



OWNERS MANUAL

225 Tarpon Blvd
Fripp Island, SC 29920

843-838-4155
frippislandliving.com



MISSION STATEMENT

The Mission of FIPOA is to preserve and enhance the property values and quality of life for all owners/members by means of a trained security force, an efficiently run and financially strong POA, maintenance of a modern infrastructure, availability of high-quality desired amenities, fair and consistently enforced covenants and being proactive stewards of the natural environment.

VISION

The FIPOA envisions a community that offers an inspiring and essential lifestyle in a natural setting, which fosters positive community engagement in collaboration with the Fripp Island Resort, Fripp Island Public Service District, the Fripp Island Community Centre and other Island organizations.

VALUES

In pursuing its mission, FIPOA will value integrity, transparency, fairness, consistency, respect, collaboration, firmness, common sense, professionalism and community participation in all its endeavors.



FRIPP ISLAND PROPERTY OWNERS ASSOCIATION (FIPOA)

The FIPOA is governed by an elected Board of Directors, consisting of 10 owner-members. All property owners are members of the association upon full payment of current established annual assessments. If you would like to access the current Bylaws, Rules and Regulations, and Covenants, you may do so by visiting our website (www.FrippIslandLiving.com). The FIPOA web site provides valuable information including: access to ordering guest passes, the latest board meeting minutes, information about clubs, local nature, the latest issue of The Trawler, forms to obtain owner decals, links to other Fripp sites and more.

The FIPOA office is open Monday through Friday from 8:30AM to 4:30PM, located at 225 Tarpon Blvd. Contact us at (843) 838-4155; FAX (843) 838-9072; email contact@frippislandliving.com.

Fripp Island Architectural Review Board (ARB)

The purpose of the Architectural Review Board is to implement covenants and carry forth responsibility of design review set forth in the restrictive covenants of Fripp Island. The FIPOA Board of Directors appoints the ARB members.

ARB meetings are held the first and third Thursday of each month at 8:30AM in the FIPOA Boardroom. Submittals must be received in the FIPOA office by 4:30PM the Wednesday, a week prior to the meeting. If not received by 4:30PM it may be deferred to the next meeting of the Board. The ARB can be reached by calling ARB Administrator, Meghan Johnson (843) 838-4155 or email mjohnson@frippislandliving.com.

ROADS, CROSSOVERS & LAGOON CONCERNS

Fripp Island Property Owners Association (FIPOA)
FIPOA is responsible for roads, beach accesses and most lagoons
that are not on the golf courses.

LIVING ON FRIPP ISLAND

This information is provided by the Fripp Island Property Owners Association (FIPOA) to help answer some of your questions as a property owner.

SECURITY DEPARTMENT	PHONE	EMAIL
Chief of Security	(843) 838-2334	Security@FrippIslandLiving.com
Security Dispatch & Guest Passes	(843) 838-2334	Security2@FrippIslandLiving.com
F.I. Fire Department	(843) 838-4085	frippfire@islc.net
FI Public Service District	(843) 838-2400	https://www.fipsd.org/

VEHICLE DECALS: Owner decals allow your family's vehicles to enter the Security gate without stopping for a pass. Please contact the FIPOA Administration office to get your decals. You can fill out the forms online at www.frippislandliving.com and the decals will be mailed to you, or you can come to the office at 225 Tarpon Boulevard. Every parcel is entitled to 5 vehicle decals free of charge. Additional decals are \$50 per year (2 year decal). Replacement decals are \$5.00 each.

GOLF CART REGISTRATION: Call FIPOA Security (843) 838-2334 to schedule an appointment to register your golf cart. Golf carts that are not registered cannot be operated on the roadways of Fripp Island and are subject to being stopped. Golf carts being operated on the POA roadways must be insured and have, a rearview mirror, headlights, taillights and brake lights. Golf carts being operated on the roadways could be issued a POA summons for operating an unlicensed motorized vehicle, which carries a fine.

Golf carts brought to the island by non-owners must pay a registration fee within 24 hours of arrival (Subject to fine for not registering). ATV's are not allowed. (Subject to fines and impound fee).

CONTRACTOR ACCESS: *Please refer to the section in this manual for all details pertaining to contractor access regulations.*

RULES AND REGULATIONS: [Can be found here.](#)

FRIPP ISLAND POA

INFORMATION

AREAS OF RESPONSIBILITY: Security, Architectural Review Board for Single Family Properties, Roads, Bridges (except the inlet bridge), Drainage, Bike Paths, Beach Accesses, Davis Love Park and Hannah's Park and Common Grounds issues.

SECURITY is maintained by the Fripp Island Property Owners Association on a 24-hour basis. The Security officers make routine patrols throughout the island. Please call them if you should have a problem (843) 838-2334. In an emergency please call 911.

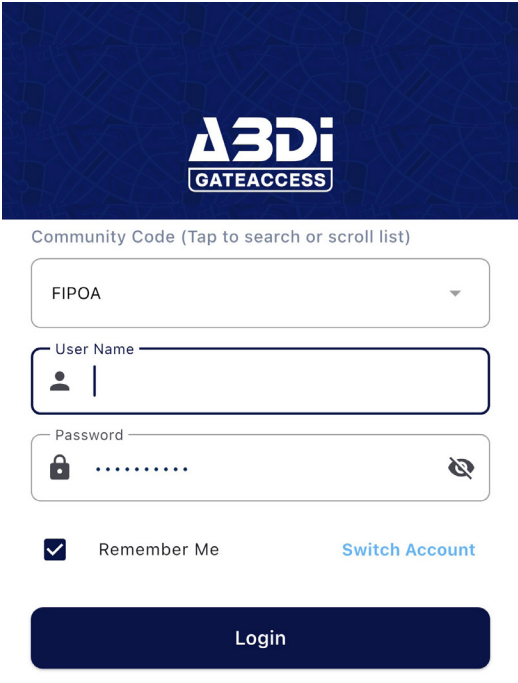
GUEST PROCEDURES: When you purchased property, you were given a PIN number. You can arrange a guest pass for your visitors through several ways:

- Via dispatch (843) 838-2334
- Via fax (843) 838-2101
- Or you can use ABDI Gate Access through the web (gateaccess.net) or App that is available on the app store or Google Play. Gate access can be download to your mobile device (This includes Ipad, Chromebook, etc..).

When contacting security, you will need to provide the following:

your PIN number
guest name
date of arrival
date of departure
Fripp address / destination

You must have an account set up through the POA Office. If an unexpected guest should arrive, the gate officer will have to speak with you before permission can be granted for the guest to access the Island.



ABDi
GATEACCESS

Community Code (Tap to search or scroll list)

FIPOA

User Name

Password

☒ Remember Me [Switch Account](#)

Login

FIPOA CONTACTS

—
FIPOA OFFICE
225 Tarpon Blvd
Fripp Island, SC 29920
Phone: 843.838.4155
Fax : 888.838.9072
contact@frippislandliving.com

MEGHAN JOHNSON
Assistant General Manager
ARB Administrator
843.838.4155
mjohnson@frippislandliving.com

STACIE ROBERTS
Communications Coordinator
843.838.4155
communications@frippislandliving.com

SUSANNE TOTO
ADMINISTRATIVE ASSISTANT
843.838.4155
contact@frippislandliving.com

SECURITY

—
CHRISTIAN GONZALES
Chief of Security
843.838.2334
security@frippislandliving.com

SECURITY DISPATCH
843.838.2334
Security2@frippislandliving.com

GENERAL INFORMATION

—
WATER & SEWER
Fripp Island PSD
843.838.2400
www.fipspd.org

ELECTRICITY
Dominion Energy
800.251.7234
www.scana.org

TELEPHONE, CABLE, INTERNET

CENTURY LINK
800.334.3029
www.centurylink.com

COMCAST
800-.934.6489
www.comcast.com

SPARKLIGHT
John Smith
Territory Sales Representative
843.384.8971
john.smith@htc.hargray.com

Satellite TV
DISH NETWORK
877.980.7359
www.dish.com

Satellite TV
DIRECT TV
800.347.3288
www.directtv.com

TRASH REMOVAL SERVICES
**Property owners are responsible
for contracting for their own trash
pickup.*

CUSTOM CARTING
843.441.7804
customcarting@gmail.com

LOW COUNTRY SANITATION
843.838.4503

DUMP SITES/ RECYCLE CENTERS:

The following information concerns the dumpsite locations between Fripp Island and Beaufort. Note that the recycling information is different at each site. If you have specific questions concerning recycling, please call 843.255-2736.

All dumps are closed on holidays.

Convenience Centers are trash and recycling drop-off stations open to Beaufort County residents. A decal is required to use. Please [click here](#) if you need to apply for one.

LOCATIONS

St. Helena
Convenience Center
639 Sea Island Parkway
843.838-7177

7:30 am - 6:00 pm
Closed on Wednesday.

Coffin Point
Convenience Center
10 Cee Cee Rd
843.838.8309

7:30 am - 6:00 pm
M, TH, SAT.

Recycle: Aluminum & Steel Cans-
Appliances (White Goods) Scrap
Metal-Batteries (Lead Acid
& Rechargeable)-Cardboard/
Pasteboard-Cooking Oil-Glass-
Newspaper, Magazines, Telephone
Books, Mixed Paper-Oil/Gasoline
Mixtures-Plastic Bottles/Jars-Tires-
Used Motor Oil-Used Oil Filters.

FRIPP ISLAND REGIME MANAGERS

The following neighborhoods have supplemental management regimes.
Please make appropriate contact to find out further information about your

Coastal Resort Management (843) 838-4000

Beach Club Villas 158-199
CJFV Phase I (N) 310-344
CJFV Phase III (C) 101-144
Fiddlers Cove
North Hampton Court
Ocean Cottages
Ocean Creek
Sandown Units
Springtide Village
Tennis Villas

Palmetto Shores (843) 525-1677

CJFV Phase II (S) 401-422

Bill Pitts (706) 831-5998

Deer Lake Associates

Josh Britton (678) 516-7393

Fairway Club

Ty Thompson (843) 838-2883

New Haven Court

Ronny Hair, President rhhair@gmail.com

River Club

Denise Momburg (614) 507-5967

Sawgrass Bluff

Seaside Residential Management (843) 329-7411

Sunsuites

FRIPP ISLAND POA COMMITTEES & TASK FORCES

APPEALS COMMITTEE

The purpose of the committee is to review and hold hearings, when deemed necessary, to consider the facts, and circumstances giving rise to the appeal, and the rule, regulation, or policy under which a citation was issued.

ARCHITECTURAL REVIEW BOARD

The purpose of the Fripp Island Architectural Review Board (ARB) is to implement the covenants and carry forth responsibility of design review as set forth in the Restrictive Covenants of Fripp Island.

Meghan Johnson, ARB Administrator

FINANCE COMMITTEE

Provide financial guidance and support to the FIPOA Board and other committees. Update FIPOA Financial Policies and Procedures to reflect recent By-Law (and other) changes, and submit to FIPOA Board for approval. Review Investment strategy, in light of present and projected future reserve levels. Continue to improve and streamline FIPOA financial procedures, budgeting processes, and internal controls.

ELECTION COMMITTEE

The purpose of the committee is to create the Nominee Application, ballots and help the General Manager with setting the election schedule. The committee is also responsible for communication before and during the election process.

SHORELINE COMMITTEE

To provide the General Manager and FIPOA Board of Directors with general oversight of the shoreline concerns of Fripp Island to ensure that shoreline items such as access, dunes, and coastal flooding/erosion issues are being maintained/addressed and to make recommendations for long term care and solutions.

COMMUNITY INVOLVEMENT TASK FORCE

To create a process to integrate new property owners into the community and establish a sense of community among all property owners in the Fripp Island community

WILDLIFE, ENVIRONMENT & GROUNDS COMMITTEE

The purpose of the Wildlife, Environmental & Grounds Committee is to support the General Manager and the Board of Directors in pursuing the education of FIPOA Members and guests regarding wildlife and the environment, including cleanliness, health, and safety of our beach. Additionally, the goal is to provide the GM with general oversight and advice regarding the condition and health of the common areas and grounds and make recommendations on the long-term and maintenance of such common areas and grounds.

ROADS, DRAINAGE & BRIDGE COMMITTEE

To provide the General Manager with general oversight of the roads and drainage concerns on Fripp Island, and to insure that such roads and drainage systems are in a state of good repair and to make recommendations on the long-term care and maintenance of such roads and drainage systems

STRATEGIC PLANNING TASK FORCE

The primary purpose of the SPC is to advise and assist the Board in identifying, understanding and recommending approaches to strategic issues, both internal and external, related to the Association's responsibilities, that may have a bearing on the continued well being and efficient operation of the Association.

GET INVOLVED

We all love Fripp, but it wouldn't be the place it is today without the support and commitment of our island volunteers. What better goal would it be to support the place you love and VOLUNTEER to your island committees?

Please consider joining one of our groups as a volunteer. We need your help and you will find it well worth your time! To apply, please fill out the form online.

[Committee Volunteer Application Form](#)

Welcome to



Managed by



FrippIslandLiving.com is now redirected to the MyGreenCondo FIPOA website

Here you can find:

Owners Info:

New Owner Information
ARB Forms and Information
Hurricane Prep
Meeting and Events Calendar
Link to Gate Access for Gate Passes
Vehicle Decal Information

Board of Directors:

Contact Information for the FIPOA BOD
Committees & Task Force Info
Election Info

Security:

We Care Well-Being Program
Rules & Regulations

Around the Island:

Local Links & Info
Audubon
Marsh Information
Beach Information
The Trawler

If you are looking to access homeowner documents: meeting minutes, agendas, financials, and governing documents, those can be found in your **MyGreenCondo account**. ***This is not the same as your previous frippislandliving.com account.***

If you haven't set up your account, you must have an invitation link.

If you have checked your spam folders and still don't see the email, please email us contact@frippislandliving.com include your property address(es), and we will resend the link. Or you can call the office at 843-838-2334.

Please be advised that, going forward, you will not receive a paper statement, and you must have a MyGreenCondo account to view and pay it online. You can still pay in the office using a check or cash.

COMMERCIAL ACCESS FEES 2026

VEHICLE	DAILY PASS	YEARLY DECAL
Up to 4-wheels	\$20.00	\$300.00
6-wheels	\$35.00	\$400.00
*Trailer	\$20.00	\$150.00
Over 6-wheels	\$50.00	\$550.00

Access fees for employee vehicles and commercial vehicles for the purpose of providing products and services exclusively for the owners, from time to time, of the Marina area, the Springtide area, the Beach Club area, the Ocean Point area and the Ocean Creek area (the "Resort Properties") are waived as being included in the commercial assessment for each Resort Property in accordance with the 1983 Agreement and other agreements, which have been negotiated with the Fripp Island Property Owners Association. This includes commercial vehicles and vehicles of employees exclusively working for the owners of the Resort Properties and employees exclusively working for businesses operating under contractual arrangements with the owners of the Resort Properties. The names of commercial vehicles and these employees appear on a list provided to the FIPOA by the owners of the Resort Properties and shall be added to from time to time.

No person entering Fripp Island in a vehicle with a business, commercial or contractor decal shall be allowed to engage in any activity on Fripp Island other than business, commercial or construction. A violation of this prohibition will result in the revocation of such privileges for that person or business entity, or both.

DELIVERIES

Beware of vendors who promise free delivery of goods! They must still pay Fripp access fees and may try to pass that fee on to you. Discuss this at the time of purchase.

If a contractor comes to the gate unprepared to pay the access fee, they will not be turned away—if we are able to contact the property owner and get assurance that the owner will pay the fee in a reasonable time. (Within 14 Days of Delivery).

FIPOA Security will send you a notification of IOU by email. Please make checks payable to FIPOA. You can stop by the office to pay with cash, check or credit card or mail to:

FIPOA: Attn SECURITY
225 Tarpon Blvd,
Fripp Island, SC 29920

If you have an emergency, please call Security to ensure gate access.

Contractors can only work on the weekend if permission has been given by Security.

Contractors must also must be put on a weekend worklist after permission is given, and quiet work is only allowed. If you have questions, please call Security at 843.838.2334.

PARKING

Handicap Access is available at Beach Access 15 on Rock Beauty Road. There is dedicated handicapped parking and a level sand path. Visitors need to go to the security office at 225 Tarpon Blvd. to register for a handicap sticker to park at Rock Beauty. Please be aware of the parking signs that designate whether it is Golf Carts only, or Golf Cart and Regular Vehicle Parking.

COMMERCIAL ACCESS FEES

The Fripp Island Property Owners Association charges access fees to certain commercial vendors and service providers.

SERVICE PROVIDERS EXCLUDED FROM THE CHARGE ARE LISTED BELOW:

AIRBORNE/ FEDEX /UPS

APPRAISERS

CAREGIVERS, SUCH AS NURSES, DOCTORS AND
CLERGY

COMMERCIAL VEHICLES WORKING EXCLUSIVELY FOR
THE FRIPP ISLAND RESORT

COMMERCIAL VEHICLES WORKING EXCLUSIVELY FOR
THE FRIPP GROUP

EMERGENCY VEHICLES

FINANCIAL ANALYSTS

FLORISTS

FRIPP ISLAND PUBLIC SERVICE DISTRICT VEHICLES

FIPOA / FICC

GOVERNMENT VEHICLES

INSURANCE AGENTS

LIMOUSINES

LOCKSMITHS – EMERGENCY ONLY

MOVING VANS

NEWSPAPER CARRIERS

REALTORS (MUST SHOW ID)

PRITCHARD'S ISLAND GUESTS AND STAFF

SATELLITE TV PROVIDERS

TAXIS

TOW TRUCKS / CAR REPAIRS

UTILITY COMPANIES – CENTURYLINK, HARGRAY,
DOMINION, COMCAST

Concrete trucks are charged \$50 per trip. Commercial Vehicle decals are issued in April each year. Purchase in January will prorate the cost to ½ price. Purchase of an annual commercial decal entitles the service provider to be listed on the Service Provider list on the POA website.

FRIPP ISLAND ARB'S FREQUENTLY ASKED QUESTIONS

Q: Do I need ARB approval to repaint or re-roof my house the same color/material as it is now?

A: No, but you still need to complete and application and post a permit; There is no cost.

Q: When must an application be turned in to be reviewed at the next ARB meeting?

A: Applications must be received in the ARB office by 4:30 PM the Friday prior to the meeting. If not received by 4:30 PM, it may be deferred to the next meeting of the ARB.

Q: Do I need approval to remove a dead tree?

A: Yes, there is a tree removal application that needs to be completed and turned in for the ARB meeting. Mark the tree with tape for easy identification and your ARB representative will inspect the tree. It is also a good idea to submit a letter from an Arborist that states the tree is not salvageable.

Please note: If the tree trunk is within 10 feet of the roof line of the house or garage, ARB approval is not needed. When removing any tree please contact Beaufort County's Zoning Department at (843) 255-2170 to inquire about required permits.

Q: Do I need ARB approval to resurface my driveway?

A: If you currently have a concrete or non-pervious driveway, the ARB will have to review your submittal for resurfacing. If you are replacing a pervious drive to match the existing driveway a permit can be issued as soon as an application is received. If you want to change the material or color of the driveway, the ARB must review your submission at its regularly scheduled meeting. Please submit a sample material for the approval process.

- The use of pervious surfaces should be the first course to consider when designing or replacing driveways. If desired, concrete garage floors and entrance pads are acceptable.
- Acceptable pervious materials are: gravel grids, pervious concrete, pavers, bricks and crushed gravel. All offer improved drainage and water runoff versus concrete.
- Concrete driveways are still acceptable but it depends on the water runoff. A current concrete driveway does not automatically guarantee a concrete replacement.
- If pervious material is used instead of concrete an anchored border is required.

Q: How much time do I have from the approval date to start and finish a project?

A: Conceptual approval for a project is good for 12 months. Once a permit is issued the clock for project completion starts ticking. New home construction MUST be complete within 15 months of permit date; all other projects have 9 months to be complete. Unless you complete a permit extension request, a fine will be assessed on a daily basis for any project that goes on beyond the allotted time frame.

Q: If the conceptual approval expires, do I have to re-apply and go through the review process again?

A: Yes

Q: If I want to demolish an existing home to make room for new construction, will I need a permit?

A: A demolition permit is required before you can demolish an existing structure. A permit fee of \$100 must be submitted along with a copy of a Beaufort County demolition permit and a current tree and topo survey.

FRIPP ISLAND ARB'S FREQUENTLY ASKED QUESTIONS

Q: Do I need ARB approval to repaint or re-roof my house the same color/material as it is now?

A: No, but you still need to complete and application and post a permit; There is no cost.

Q: When must an application be turned in to be reviewed at the next ARB meeting?

A: Applications must be received in the ARB office by 4:30 PM the Friday prior to the meeting. If not received by 4:30 PM, it may be deferred to the next meeting of the ARB.

Q: Do I need approval to remove a dead tree?

A: Yes, there is a tree removal application that needs to be completed and turned in for the ARB meeting. Mark the tree with tape for easy identification and your ARB representative will inspect the tree. It is also a good idea to submit a letter from an Arborist that states the tree is not salvageable.

Please note: If the tree trunk is within 10 feet of the roof line of the house or garage, ARB approval is not needed. When removing any tree please contact Beaufort County's Zoning Department at (843) 255-2170 to inquire about required permits.

Q: Do I need ARB approval to resurface my driveway?

A: If you currently have a concrete or non-pervious driveway, the ARB will have to review your submittal for resurfacing. If you are replacing a pervious drive to match the existing driveway a permit can be issued as soon as an application is received. If you want to

OTHER FIPOA FREQUENTLY ASKED QUESTIONS

Q: When are the POA vehicle decals renewed?

A: The current vehicle decals are valid October 2024 thru Fall of 2026

Q: How do I apply for POA vehicle decals as a new homeowner?

A: Once you close on your new property you can visit the POA office in person, online, or email us and we will be happy to assist you. Each property is allowed (5) free vehicle decals.

Q: When are the annual Homeowner Assessments due?

A: The annual assessments are billed in November and are due January 1st of each year.

Q: Is there a list of preferred contractors on the island?

A: You can visit our website frippislandliving.com for is list of approved contractors under owners resources on the website. *These contractors are not endorsed by FIPOA, but rather they have requested to be on our list for homeowners.*

Q: Do I pull out the trash to the curb on trash days?

A: No. We have backdoor service. The trash recepticals have to be in the enclosed area at all times.

USEFUL WEBSITES:

Fripp Island POA

www.frippislandliving.com

For assistance, call 843-838-4155 or email communications@frippislandliving.com

Beaufort City

www.cityofbeaufort.org

Beaufort County

www.bcgov.net

Beaufort County Emergency Management

www.bcgov.net/emerg_mgt/situation.php

Beaufort County Library

www.co.beaufort.sc.us

Beaufort Online

www.beaufortonline.com

Boat Registration

<https://www.dnr.sc.gov/boating>

Fripp Island Community Centre

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

Fripp Island Fire Department

<https://www.fipsd.org/fire-department>

Fripp Island Public Service District

www.fipsd.org

Voter Registration

www.iwanttovote.com

South Carolina DMV

<http://scdmvonline.com/>





The District is organized into three departments: Water & Wastewater, Fire, and Erosion & Bridge. The Water and Wastewater department is funded predominantly through user charges (utility rates) similar to a private business enterprise. The Fire Department and Erosion & Bridge Department are funded exclusively by taxes.

Physical Location and Contact Information

Fripp Island Public Service District
291 Tarpon Boulevard
Fripp Island, South Carolina 29920

Telephone: 843-838-2400

Fax: 843-838-4900

Web: fipsd.org

Email: Emails can be submitted using the online submission form: [Contact Us](#)

The District office hours are Monday - Friday, 8:30 a.m. to 4:30 p.m. and are closed on holidays. If you have a water or sewer emergency outside the office hours, please call (843) 838-2400, and follow the prompts. Your call will be routed to the field technician on duty. If there is no answer, please leave a detailed message, including the nature of your emergency, the time and date, and your contact phone number, and the technician on duty will return your call.

Payment Address:

Fripp Island Public Service District
P.O. Box 75138
Charlotte, NC 28275-5138



WHERE DO I GO?

FRIPP ISLAND PROPERTY OWNER'S ASSOCIATION - 225 Tarpon Blvd

frippislandliving.com

843-838-4155 contact@frippislandliving.com

ARB Permits

Go to the ARB if you have questions about or plan to make changes to the exterior of your Fripp Property. Covenant Enforcement works with owners to maintain compliance with covenants.

Vehicle Decals

Vehicle decals allow access onto the Island without stopping at the Security Gate. Each owner is entitled to 5 decals free of charge. All vehicle decals after five are \$50.00 per year. All replacement decals are \$5.00 each.

FRIPP ISLAND SECURITY - 225 Tarpon Blvd

843-838-2334 security2@frippislandliving.com

Contact Security for guest passes, lost and found items, and golf cart registration. To register your golf cart, you must bring your cart to Security along with proof of insurance. Call Security if you have an issue to report or if you see something that is out of place.

FRIPP ISLAND RESORT CLUB OFFICE - 1 Tarpon Blvd

frippislandresort.com

843-838-1528

Resort Amenities

Memberships allow access to the amenities including restaurants, golf, pools, tennis and the Marina. Go to the FIR Club to apply for guest cards, so your guests may use the Club amenities.

FRIPP ISLAND PSD - 291 Tarpon Blvd

843-838-2400

fipsd.org

Fripp Island Public Service District (FIPSD) controls water and sewer, beach erosion and the Fripp Inlet Bridge.

CONDOMINIUM CONCERNS

Issues concerning certain neighborhoods and all condominiums are handled by small regimes. See page 7 for contact info.



ISLANDS GROUPS & CLUBS

IT WOULD BE EASY TO SPEND ALL YOUR TIME ON THE ISLAND WALKING THE BEACH, OR

hiking and taking in the trails, or even visiting the islands restaurants and never feel like you were missing out. Through many member lead groups and clubs, including one or two for every hobby or passion, Fripp Island offers a vibrant social scene.

Connect with people who share the same interests, or get involved with something totally new by signing up for one of these groups and clubs. Don't see something that shares your passion-- START ONE!

Here are the groups/clubs available on the island, including a brief description and contact information to get you started!

[Click here to see the list](#)



THE NATURE OF FRIPP

As distinct as every personality on Fripp Island may be, we all have one thing in common: we respect and celebrate the island's nature/wildlife. We strive to live in balance with our South Carolina environment and protecting its beauty.

Every home on the island is surrounded by scenic views and lush, natural landscapes. Marshes, beaches, golf courses, maritime forest, open spaces, and homes are hidden off-the-beaten-path.

As homeowners, you will quickly get to know all the island's wildlife; nature is just outside your door. Deer, raccoons, alligators, loggerhead sea turtles, and flocks of birds are among your neighbors.

A morning bike ride, swim, golf or tennis game, or walk along Fripp's many paths and trails keep you in constant contact with the abundant wildlife and spectacular Lowcountry landscape that surrounds you. Take a moment over the next few pages to read and discover about our conservation efforts, the do's and don'ts with wildlife and our habitats, and most importantly, how you can continue to embrace the environment as a precious and unique resource.



In 2013, the National Wildlife Federation (NWF) certified Fripp Island as a Community Wildlife Habitat after months of work of a prior task force on the island. This is a coveted, nationally-recognized honor; at that time, there were just three exclusive certified SC communities: Kiawah, Callawassie, and Briarcliff Acres. Fripp Island was fourth in the state of South Carolina to be named. Today we find six Certified Community Wildlife Habitats in SC and 135 across the nation.

Will You Join Us and Register Your Property With The National Wildlife Federation?

It is super simple, takes less than 5 minutes online, and requires a \$20.00 donation to the NWF. They used to call this program Backyard Habitat, but now that has evolved into the Garden for Wildlife. But no need to have a yard or a garden; a condo balcony will work just as well. Visit <https://www.nwf.org/garden> to register.

As we raise Fripp's profile as a Wildlife Focused & Friendly Community, we believe everyone benefits as we attract visitors and future owners who are eco-friendly. Folks who would like to go birding as they golf; folks who tend to walk lightly on the land and be gentler with our wildlife.

There is a certificate of recognition and a one-year subscription to their excellent magazine, discounts at their store, and an opportunity to purchase a sign to display in your yard.



DEER

A large herd of whitetail deer live on Fripp Island. Island deer tend to stand smaller than those found further North. Their coats change with the seasons. In winter, coats are darker so the sun's heat is absorbed. In the Spring, that coat is shed for one lighter in color to reflect that light. Dusk is the best time to see deer. Look, **BUT DO NOT FEED OR TOUCH THEM.** While they may seem domesticated, the deer are wild and must be treated with respect.

BIRDS

Frapp Island is a bird sanctuary abounding with shorebirds, songbirds, and marsh birds, and is one of the largest undisturbed marsh and coastal areas on the Atlantic Coast. Over 80 species of birds can be seen on Frapp.

In 2010, the National Audubon Society identified Frapp as part of an "Important Bird Area." Soaring bald eagles and ospreys, painted buntings that appear in the spring, migrating shore birds, brown pelicans and wood storks which both were once endangered, as well as numerous egrets and blue herons, are among the many birds to be seen on Frapp Island.

FISH

The waters around Frapp Island have long been known as a fisherman's paradise.

In addition to crabs and shrimp, fishermen catch all kinds of fish, from trout and blacktip shark to Spanish mackerel, sheepshead, and flounder.



DOLPHINS

Fripp Island is surrounded by and contains diverse and interesting wildlife, one the largest and most intelligent of these creatures is the bottlenose dolphin. In the waters around Fripp, there are two primary populations that are here year-round: a harbor population and marsh population. Though bottlenose dolphins are the most common dolphin species and can be found in temperate and tropical waters across the globe, our populations exhibit a feeding behavior that is not found anywhere in the world except for a small stretch of the U.S. Atlantic coast.

This technique is called strand feeding and involves a pod of dolphins chasing a school of fish onto a bank, such as beach or muddy shore. Then, with a massive burst of energy, they take turns heaving their bodies onto land to catch the stranded fish. This unique type of hunting raises the question of how these behaviors are passed on between generations: are they taught or inherited?

It's an amazing display of synchronicity and timing. It's claimed to primarily happen only here in the Lowcountry and around coastal Georgia. However, it has been reported in a few other places around the world as well. If you ever see this in our area, consider yourself lucky!

Strand feeding is a sight to behold.

ALLIGATORS

A reptile with prehistoric lineage, the alligator has a very distinctive appearance with its armored lizard-like body and a long muscular tail and powerful jaws. Hundreds of alligators make their home in the lagoons and ponds on Fripp Island. While fascinating creatures, alligators are dangerous and it is illegal to feed them. They also can be found on the beach in standing water or tidal pools.



While visiting Fripp Island, please keep away from all lagoons, ponds and standing water (tidal pools) especially on our beach. There is no fishing, crabbing, swimming or wading in these waters. Just because you cannot see an alligator, it does not mean that one is not there.

For your own safety, please keep yourself, children and pets away from our lagoons, and pay extra attention to alligator presence on the beach.

DO NOT FEED THE ALLIGATORS.

Feeding or harassing alligators is dangerous and illegal. Once fed, the alligator connects humans with food and loses its fear of them.

If you witness anyone feeding or harassing alligators, please contact Fripp Island Security (843) 838.2334.

VIOLATORS WILL BE SUBJECT TO SCDNR FINES, LOCAL FINES AND/OR 30 DAYS IN JAIL.

WILDLIFE

SEA TURTLES

Dozens of giant loggerhead turtles come ashore on Fripp each spring and summer to lay eggs. The Fripp Island Loggerhead Patrol, a large group of volunteers under the auspices of the South Carolina Department of Natural Resources, educates the public and protects the turtles. Mama loggerheads weigh between 250 and 350 pounds and return to the beach's vicinity, where they were hatched to lay their eggs. The hatchlings are just a few inches long and are drawn to the sea by the celestial light but can be disoriented by artificial light. Beaufort County's lighting ordinance requires no light be visible from barrier island beaches, thus the Loggerhead Patrol's reminder, "lights off on the beach."

Fripp Island Loggerhead Patrol

A dedicated team of trained volunteers goes out early each morning during the season (mid-May to mid-August) when loggerhead females may be laying eggs to locate and mark nests, and be sure that they are safely above the high tide. The incubation period for the eggs is between 45 and 70 days. Hatchlings emerge from the nest at night and are drawn to the sea by celestial lights. Volunteers can be identified by their turquoise Fripp Turtle Patrol shirts.

LIGHTS OUT! MAY-OCTOBER 10:00PM-6:00AM

Sea Turtles need a clear dark path beyond the high tide line at night.

When leaving the beach at the end of the day, visitors are asked to knock down the sand castles you built, fill in the holes you dug, take your trash off the beach and remove tents and chairs.

When you go for your nightly beach walk please leave the flashlights off, and if you should happen upon a sea turtle do not approach as this will disrupt her egg laying process. When the nest hatches, the hatchlings are just a few inches long and are drawn to the sea by celestial light, but can be disoriented by artificial light. Beaufort County's lighting ordinance requires no light be visible from barrier island beaches, thus the Loggerhead Patrol's reminder, "lights off on the beach." **Violations subject to \$100 fine and property confiscation.**



FRIPP ISLAND RESORT

The Fripp Island Golf and Beach Resort is a private Club that owns and operates the amenities on Fripp Island. Access to amenities is available to Fripp Island Club Members, Fripp Island Resort Lodging Division guests and Club card holding guests of Fripp Island Club Members.

Areas of Responsibility: Club, Amenity, and Rental issues.

Website: www.frippislandresort.com

Resort Services

Club Office & Business Center	843 838-1528	guestcards@frippislandresort.com
Guest Services	843 838-1930	andi-o@frippislandresort.com
Group Sales	843 838-1507	
Property & Vacation Management	843 838-1930	andi-o@frippislandresort.com
Housekeeping & Maintenance	843 838-1930	andi-o@frippislandresort.com
Reservations	843 838-1930	andi-o@frippislandresort.com

Sports & Recreation

Activity Center	843 838-1516	fripprecreation@frippislandresort.com
Island Excursions & Rentals	843 838-1518	excursions@frippislandresort.com
or		
Island Excursions Director	843 838-1518	jeffp@frippislandresort.com
Marina Ship Store	843 838-1517	frippmarina@frippislandresort.com or
Marina Ship Store-Marina Director	843 263-0977	
Racquet Club	843 838-1504	fracquet@frippislandresort.com
Ocean Point Golf Links	843 838-1521	op@frippislandresort.com
Ocean Creek Golf Club	843 838-1576	oc@frippislandresort.com

Restaurants & Lounges

Marina Deli	843 838-1517
19th Hole	843 838-1509
Beach Club Restaurant	843 838-1510
Bonito Boathouse	843 838-1506
Cabana Club	843 838-1598
Island Bites	843 838-1513
Ocean Point Grille	843 838-1508
Ocean View Lounge	843 838-1510

Ocean Point Golf Links	(843) 838-1521	
Ocean Creek Golf Club	(843) 838-1576	oc@frippislandresort.com



FRIPP ISLAND REAL ESTATE

FI Real Estate Company is the only on island real estate company. Visit www.frippislandrealestate.com

MARINA

This shop is great for any of your needs. You'll find logo clothing, fishing and boating supplies, a deli, groceries, plus beer, ice, and gas. The Marina Deli offers sandwiches, salads, chips and snacks as well as ice-cold drinks and beer. Whether you're heading out on the boat or just want to enjoy a quick lunch overlooking the Marina, stop by and stock up!

Marina Ship Store - Grocery basics, beer and wine
Marina Deli - Open Mon-Sat 11am to 3pm

SPRING TIDE MARKET

Spring Tide Market Fripp Island's only publicly accessible grocery store that offers domestic and imported beer, wine, and spirits. Fresh gourmet coffee and teas. Fountain drinks, ice, fresh produce, sandwiches, ice cream, beach items and accessories. Handmade island jewelry and much, much more.

Beer and wine sales are also available on Sundays!

Spring Tide Market is open daily, located next to the Fripp Island Real Estate office at the front of the island. You can contact the market visit <https://springtidemarket.com>.