

We hope you will enjoy living in Litchfield Country Club as much as we do!

Membership in our Litchfield Country Club Property Owners Association (LCCPOA) is VOLUNTARY. We are not a “gated community”. All the streets are “public”. There is no “common property, no assessments”. There are MANY benefits with POA membership.

POA Members can buy Spectrum Cable TV and Internet Service at deep discounts. Weekly trash pickup is also available through the POA at a huge discount. Deeply discounted recycling service is also available to POA members. POA members can participate in **any, or all**, of the program services.

The deep discounts are made possible by the POA contracting “in bulk” for each service. Each program is an ANNUAL participation, administered on calendar year. The next enrollment period will be Fall 2022 for the 2023 calendar year. Enrollment information will be postal mailed to ALL LCC residents in October.

NOTE....Upon sale of an LCC residence, POA current year membership, and time remaining on paid current year participations in any of the 3 discount programs, can be transferred to a buyer of a residence pursuant to an agreement between seller and buyer. Buyer is responsible for notifying the POA office upon closing and providing contact information for buyer. Contact Kami at Smith-Sapp CPAs, our management firm. [KRS@SCCPA.com](mailto:KRS@SCCPA.com) or (843) 839-4368.

Please consider becoming a POA Member. At \$50 per year per residence, it's the best bargain around!

Thank you, from the LCC Board of Directors



Dear New Resident,

WELCOME TO LITCHFIELD COUNTRY CLUB! We are pleased that you have chosen this as your new home and community.

Litchfield Country Club was developed on the site of what was once one of the largest rice plantations on the Waccamaw Neck. It now offers many activities to residents in and around Pawleys Island.

The 18-hole golf course, designed by Willard Byrd, was completed in 1966. It is nestled among giant live oaks that date back to the early 18<sup>th</sup> century. The course features narrow fairways, many doglegs, and well-protected greens that offer a challenging and enjoyable golfing experience.

Litchfield Country Club has recently received the distinction of the Myrtle Beach Area Golf Course Owners Association "Golf Course of the Year" in 2016.

If you are interested in playing Litchfield Country Club, please call our Golf Shop at 843-237-3411 Ext 1. Our professional Golf Shop staff can tell you about our LCC Club Membership, our Prime Times Honors Club Program, and our Prime Times Signature Card. (We have included Membership and Prime Times / Honors Club brochures to give you an overview of our programs and the access it gives you to 21 of Myrtle Beach's premier signature courses.)

The Litchfield Clubhouse hosts a dinner every Friday night which you can dine in or pick it up curbside. Each week has a special menu with amazing portions and happy hour pricing at the bar. Contact Jodi Cotten at [jodi.cotten@foundersgolf.com](mailto:jodi.cotten@foundersgolf.com) to receive the weekly menus. Speaking of happy hour, we now offer happy hour pricing each day from 4pm-7pm. You are invited to bring your friends to Happy Hour and to our dinners as well.

We would also like to invite you and your guests to join us each week for our Sunday Brunch. Reservations are recommended and can be made by calling 843-237-3411 Ext 5. We encourage you to check out our special brunches on Easter, Mother's Day and Thanksgiving as well. The Litchfield Clubhouse is also a popular venue for social occasions such as weddings, receptions, anniversary parties, Holiday gatherings, and other private celebrations. Let us know how we can assist you with any of your upcoming events.

We hope you enjoy your new home here in Litchfield Country Club. If you have any questions about our facilities, please feel free to contact us.

Sincerely,

Eric Glosick  
General Manager / Head Golf Professional  
Litchfield Country Club  
843-237-3411 Ext. 3  
[eric.glosick@foundersgolf.com](mailto:eric.glosick@foundersgolf.com)

## ***Reasons to be a Member of LCC POA***

- We provide a street lighting program
- We provide a security patrol
- We provide a lost/found pet alert network
- We provide a Block Captain network
- We offer community activities
- We send periodic newsletters
- We have a voice in the Waccamaw Neck POA Association, Litchfield Corridor Beautification program and local government

### ***None of these would happen if we did not have a POA!***

All of the above are funded by the \$50 annual dues from members, which is the lowest cost dues in the area.

The LCC POA Directors are all LCC volunteers. They put in many hours to manage the POA and all its activities because they care about the neighborhood.

Joining the POA is a great way to meet fellow residents.

Please join us, come meet your neighbors, and also think about volunteering some of your time and talents in helping us maintain our beautiful neighborhood.

----- Membership Application; Please mail to: LCC POA, PO Box 482, Pawleys Island SC 29585 -----

First Names: \_\_\_\_\_ Last Name: \_\_\_\_\_

Street Address: \_\_\_\_\_ PI, SC 29585

Mailing Address (if different): \_\_\_\_\_

Phone Number: \_\_\_\_\_ Email: \_\_\_\_\_

2021 Annual Membership Level (check one):

Standard \$50       Silver \$75       Gold \$100       Platinum \$100+

Litchfield Country Club Property Owners Association, Inc  
{LCCPOA}

## **SPECTRUM CABLE TV DISCOUNT PLAN**

**Your LCCPOA offers members a Spectrum TV/Internet Discount Program which currently provides 354 of our POA Members with huge savings on Cable TV and Internet Access. The program operates on an annual, calendar year, basis. The next enrollment period will be Fall of 2022 for the calendar year 2023. The program requires an up-front payment for the yearly subscription, which is not cancellable or refundable.**

The package includes:

- An expanded list of TV Channels (SPECIAL SAVINGS FOR MEMBERS).
- 2 Set Top Converter Boxes (if needed) to provide HDTV.
- Internet access with speeds up to 200 mbps. Modem included.

Telephone, cell phone, premium sports, premium movie channels or home security, may be added for an additional charge (billed monthly directly by Spectrum).

Cost for the previous three years has been \$540 per year, which is \$45 per month. At this time, we expect the cost to remain the same for 2022.

**You MUST be an LCCPOA Member to participate.**

## DISCOUNTED TRASH REMOVAL

**The LCC POA has an agreement with Bill Floyd Services, Inc. (BFS) to provide deeply DISCOUNTED trash removal services to POA Members.**

More than 150 of your LCC neighbors currently enjoy the deep discounts provided by the trash collection program. Participation is ANNUAL and is CALENDAR YEAR. Information concerning the 2023 year will be mailed to all LCC residents in Fall 2022.

### PROGRAM OUTLINE:

- Pickups once weekly on Mondays including holidays except Christmas and New Years
- One new, free 95 gallon 2-wheeled bin provided.
- Extra bags/ boxes, etc. left out by trash bins will be picked up (within reason).
- Areas around containers will be free of loose garbage after each pick-up.
- BFS has agreed to require their trucks to observe our neighborhood speed limit.
- No yard debris or Christmas trees.

### ELIGIBILITY:

- **YOU MUST BE AN LCC RESIDENT AND A CURRENT LCC POA MEMBER TO PARTICIPATE.**
- Payment for trash removal service is **ONCE** annually **to the POA**. Payment may be check or cash. Annual service fee is **\$155**.

Contact BFS directly at (843) 546-4739.

If you have any questions, email [LCCPOA@litchfieldpoa.com](mailto:LCCPOA@litchfieldpoa.com)

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## Litchfield Ladies' Luncheon Club

Your new neighbors want to invite you to lunch!

With over 50 active members, the Litchfield Ladies Club has become an integral part of the community. The group meets at noon at various Pawleys Island venues on the second Monday of each month. Members support various local charities and assist with community projects.

Membership is simple: the only requirement is that the member is a resident or friend of the Litchfield Country Club community. Invite a friend or neighbor and join us for the next luncheon!

Upon your first visit, you will be added to our email list for future luncheons. For more information, or to make reservations, please contact:

Chairperson Sallie Anderson, call (843)237-9943 or email [sallie361@msn.com](mailto:sallie361@msn.com).

Member Janice Anglemyer, text or call (614)361-0201

## LOCAL CHURCHES

The Abbey at Pawleys Island

46 Gathering Lane

Carriage House, Litchfield Plantation, Kings River Rd, PI 843-314-0277

Sunday 8:00 AM Worship Service

Sunday 10:00 AM Worship Service

ALL Saints Church

3560 Kings River Road, PI 843-237-8524

Sunday 8:00 AM Holy Communion Small Sanctuary

Sunday 10:30 AM Holy Communion Large Sanctuary

Christ The King Grace Church

9630 Ocean Hwy, PI 843-237-7475

Sunday 9:00 AM I<sup>1</sup>

Rite Sunday 10:45 2<sup>nd</sup>

Rite

Holy Cross Faith Memorial Episcopal Church

Baskerville Dr, PI 843-237-3459

Sunday 8:00 AM Holy Eucharist

Sunday 10:30 AM Holy Eucharist

Pawleys Island Presbyterian Church

9967 Ocean Hwy, PI 843-237-4581

Sunday 8:45 AM Worship Service

Sunday 10:00 Sunday School

11:00 AM Worship Service

Precious Blood Catholic Church

1633 Waverly Rd, PI 843- 237-3428

Daily Mass M-F 8:30 AM

Saturday Mass 5:00 PM

Sunday Mass 8:00 AM and 10:30 AM

St. Paul's Waccamaw United Methodist

180 St. Paul's Place, PI 843-237-2294

Sunday 8:45 Traditional Service

Sunday 11:00 Traditional Service

St. Peter's Lutheran Church

65 Crooked Oak Dr, PI 843-237-2795

Sunday 8:15 AM

Sunday 10:30 AM

Pawleys Island Community Church

10304 Ocean Hwy, PI 843-237-4449

Sunday Service 10:30

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## **Area Information**

### **Web Directory**

	<b>WWW.</b>	<b>843 -</b>
Brookgreen Gardens	Brookgreen.org (800.849.1931)	235.6000
Chamber of Commerce, Gtn Co	HammockCoast.com (800.777.7705)	546.8436
Chamber of Commerce, Conway	ConwaySCChambe.rcom	248.2273
Coastal Carolina University	Coastal.edu/culturalarts	349.2787
Cultural Council Gtn Co	CulturalCouncilofGeorgetown.com	520.0744 +
Freewoods Farm	FreewoodsFarm.com	650.9139
<b>Georgetown Business Association</b>	SeaportGeorgetown.com	
Georgetown County Museum	GeorgetownCountyMuseum.com	545.7020
Georgetown County Parks, Recreation & Leisure Services	GTCounty.org	545.9451
Georgetown Library System	GeorgetownCountylibrary.sc.gov	545.3300
Hampton Plantation	SouthCarolinaParks.com	546.9361
Hobcaw Barony	HobcawBarony.org	546.4623
Hopsewee Plantation	Hopsewee.com	546.7891
Horry County Museum	HorryCountyMuseum .org	915.5320
Huntington Beach State Park	SouthCarolinaParks.com	235.875
Kaminski House Museum	KaminskiMuseum.org	546.7706
The Moveable Feast	ClassAtPawleys.com	235.9600
McClellanville Arts Center	McClellanvilleArtsCouncil.com	887.3157
Murrells Inlet 2020	MurrellsInletSC .com	357.2007
Myrtle Beach State Park	MyrtleBeachSP.com	238.0874
North Inlet-WinyahBay NERR	N 01thInlet.sc.edu/discovery	546.6219
<b>National Estuarine Research Reserve</b>		904.9016
OLLI (Osher Lifelong Learning)	Coastal.edu/olli	349.6584
Pawleys Island Festival of Music & Art	PawleysMusic.com	
SC Maritime Museum	SCMaritimeMuseum.org	520.0111
Sewee Visitor Center	SeweeCenter.fws.gov	928.3368
Waccamaw Neck Branch Library	TheFOWL.org	545.3623
Wheelwright Auditorium	Coastal.edu/wheelwright	349.2787



# Deed Covenant

1. This lot shall be restricted to residential purposes only and shall not be divided or reduced in size by the Grantee, heirs, successors or assigns without the prior written consent of the Grantor, its successors or assigns. No additional street, roadways or driveways shall be opened through any lot to serve adjoining property.
2. No structures shall be erected on this lot other than a detached single family dwelling not to exceed two stories in height with attached or detached garage and/ or servant's quarters of similar design and appearance.
3. No concrete blocks, either in building or walls except decorative screen blocks, shall be used above finished ground elevations unless same is covered with brick veneer, stone or stucco.
4. No fence, wall hedge or mass planting shall be permitted to extend beyond the minimum building setback from the rear line established herein or within forty (40) feet of any golf course property line except upon written approval of the Grantor herein.
5. No noxious or offensive activities shall be carried on or permitted upon this lot nor shall anything be done thereon which may become any annoyance or nuisance to the neighborhood or golf course. No hogs, goats, poultry, cows, horses or other animals that shall constitute a nuisance or cause unsanitary conditions or undesirable situation to any property shall be boarded, maintained or kept on this lot.
6. No temporary structures including house trailers, tents, shacks, barns, shell type or prefabricated home, or garage apartment shall be erected upon any lot.
7. No individual sewage disposal system or individual water supply system shall be permitted on this lot unless said system is designed, located and constructed in accordance with the requirements of the State Board of Health and the Georgetown County Health Department.
8. No residence constructed on this lot, including porches or projections shall be erected less than thirty (30) feet from the front lot line, nor forty (40) feet from the rear line. No residence shall be located less than thirty (30) feet from the side street line nor less than fifteen (15) feet from the side lot line, except in the event two lots are purchased for the purpose of erecting thereon one single family dwelling the dividing line between said lots shall not be considered as a side line.
9. The residence to be erected on said lot shall contain not less than 1200 square feet of heated living space. Any residence which exceeds one story shall not have less than 900 square feet on the ground floor and shall be a permanent design, shall have a fire resistant roof and the exterior thereof shall be finished in and decorated in an attractive manner. No building or fence shall be erected upon the lot until the location and exterior plans thereof shall have been submitted to and approved by the Grantor herein in advance of construction, and its consent will be given only if the location, construction and appearance of the building and/ or fence meets with its approval.
10. No firearms of any variety shall be discharged upon said lot.
11. No business activity including a rooming house, boarding house, a gift or antique shop or the like or any trade of any kind whatsoever shall be carried on upon this lot.
12. An easement is reserved to the Grantor, its successors or assigns in, upon and across ten (10) feet along each sideline and across the rear line for utility installation, utility right- of-way and maintenance thereof. The right is also reserved by the Grantor to prepare sloping banks, cut or fill, on a three-to-one slope on all streets and roads.

13. \*Prior to agreeing to convey or alienate this lot the Grantee herein agrees to give the Grantor, its successors or assigns, a twenty (20) day written option to repurchase this lot at a price equal to the bona fide offer which he shall be receiving from the prospective purchaser. The written option must include the name and address of the prospective purchaser together with his written offer to the Grantee herein. In the event the Grantee herein conveys this lot without compliance with this restriction, Litchfield Golf Co., Inc. shall have the right at any time within three (3) months after receiving actual notice of said sale to tender an amount equal to the price received by the Grantee herein and demand from the then title holder the conveyance of this lot to Litchfield Golf Co., Inc. its successors and assigns.

14. Adequate off street parking shall be provided by the Grantee herein for the parking of automobiles or other vehicles owned by said Grantee and said Grantee agrees not to park his automobile or other vehicles on the street of the subdivision.

15. The Grantee herein agrees to extend to any and all golfers lawfully using the golf course the courtesy of allowing such golfer to retrieve any and all errant golf balls which have taken refuge on said lot provided such golf ball may be retrieved without damaging the property of the Grantee herein.

16. No boats, canoes or rafts shall be used upon any pond or lake unless the Grantor first gives its written permission. The Grantee herein or his guests shall have no right to use the lake within the golf course property or other facilities of the Gmnter unless said Grantee is a member in good standing of the Litchfield Golf Club.

17. No person whomsoever shall traverse any of the fairways or greens of the golf course on any vehicle, bicycle or any other vehicle other than golf carts authorized for use on said golf course

18. It is understood and agreed that the foregoing conditions, covenants and restrictions shall be appurtenant to the run with the said premises; that, in the event of violation of any of said conditions, covenants and restrictions, the said Grantor, its succe•ors or assigns, shall have the right of abatement and the right to enforce compliance by injunction or any other appropriate legal action

19. It is understood and agreed that these covenants, conditions and restrictions are made solely for the benefit of the Grantee herein and may be changed at any time by mutual consent in writing of the parties hereto, their heirs, successors or assigns.

•As of 3/2003 the above mentioned Litchfield Golf Company, Inc. named the Litchfield Country Club Property Owners Association, Inc. (LCCPOA) as, with the exception of item number thirteen ( 13, its all the above restrictions. On March 20, 2003 number 13 of the above restrictions was assigned by the Litchfield Golf Company to the Litchfield Company of South Carolina Limited Partnership, a South Carolina Limited Pannership ("The Litchfield Company")