

# Frequently Asked Questions

IV





*This Frequently Asked Questions booklet was created with an informed purchaser in mind. Within this book you will find answers to questions about Mount Pleasant, Tides IV, the Homeowner's Association, upfront and ongoing costs, and several other areas of interest. We have included all the questions that we have asked ourselves through the planning stages of Tides IV; however, if other questions do come up, please don't hesitate to contact us at (843) 388-4681.*

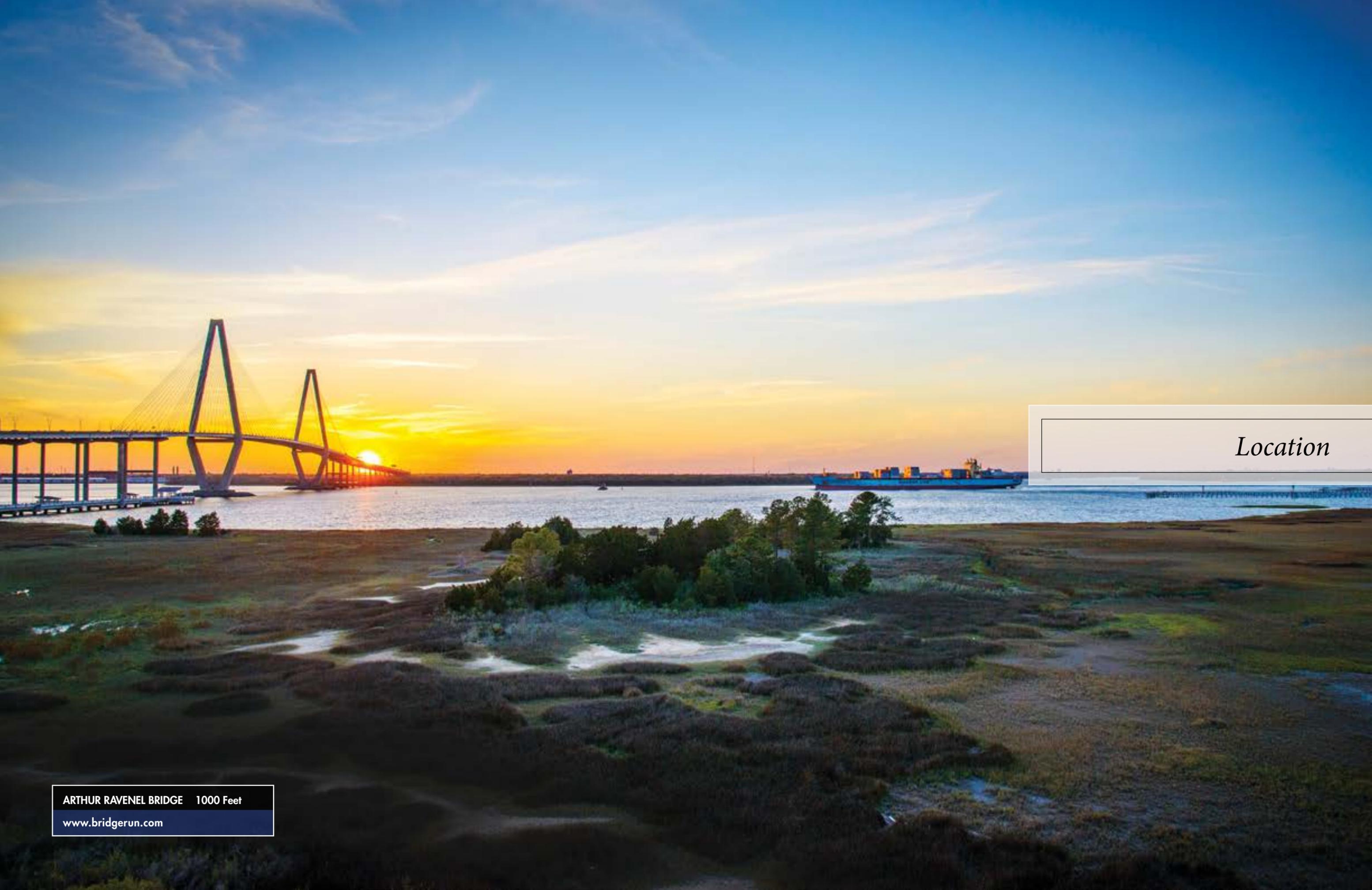




HISTORIC DISTRICT 4.4 Miles  
www.charlestonsfinest.com

# Contents

- Location ..... 5
- Tides Community ..... 13
- Tides IV ..... 19
- Costs..... 33
- Purchase Process ..... 39
- The Team ..... 43



*Location*

ARTHUR RAVENEL BRIDGE 1000 Feet  
[www.bridgerun.com](http://www.bridgerun.com)



— τ —  
tides  
— IV —

## *Where is the Tides community?*

---

The Tides is located on the Mount Pleasant side of the Charleston Harbor at the base of the iconic Arthur Ravenel Bridge. It's near the Mount Pleasant Waterfront Park, within minutes of all the conveniences you may need, and just a short drive to Shem Creek and the beaches of Sullivan's Island and Isle of Palms. Having direct access to the Ravenel Bridge allows for a very easy three-mile ride to King Street, downtown Charleston's most recognized retail promenade.

## *Why Charleston?*

---

Charleston has been named the "Number 1 U.S. City" for the sixth year in a row by *Condé Nast Traveler*, Reader's Choice Awards, and "Number 1 World's Best City" by *Travel and Leisure* 2016 World's Best Awards. The Charleston Metro area has a population of 744,526 with the city having a population of 127,999, the second largest in South Carolina. Charleston is well-known for its rich history and Southern charm. There are hundreds of independently owned restaurants, art galleries and museums, medical services, colleges, and jobs. A subtropical climate offers seasonal change but with predominantly 'beach weather' forecasts. There are festivals ongoing in the area for food and wine enthusiasts, performing arts, outdoor sports and recreation, and of course, a deep culture of hospitality.

## *Is Charleston easy to access?*

---

Travel to Charleston is easy for drivers coming from the west via Interstate 26 and Highway 17 from the north or south. To fly in or out, Charleston

International Airport just completed a \$200 million improvement, and offers 128 daily flights, with direct flights to 16 major east coast cities and connecting flights to major hubs. Delta, JetBlue, Southwest, US Airways/American, and Continental/United are among the major carriers that offer service to Charleston International. Private planes which choose not to use Charleston International have two FBO options—Charleston Executive Airport on Johns Island, or Mount Pleasant Regional, which offers a 3,700 foot runway.

## *Why Mount Pleasant?*

---

Mount Pleasant is one of the most desirable and affluent communities in Charleston, and offers great shopping, easy access to beaches, golf, marinas, restaurants, alongside a rich history of its own, having been incorporated in 1837. Many people choose Mount Pleasant for its ideal location, which offers easy access to beaches, historic districts, and golf communities. Tides IV is located on the southern edge of Mount Pleasant, separated from Charleston's city limits by the Charleston Harbor and Cooper River.

## *What retail services are available?*

---

Tides IV is located within a mile from some of the best traditional and gourmet grocery stores in the region, including Whole Foods, Trader Joe's, and Harris Teeter. Also, just down Coleman Boulevard you will find Kudzu Bakery, the New York Butcher Shoppe, and the Mount Pleasant Seafood Market. Additionally, the shops at Belle Hall, Mount Pleasant Town Center, and historic King Street provide shoppers with almost endless retail options.

### *What types of recreation are nearby?*

---

Tides IV is ideally located for a variety of activities. Just outside is a pedestrian path that wraps the waterfront and connects to the Ravenel Bridge, providing access to the historic peninsula. Mount Pleasant is home to a number of tennis facilities and golf courses, including one at Patriots Point just around the corner. The College of Charleston baseball stadium is down the street, as well as access to the Patriots Point marina. Shem Creek is a great place for sea-kayaking or paddle boarding. The Atlantic Ocean is less than seven miles away, or if you prefer, just put on your waders, grab a fly-rod, and walk out into the salt marsh in front of Tides IV.

### *What medical facilities are available?*

---

In Mount Pleasant there are three medical facilities: East Cooper Medical Center, Roper St. Francis Mount Pleasant, and Kindred Hospital, which combine for 284 beds and a staff of 1,370 employees. Across the street is the Tides Medical Building which accommodates over 20 practices ranging from general care to medical imaging. Only three miles away, downtown Charleston also has two of the state's largest hospitals: The Medical University of South Carolina and Roper St. Francis Charleston.

### *Waterfront Park*

---

Mount Pleasant Memorial Waterfront Park is immediately adjacent to the Tides Community. Called the crown jewel of Mount Pleasant, Memorial Waterfront Park includes a great lawn for picnics and festivals, a nautical-themed playground, 1250 sq. ft. pier with bench swings, a cafe/gift shop, and scenic views of the Charleston Harbor.



**WATERFRONT PARK** 0.1 Miles  
[www.facebook.com/MemorialWaterfrontPark](https://www.facebook.com/MemorialWaterfrontPark)

Credit: Town of Mount Pleasant



*Tides Community*

**PATRIOTS POINT** 0.6 Miles  
[www.patriotspoint.org](http://www.patriotspoint.org)



HISTORIC DISTRICT 4.4 Miles

[www.charlestoncvb.com](http://www.charlestoncvb.com)

### *What is the Tides community?*

---

The Tides is part of a Planned Unit Development along the waterfront of the Charleston Harbor, consisting of 17 acres on the Mount Pleasant side. The initial development included a 40,000 square-foot medical office building, as well as three six-story condominium buildings, consisting of 120 luxury residences, along with an accompanying clubhouse and amenity area to support the condominiums. Tides IV added 54 new luxury residences in 2016 to the Tides Community. While Tides IV is within the Planned Unit Development it is organized and managed as a separate regime and is not to be associated with any other condominium project.

### *What is Tides IV?*

---

Tides IV is Charleston's newest condominium building and is designed to meet the tastes and expectations of today's luxury condominium purchaser. The design of Tides IV draws from East West Partners' local and national experience. The residences include today's technology, heart pine wood floors, premium stone and tile, wide-open floor plans, and large windows to capture the view of the salt marsh. Tides IV has its own amenities on site, including a designer-appointed Owner's Retreat, pool, and fitness center.

### *Are Tides IV residents able to use Tides I, II & III Amenities?*

---

Tides IV has its own amenities – including the Owner's Retreat, fitness club, and pool – which is separate from Tides I, II & III. Tides IV runs and

operates as its own property and regime. Owners of Tides I, II & III are not able to use Tides IV amenities unless they are an invited guest of a Tides IV resident. Likewise, Tides IV residents need to be an invited guest of a Tides I, II or III resident to use those amenities. In the future, the HOA Boards of the two separate HOAs could agree to share amenities. An agreement to share amenities would require a majority vote of the board of directors of the two condominium associations.

### *Is there any other sharing between Tides I, II & III and Tides IV?*

---

At this time the only sharing that is envisioned between Tides I, II & III and Tides IV is covered in a Reciprocal Easement Agreement which anticipates sharing of overflow parking in the Tides community. Residents within each building in the Tides community have access to shared parking that is not assigned.

### *Why are people choosing to live at the Tides?*

---

As with most real estate, location is the primary motivator in a purchase decision. The buyers at Tides want a convenient location free of downtown congestion and noise. The Tides condominium owners enjoy a secure, lock-and-leave lifestyle allowing for travel or just spending time at home enjoying the views, and close proximity to day-to-day essentials, like golf, beaches, marinas, and South Carolina's Lowcountry. Tides buyers have told us that the open floor plans and large windows differ from other luxury condominium offerings in the Charleston market. Tides IV is a concrete

and steel structure that includes 9½ foot ceiling heights, stainless steel appliances, wood and natural stone floors, heavy crown and base moldings, and 140 mile-per-hour rated windows.

### *Who is choosing to live at the Tides community?*

---

The Tides has attracted a wide range of ages and professions, all of whom fell in love with the unbeatable location, marvelous views and the ease of a lock-and-leave residence. This, coupled with a great sense of community among its residents, has made the Tides an easy choice. The homeowners at the Tides range from young professionals to retirees who share the common goal of simplifying and enjoying their lives. Tides IV owners are similar to the existing Tides owners who purchased their condominium for use as a primary or part-time residence.



*Tides IV*

## *What kind of community is Tides IV?*

---

Tides IV is a seven-story building that consists of an underground parking level and 54 luxury residences, each designed to maximize the breathtaking views of the salt marsh. The building is constructed using high-quality

materials and sustainable building practices, and is designed to meet the needs of today's homeowner. The floor plans include open living, dining, and kitchens all oriented on the views. Tides IV owners have their own amenities separate from the existing Tides community which include a pool, fitness room, and a common living room/lobby area, known as the Owner's Retreat.



### *What is the exterior construction of Tides IV?*

---

The exterior finishes of Tides IV are drawn from a palette of materials familiar to the Lowcountry including: brick, precast engineered stone, storefront glazing, and an exterior insulation finishing system. All exterior finishes are installed over a concrete block wall system with a liquid applied membrane.

### *What is the structural system?*

---

Tides IV is a post-tensioned concrete frame building constructed on piles driven approximately 80 feet below grade into the Cooper River Marl.

### *What type of windows are included?*

---

The window system is comprised of a storefront window assembly rated to withstand 140 mile-per-hour winds. Due to large size and wind rating, the windows at Tides IV are required to remain fixed and are not operable.

### *What steps are taken to improve the indoor air quality at Tides IV?*

---

The Contractor used low VOC-emitting paints, coatings, and sealants to ensure your new home not only performs to highest standards, but also provides a healthy environment for your friends and family.

### **Tides IV Residence Features**

- Semi-private elevator access
- 9' 6" ceiling heights
- Premium stainless steel appliances
- Premium cabinetry
- Heart pine wood floors
- His and hers master closets in most floor plans
- Five-piece master baths in most floor plans
- Chef's kitchen with large center island
- Tankless hot water heaters
- Premium interior finish selections
- Large windows on at least two sides of every residence and three sides of corner units
- Open floor plans
- Large private balconies
- Marsh and river views
- Nest thermostats
- In-wall USB ports

### **Tides IV On-site Amenities**

- Secured, card-accessed garage parking
- Marshfront swimming pool
- Health and fitness club
- Designer appointed owner's lounge and community room for entertaining
- On-site property management
- Immediate access to Town of Mount Pleasant's marshfront trail connecting to Waterfront Park
- Direct access to the Ravenel Bridge
- 56 parking spaces of which four spaces will be tandem for a total of 60 spaces in the garage
- 52 parking spaces on a surface lot
- Private storage for each residence in the garage
- Custom pet bathing station

### *What amenities are at Tides IV?*

---

Tides IV has an Owner's Retreat, fitness club, fire pit for outdoor grilling, and pool. The designer-appointed Owner's Retreat encourages homeowners and their guests to socialize. It's a place where you can grab a cup of coffee and read the paper in the morning, watch the game around the fireplace on a Sunday afternoon, or reserve for a catered event. Each homeowner has the opportunity to reserve the Owner's Retreat for their own private function or will be available for all homeowners to enjoy. The fitness club can be accessed by key card 24 hours a day, and includes a combination of aerobic and resistance training equipment.

### *Is there enough parking for me and my guests at Tides IV?*

---

Tides IV has a total of 112 parking spaces. The garage has 60 parking spaces, four of which are tandem spaces for four of the penthouses. There are another 52 spaces in the surface parking lot. Additionally, there is a Reciprocal Easement Agreement between Tides I, II & III and Tides IV which allows the residents of either property to access each other's unassigned surface parking for overflow parking.

### *Is my parking deeded to my residence?*

---

The parking spaces under the building are assigned to each residence and are designated as an Assigned General Common Element. These spaces can be re-assigned by the Board of Directors.

### *Is the parking garage secure?*

---

The parking garage is locked to the exterior and access requires use of a key card or FOB. There are also several video cameras in the garage.

### *Which television and phone services are available?*

---

Cable, phone, and internet are included in your dues and provided by Comcast. Each resident can choose to purchase upgrade packages directly from the provider for an additional expense. The developer also provided a satellite dish location on the roof of the building. This allows individual residents to purchase satellite packages in addition to their cable packages. Cellular phone service can be impacted by steel and concrete buildings of substance. The developer installed the infrastructure to support future enhancements if necessary.

### *Is WiFi available?*

---

Wireless Internet is available in the Owner's Retreat, fitness club, and pool area. Each residence also has wireless internet as part of the included cable package. Hard-wired CAT-6 locations are also located throughout each residence.

### *What has been done to address outside sound?*

---

We understand outside noise is a concern for our purchasers, so at Tides IV we have taken several important steps to minimize ambient sound transfer into the residences. The team has engaged a highly reputable and experienced acoustical engineer to review the drawings and provide recommendations for construction of the residences. Our consultant has recommended we utilize a double wall construction between all of the units and around stairs and elevators. We also used special flooring adhesive to minimize sound transfer between floors.

### *What type of ceiling lights will I have?*

---

The residences have several different types of ceiling lights including recessed can fixtures, pendants, and wall-mounted fixtures. Tides IV residences also have the necessary infrastructure for purchasers to install bedroom fixtures and dining room chandeliers if they choose. The recessed can fixtures accept fluorescent, incandescent, and LED bulbs.

### *How are residences heated and cooled?*

---

Each 1- and 2-bedroom residence has one condensing unit on the roof of Tides IV. The 3-bedroom residences have two condensing units. There is also an air handler for each condensing unit located within each residence. Each residence's HVAC is controlled via Nest Thermostats ([www.nest.com](http://www.nest.com)). Nest Thermostats utilize the latest technology to "learn" your schedule to program itself. They can also be controlled by phone to turn off the HVAC while you're on vacation, or turn the air-conditioning back up on your way

into town. Using Nest's technology you can lower your heating and cooling bills by up to 20 percent. Each resident is required to maintain their own condensing unit and are encouraged to schedule an annual service plan for their mechanical system. The developer can provide a list of service providers for annual maintenance.

### *What can I put on my balcony or terrace?*

---

In order to keep a uniform appearance of the exterior of the building the Regime Board of Directors has an approval right over the appearance of the exterior spaces. Furniture and plants can be installed on the spaces but will need to be removed or secured during named-storm or high-wind events. Due to South Carolina insurance regulation, open-flame grills are prohibited from balconies. Many homeowners have purchased and had great experiences with infrared grills. The Owner's Retreat includes both gas and wood burning grills in the outdoor kitchen. This outdoor kitchen is available for all Tides IV residents to use.

### *What types of technology are available?*

---

Each Tides IV residence has a telecom panel. All telephone and cable wiring including CAT-6 cabling is routed through this panel. There are also in-wall USB charging ports throughout the residence.

### *Can I lease my Tides IV residence?*

---

All leases are required to be of durations of one year or longer. Short-term rentals, or rentals for less than one year are not allowed. The Association's Rules and Regulations also provide that no more than 30% of the units may be leased at any one time.

### *How do I access the property?*

---

Property owners of Tides IV can access the building from the exterior using a keyless entry system, which can be accessed by use of a FOB or by entering a code on a keypad. Most residences are entered by direct elevator access, but are separated by a front door. Each property owner receives a garage opener for garage access. A majority of the residences are accessed by elevator directly from the parking garage.

### *How do my guests access the property?*

---

There is a notification system at the ground level of each elevator entry which will alert owners on a phone of their choice, land line or cell.

### *Where do I get my mail?*

---

Each residence has a mailbox in the Post Room, which is adjacent to the Owner's Retreat area.

### *Where do I dispose of trash?*

---

Trash and recycling drop-off is available for all property owners in the garage parking area of Tides IV. There are two separate rubbish rooms located within the garage.

### *Do I have storage?*

---

Each residence has access to its own storage cage located within the garage level of the building. Each storage space is approximately 5' x 7'. Like the parking spaces this storage cage is a general common element which is assigned to each residence. These storage spaces can also be re-assigned by the Board of Directors. The storage cages can be secured using your own combination or pad lock.

### *Is Tides IV pet-friendly?*

---

Yes. We love pets at Tides IV. We even have a custom pet-washing station complete with a dryer. Limitations on pet behavior and numbers of pets are addressed in the Association's Rules and Regulations.

### *Is the walking path open to the public?*

---

Yes. The walking path around Tides IV at the edge of the salt marsh is maintained by the Town of Mount Pleasant. This path can be accessed from Tides IV by a secured gate.

### *Is there an emergency generator?*

---

Yes. Common areas, life safety systems, and elevators are supported by a backup generator.

### *What will my address be?*

---

Your Tides IV mailing address will be 155 Wingo Way, Unit #4XX, Mount Pleasant, SC 29464. The unit numbering system is consistent with the existing Tides with the first number (4) being the building number, the second representing the level or floor, and the third indicating the vertical stack from west to east which are numbered from 1 to 8. Residence #444 is the fourth building, fourth floor, and fourth stack from west to east.

### *Who manages Tides IV?*

---

East West Destination Hospitality is an industry leader with property management expertise in hotel, timeshare, and wholly-owned properties. Established in 1987, East West Destination Hospitality is focused on providing homeowner and lodging services in premier mountain and urban locations including Beaver Creek, Vail, and Denver in Colorado and Northstar-at-Tahoe, California, as well as Charleston, South Carolina. In each market they serve, there is a local team of hospitality professionals dedicated to those properties. This structure allows East West Destination Hospitality to offer more personalized services to our owners and guests, while the size of the organization provides the economies of scale of a much larger company. For more information, please visit [www.eastwestdestinationhospitality.com](http://www.eastwestdestinationhospitality.com).

### *How long will East West be the manager?*

---

East West will be the initial manager of the HOA. The initial Management Contract is for three years from occupancy. After three years the Regime Board of Directors can determine to renew the Management Agreement with East West.

### *How many directors are there on the Homeowner's Association Board of Directors?*

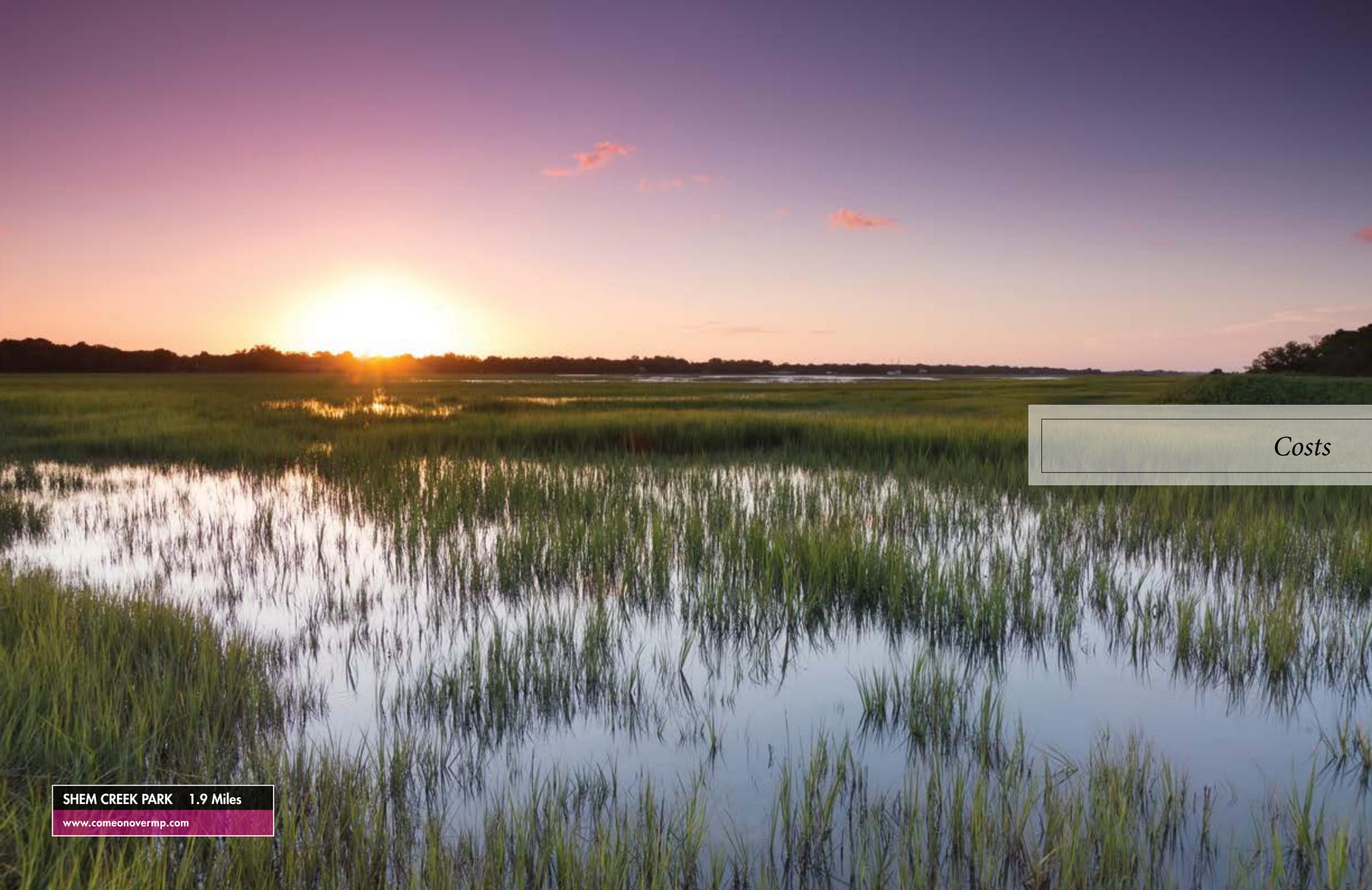
---

The Board of Directors is comprised of three directors who each serve a three-year term. No board member is allowed to serve more than two consecutive terms. The initial three directors are appointed by the Developer as the Declarant.

### *How long will the Declarant control the board?*

---

The Declarant will turn over two seats of the Board of Directors at the earlier of four months after 75% of the residences have been sold or five years after occupancy. The last seat will be turned over after the sale of the last residence.



*Costs*

**SHEM CREEK PARK 1.9 Miles**  
[www.comeonovermp.com](http://www.comeonovermp.com)



**ANGEL OAK** 15.4 Miles  
www.angeloktree.com

### *What is the cost of ownership at Tides IV?*

---

Ongoing costs: For an average-sized and mid-level elevation residence, this example is estimated based on an \$850,000 priced condominium.

MONTHLY ESTIMATE OF COST OF OWNERSHIP	PRIMARY RESIDENCE	SECONDARY RESIDENCE
Property Taxes	\$284	\$941
HO-6 Insurance Policy	75	75
Electricity	100	100
Regime Fee	900	900
<b>Total Estimated Monthly Costs</b>	<b>\$1359</b>	<b>\$2016</b>

*Please note these numbers are estimates. Actuals will vary based on a variety of factors.*

### *Is Tides IV a part of the existing condominium regime?*

---

No. It has its own Regime, Regime Association, and Board of Directors.

### *How much is the expected regime fee?*

---

Regime fees are covered in the budget and are based on the size of each residence as a proportionate share of the total square footage in the building and that condominium's percentage of overall operating costs and reserves. Tides IV benefits from the existing sea wall built between the salt marsh and the upland building areas of the complex where flood insurance

premiums are concerned, qualifying for Zone AE-14 level coverage.

One bedroom regime fees start in the low \$500s per month, with larger penthouse-level residences reaching up to \$1,400 per month, the average expected to be around \$900 per month.

### *What does the regime fee cover?*

---

Tides IV provides its residents with amenities like a pool, Owner's Retreat, and fitness room located within the building. It also includes HOA management, common area maintenance, all flood, wind, and homeowner insurances for the building, common areas, and common grounds, water, sewer, gas, expanded cable package, wireless internet, landline phone, and reserve contribution. The regime fee does not cover the cost of a standard HO-6 policy which each homeowner is required to obtain.

### *What are the property taxes?*

---

If your Tides IV residence is your primary residence, you will benefit from a 4% assessment ratio. If it is a second home, the assessment ratio is increased to 6%. Owner's property taxes will be separately billed by Charleston County for property taxes which includes both county and town tax assessment's. Property taxes are paid in arrears in Charleston County. You may also visit the county website at <http://www.charlestoncounty.org/taxinfo/propertytaxsaving.htm> to learn more about how to apply for the primary residence exemption.

### *When do I start paying property taxes and regime fees?*

---

There will be no ownership fees paid by the purchaser until title is transferred to them. At closing, all Tides IV purchasers contribute three months of regime fees in the form of a working capital assessment to establish, sustain, and grow a capital reserve account for long-term replacement of common assets over time. This contribution also applies to all future purchasers, as well. Regular regime fees are billed quarterly in advance thereafter. Each owner also pays, at closing, its pro-rata share of estimated property taxes for the year of the closing, together with pro-rata regular regime assessments through the end of the quarter in which closing occurs.

### *What is Flood Zone AE-14?*

---

The Tides IV flood zone is AE by the current FEMA definition. This means it is within an area subject to inundation by a one-percent-annual-chance flood event determined by detailed methods. Simply put, it means Tides IV is in an area where there is 1% chance of flood in 100 years, and one must build at least 14 feet above sea level. The lobby and first level of residences of Tides IV are approximately 17 feet above sea level.

A photograph of a sailboat on the water during sunset. The sun is low on the horizon, creating a golden glow over the water and sky. A person is visible on the deck of the sailboat, looking out towards the horizon. The sky is filled with soft, wispy clouds. The water is dark blue with a shimmering reflection of the sun.

*Purchase Process*

COOPER RIVER

1000 Feet

[www.palmettocarriage.com](http://www.palmettocarriage.com)

### *How much is the earnest money deposit?*

---

An earnest money deposit of \$10,000 is required upon execution of a Purchase Agreement. The balance of 10% of the purchase price is then required after the due diligence period has expired. The remaining 90% of the purchase price is due at closing.

### *Are lenders available if I decide to finance?*

---

Yes. We have a list of preferred lenders available for your convenience.

### *How will limited title be transferred?*

---

You will receive a limited warranty deed at closing.

### *Who provides title insurance?*

---

The seller will provide a credit at closing equal to the cost of the title insurance policy for Purchasers who use the Tides IV preferred closing attorney. Any purchaser who chooses to obtain their own title insurance may do so at their own cost. The premium for a title insurance policy required by a lender will be the responsibility of the purchaser.

### *When was Tides IV completed?*

---

Tides IV received *Certificate of Occupancy* in August of 2016. Residents began moving in shortly thereafter.

### *Do you have a warranty program?*

---

Tides IV purchasers will receive a one-year limited warranty. This Program is described in detail in the Purchase Contract. The appliance manufacturer warranties will be transferred to the purchasers. However, the developer provides a one-year warranty program on the workmanship and mechanical equipment within your residence.



*The Team*

**WATERFRONT PARK 4.9 Miles**  
[www.charlestonparksconservancy.org](http://www.charlestonparksconservancy.org)

east west  
partners

## Who is the development team for Tides IV?

### EAST WEST PARTNERS

East West Partners (EWP) is one of the country's leading resort and urban developers with nearly 30 years of experience as a developer, operator, marketer, and manager of premium real estate. The company has led the development of numerous resort projects and master-planned communities across the country, including developments in Vail, Beaver Creek, Breckenridge, Riverfront Park Denver, North Lake Tahoe, Deer Valley, and Hawaii. In Charleston, EWP developed One Vendue Range along the Waterfront Park in downtown Charleston. Additionally, EWP managed the re-positioning and sell-out of the 50 remaining residences at Tides II & III in 2013. For more information, please visit [www.ewpartners.com](http://www.ewpartners.com).

### THE CARLYLE GROUP

The Carlyle Group is a global alternative asset manager with more than \$203 billion in assets under management across 126 funds and 139 fund of funds vehicles. The Carlyle Group is the second largest Private Equity Group in the world according to Private Equity International. Founded in 1987 in Washington, D.C., Carlyle has grown into one of the world's largest and most successful investment firms with more than 1,600 professionals operating in 40 offices in North America, South America, Europe, the Middle East, North Africa, Sub-Saharan Africa, Asia, and Australia. For more information, please visit [www.carlyle.com](http://www.carlyle.com).

THE CARLYLE GROUP

## East West Partners Tides IV Team



**Harry Frampton**  
Chairman

ON-SITE TEAM



**Mac Triplett**  
Director of Sales  
[mac@tidesiv.com](mailto:mac@tidesiv.com)



**Graham Worsham**  
Sales Executive  
[graham@tidesiv.com](mailto:graham@tidesiv.com)



**Harriette Calder**  
Homeowner Liaison  
[hcalder@ewpartners.com](mailto:hcalder@ewpartners.com)



**Will Little**  
Director of Construction

EXECUTIVE TEAM



**Ross Bowker**  
Senior Partner  
South Carolina



**Miller Harper**  
Managing Partner  
South Carolina



**Andy Gunion**  
Chief Financial Officer



**Craig Ferraro**  
Chief Executive Officer



#### **LS3P ASSOCIATES**

The project architect is LS3P Associates, recently named the Southeast Design firm of the year in 2014 by *Engineering News Record*. It is a design firm dedicated to contributing the best to projects, clients, society, and each other, with integrity and passion for 50 years. Its mission is to engage clients to design meaningful places that serve people, organizations, institutions, and communities. Other multi-family residential communities they have in their portfolio include Maritime Condominiums in Kiawah, Fifth and Poplar Residential Complex in Charlotte, and The Preserve at Indigo Run in Hilton Head. For more information, please visit [www.ls3p.com](http://www.ls3p.com).

#### **BRASFIELD & GORRIE**

The general contractor is Brasfield & Gorrie, recently named the #1 General Contractor in the Southeast in 2014 by *Engineering News Record*. It is one of the largest privately held construction firms in the nation. Its mission is to build with integrity while exceeding the expectations of clients, business partners, employees, and communities. Frequently recognized for excellence in their industry, they build more than exceptional buildings; they build relationships. Included in their long list of projects are the Ritz-Carlton Residences in Atlanta, Georgia; The Plaza in Orlando, Florida; Waterscape in Fort Walton Beach, Florida; The Westin in Birmingham, Alabama, and The Omni Hotel in Nashville, Tennessee. For more information, please visit [www.brasfieldgorrie.com](http://www.brasfieldgorrie.com).



#### **POSTCARD FROM PARIS HOME**

Postcard From Paris Home specializes in high-end, full-service, residential interior design. It blends old and new, mixing textures, materials, and styles to create distinctive interiors with warmth and elegance. They have worked on numerous nationally and internationally renowned areas including Wild Dunes, Palmetto Bluff, Seabrook Island, Kiawah Island, I'On, and The Cliffs communities just to name a few. For more information, please visit [www.postcardfromparis.com](http://www.postcardfromparis.com).



#### **SEAMON & WHITESIDE**

Seamon & Whiteside is the civil engineer and landscape architect—the same team from the original Tides buildings. They have been in business since 1985 when they created the only company in Charleston to offer both landscape architecture and civil engineering services under one roof. Since then they have grown to over 50 employees and have expanded into Greenville, South Carolina. Their work can be seen all over the Lowcountry in many residential areas, retail centers, corporate offices, parks and campuses. For more information, please visit [www.seamonwhiteside.com](http://www.seamonwhiteside.com).





MAGNOLIA PLANTATION 15.3 Miles  
[www.magnoliaplantation.com](http://www.magnoliaplantation.com)





TIDES IV

---

843 388 4681

[info@TidesIV.com](mailto:info@TidesIV.com)

[TidesIV.com](http://TidesIV.com)

---

155 Wingo Way

Mount Pleasant

South Carolina

29464

---

Realtor® Participation Welcome

THIS BROCHURE SHOULD NOT BE RELIED UPON FOR FINAL BUYING DECISIONS.

THE DEVELOPER RESERVES THE RIGHT TO MAKE CHANGES TO THE FEATURES/AMENITIES DESCRIBED HEREIN WITHOUT NOTICE.