

Come Discover Brighton Bay

The undiscovered gem of Hilton Head



- Villas are 1-3 bedrooms.
- Villas with direct water views have one or two bedrooms.
- Townhouse villas offer 2 and 3 bedroom floor plans with pool and landscape views and they all come with garages!! **Some even have a 3-car garage.**



Our fitness center has recently been expanded and upgraded with the latest equipment. The convenience of on-site fitness is an amenity residents appreciate.



Our pool has new technology decking that not only gives it a polished look it also keeps resident's feet cool and provides a non-slip surface too.

Did you know Brighton Bay has its very own car wash and a cabana house that can be reserved for a resident's private event? We even have an observation deck overlooking the marsh and Broad Creek.



Observation deck

By the way....

- ✓ Our buildings and common elements are properly insured. This is important and many people overlook this aspect when making a purchase.
- ✓ If you plan to purchase as an investment property, please note that short-term rentals are not permitted and leases must be for a minimum of 11 months.
- ✓ Brighton Bay is financially sound and has not raised regime fees since 2007. The Board has no plans to raise fees for the foreseeable future.

Mission Statement: The mission of the Board is to actively serve all owners of Brighton Bay with honesty and respect while protecting, maintaining and enhancing our common property, financial assets and quality of life in order to make Brighton Bay a community where people will want to live and invest knowing their property is secure. The Board shall be committed to making informed decisions on behalf of the owners we serve by following the governing documents of our Association and the SC Horizontal Property Regime Act, seeking legal counsel when needed, adequately insuring the buildings, preparing budgets which allow for proper maintenance and services, providing sufficient capital reserve funding for all reasonably known future expenses and funding contingency reserves for unexpected expenses in the attempt to reduce the need for special assessments.

THE ROLES OF THE BOARD AND IMC

The Homeowners Association consists of every property owner at Brighton Bay. The Association elects the Board. IMC is an Association Management Company hired by the Board to work for the Association at the direction of the Board. IMC does not make decisions. IMC provides guidance to the Board when needed but it is the Board that makes the decisions and directs IMC. This is how the relationship between all boards and association management companies is supposed to be conducted. We are a team of volunteers and professionals working together for the benefit of Brighton Bay.

Brighton Bay has been managed by A. J. Bucko with IMC Property Management Company since 2007.

For more information about Brighton Bay, please visit our website.

<http://www.imcresortservices.com/properties/brightonbay.html>



Welcome to Brighton Bay. Our community was built in 2000 and thanks to having a dedicated homeowner's board and a professional property management company, our buildings and amenities are properly maintained so our property presents a GREAT first impression.

Brighton Bay is located at the south end of the island within easy walking distance to Palmetto Bay Marina Village, with popular restaurants and bars such as Black Marlin, Hurricane Bar and the Sunrise Café. Palmetto Bay Marina and the boat launch ramp are right next door.



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