Village of Victoria Square
General Information for Owners

We especially want to welcome new homeowners and hope you find the following information helpful:

Please contact Katie Kabala at Atlantic States Management at (843) 785-3278 ext 1005 or kabala@alliedhiltonhead.com to obtain your gate access cards and have your name and phone number entered into the entrance gate directory. Each home is permitted three (3) access cards at no charge. Additional cards are $10 each and cards are limited to five (5) total per home. All guests should call your number through the gate intercom system to gain entry. Remote clickers are also available to owners from ASM’s office to open the front gate. The cost is $35 per remote.

If there is a problem with the front gate not opening properly, please do not call Custom Security. All requests for service must go through Atlantic States Management.

All resident’s vehicles must have a Victoria Square parking decal in the front windshield, and all guest vehicles parked within Victoria Square must have a guest pass in the front window. These are available from Atlantic States Management.

Parking on the street is prohibited at all times. Any vehicle parked on the street is subject to immediate towing at the vehicle owner’s expense. Additional parking is available in the pool parking lot.

Homeowners are responsible for maintaining and/or replacing mailboxes as necessary. Replacement mailboxes or parts are available through King Architectural Metals at www.kingmetals.com, Item #91-1345.

Mailbox nameplates are available from Hilton Head Signs in Capital Park off Leg O’ Mutton (843-681-3513). All mailboxes must have the approved nameplate.

All structural and major landscape changes, including fences and children’s play sets, must be approved by the Victoria Square Architectural Review Committee (ARC). Trees over four inches in diameter must have a permit from the Town of Hilton Head and approval from the Victoria Square ARC before being removed. Contact Atlantic States for more information or an application form.

Any homeowner not living in Victoria Square should provide Atlantic States with a mailing address for receiving Victoria Square correspondence. The Victoria Square address is the address of record unless other information is provided. Owners must provide authorization in writing for any address changes.

The Covenants state that homes within Victoria Square are for single family use only. Anyone renting to a group of unrelated individuals is in violation of the covenants and will be advised accordingly. A copy of the lease for any rental must be provided to Atlantic States Management. Tenants should be provided with a copy of the Covenants. Homeowners are assessed and responsible for any fines incurred by tenants.

Victoria Square has a storage yard for boats, motor homes, extra vehicles, etc. The cost is $120 per calendar year.

Pets must be kept on a leash in accordance with the Beaufort County Leash Law and Victoria Square Covenants. All residents are responsible for cleaning up after their pets.

Trash receptacles cannot be left at the street for pickup. Arrangements should be made to have them picked up from under the porch or service yard.

All homeowners and tenants are responsible for following Victoria Square’s Covenants. Fines are assessed to the homeowner for failure to adhere to the covenants.