has a board of directors. Ocean Forest Residences, LLC, as declarant, appointed the initial board members. After the declarant control period, the board will be made up of owners and consist of three members, two elected by the residential owners and one appointed by the owner of one of the resort units.

What are the monthly association fees?

Based on other similar condominium properties that Sea Island property management oversees, the estimated monthly association fee for residential units ranges from approximately $5,000 to $10,000. These estimated fees include items such as property insurance, maintenance, and capital reserves. Fees are allocated between the six residential units and five resort units based on each unit's conditioned square footage. The disclosure package includes a copy of the proposed estimated budget of the association.

Is there a reserve fund?

Yes, the association has established a fund for items such as roofing, exterior paint, exterior windows, doors, and elevator.

Who manages the association?

The disclosure package includes a copy of the management agreement where an affiliate of Sea Island Company, LLC, provides association management services. This affiliate also manages the property owners' associations for Ocean Forest, Sea Island Resorts Beach Club Condominium, River Club Condominium, Beach Club Residences Condominium, Ocean Club Residences Condominium, and Cloister Ocean Residences Condominium.

Can I rent my unit?

Yes, owners may rent any residential unit long term, with a six-month minimum. Residential Unit A may also be rented short term to Ocean Forest members and their sponsored guests and will be subject to a rental management agreement with the Ocean Forest Golf Club. Ground level resort units 1-4 are not for sale, may be rented short term, and are intended for members of the Ocean Forest Golf Club and their sponsored guests.

Can I use any of the services at the Ocean Forest Golf Club if I am not a member?

No. The Ocean Forest Golf Club only allows access to members of the Ocean Forest Golf Club, and their guests. Membership in the Ocean Forest Golf Club is not included or promised in the sale of a unit. Prospective purchasers may apply for membership to the Ocean Forest Golf Club by following the regular application process.

Is parking available and if so, how many parking spaces are allocated to each unit?

A private ground level covered garage with two spaces available for each residential unit is accessible from 36th Street. Additional parking spaces are available for the resort units, guests of the residential units, and service vehicles adjacent to the Ocean Forest Golf Club Clubhouse parking lot.

Is additional storage available?

Yes. Each residence has an assigned storage space adjacent to the parking garage.

Are personal housekeeping and caretaking services available?

Yes, Sea Island Company, LLC, offers private residence housekeeping and caretaking upon request.

Is beach chair service available?

Yes, Sea Island Company, LLC, offers beach chair and umbrella set up upon request.





Is beach access available?

The existing beach access boardwalk adjacent to the pool facility is available to unit owners and shared with Ocean Forest property owners and the Ocean Forest Golf Club members.

What are the pool hours and who is permitted to use the pool facility?

Pool hours are from dusk to dawn. Use is limited to owners who are in residence, occupants of units under a permitted lease or short-term occupancy agreement, as well as a reasonable number of house guests of owners or such occupants.

Are pets permitted?

Yes, a reasonable number and type of pets are permitted, subject to the rules of the board of the association. The current rules regarding pets are included in the condominium declaration in the disclosure package.

How often can I expect outdoor tented events on the Ocean Forest Golf Club Clubhouse lawn?

The Ocean Forest Golf Club is an active club that historically has hosted approximately fourteen outdoor tented events per year.

Are there any limitations on my right to resell my unit?

The residential units are offered to purchasers who intend to acquire the units for their own use, and not with an intention to flip or quickly resell the unit. A purchaser will not have the right to market or attempt to resell the unit prior to closing, as stated in the purchase contract. After closing, Sea Island Company, LLC, or one of its affiliates, has a right of first refusal on any future sale of the residential unit, as stated in the condominium declaration included in the disclosure package.

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