

Welcome to



1712 Magnolia Road
St. George Island, FL 32328
(850) 927-2312 | office@sgpoa.com | www.stgeorgeplantation.com
Office hours are 8 a.m. - 4 p.m., Monday-Friday.

Welcome to The Plantation!

Welcome, Plantation guests and thank you for choosing to visit one of Florida's most cherished coastal communities.



The Plantation is a private, gated neighborhood comprised of approximately 1,200 acres with over five miles of gorgeous white-sand beaches, maritime forests, and breathtaking coastal views.

We have some of the most beautiful sunrises and sunsets and the shelling here is fantastic. Our community is designed to balance natural beauty with exceptional amenities and a relaxed island lifestyle that few places can match. Many visitors fall in love with our paradise and chose to buy here. The Plantation's unique tranquility makes it special for families, retirees, and vacationers alike.

As a guest, you'll enjoy a variety of amenities including:

- 24/7 gated security
- Two community swimming pools
- A clubhouse complex with weekly activities like bridge and yoga, a 24/7 fitness center, a mail drop, and two Level 1 EV charging stations.
- Tennis and pickleball courts and paved walking and biking paths.
- Thirty-one beach access boardwalks to the Gulf and waterways.
- A private airstrip with tie-downs.
- Miles of quiet beaches, trails, and natural scenery outside your door.

Our SGPOA team is committed to ensuring your stay goes well. This welcome packet is designed to answer your questions about access, amenities, resources, and rules. Please don't hesitate to reach out if you have questions. Our staff is here to help.

Again, welcome. May you enjoy all that this beautiful place has to offer.

Warm regards,

Michael Allen
General Manager

A Guide to Our Rules

PLEASE NOTE: *Most renters have the complete use of St. George Plantation Owners' Association (SGPOA) amenities. At this time, the areas which do not, include Casa del Mar I and II, and the westernmost portion of Bob Sikes Cut/Schooner's Landing. Please confirm with your rental agency for authorization.*

ENTRANCE: Only owners and their authorized guests or registered renters are permitted entrance into the community.

QUIET HOURS: **10 p.m.- 7:30 a.m. daily.** To report a noise complaint:

- The guard house - (850) 927-2362
- The office - (850) 927-2312 or email office@sgpoa.com

COMMON AREAS: Authorized guests may use SGPOA swimming pools (open 9 a.m.-dusk), a 24/7 fitness center, tennis and pickleball courts (sign-up sheets located at courts), bike paths, the beach and our parks. We encourage pedestrians and bicyclists to utilize the paved trails for safety reasons. **Golf carts and motorized bikes are NOT ALLOWED on the bike paths. Bikes on the path must be pedaled.** Minimum speed for e-bikes on Leisure Lane is 10 mph.

ACCESS CODES:

Codes for the Clubhouse Pool, Resort Village Pool, Pickleball/Tennis Courts, Pelican Point Tennis Courts and the Fitness Center may be obtained from the office.

WIFI PASSWORDS:

Magnolia Clubhouse/Pool: SGPOAGuest - PW: **guestpass**

Resort Village Clubhouse/Pool: RVpool - PW: **rvguestuser**

VEHICLES: **Guests are NOT ALLOWED to bring in golf carts, motorcycles or scooters.** Renters are allowed boats and jet skis on trailers, all of which must be stored under the house and shielded from view from the road. Jet skis must be operated 500 ft. from shore and must not disturb beachgoers with sounds or waves. Guests may not launch boats from Bob Sikes Cut. A public boat launch is available at the foot of the bridge in the middle of the island.

MOTOR HOMES: RVs require Security approval at least 2 weeks in advance before entering and must be stored completely concealed from view; they cannot be a guest's only mode of transportation. Please confer with your rental agency for outside parking.

DOGS: All dogs must be listed on the rental agreement. **All dogs must be leashed when off private property.** This is critical at the beach due to nesting shorebirds and sea turtles. Please clean up after your pet. Dogs are not allowed in the fitness center. Waste bags are located at beach boardwalks. Dog attacks will be reported to Franklin County Animal Control. We are not responsible for animals seized by the County.

LEAVE NO TRACE: **All belongings must be removed from the beach daily up to the dune line.** Items may be left under the boardwalks, including tent poles. We are not responsible for lost or removed items. All holes on the beach must be filled in.

GRILLS & FIRES: Because of the abundance of vegetation, **open fires are not permitted** anywhere within the community. Grills are allowed only if drought conditions permit their use. **Fireworks are NOT ALLOWED.**

PARKING: No vehicles may park on the right-of-way on any road without special event permission, such as for a wedding or Plantation event.

DUNES: Digging, walking or climbing on the dunes is illegal under Florida Law. Damage to dunes and dune vegetation is prohibited.

DARK SKIES: All exterior lights should be extinguished except when in use. They must be turned off by 11 p.m. (*More details under Light Restrictions, page 5.*)

OCCUPANCY: The number of renters must not exceed the sleeping capacity of the rental home as designated on your rental agreement.

GATE PASS: A pass must be displayed in the vehicle and is non-transferable. Guests must be registered with the rental company. Parking is restricted to your rental house only. No parking on side streets. Citations and/or fines may be issued for violations.

CHILDREN UNDER 16: Must be accompanied by an adult at the pools, tennis and pickleball courts, and are NOT allowed in the fitness center.

BOARDWALKS: 31 beach access boardwalks are located at the end of our Gulfside streets. No parking is available on these streets. Access to Bob Sikes Cut is restricted.

CLUBHOUSE: Wet bathing suits are not allowed. Shirts and shoes are required.

PRIVATE PROPERTY: All homes within The Plantation are privately owned. Do not use private dune walkovers or trespass on private property.

ETIQUETTE: No beach towels/clothing may be hung over railings or balconies.

Quick Guide to our Sea Turtle Rules

Our coastline is home to three species of sea turtles which spend most of their lives at sea, emerging only to lay their eggs in a nest they excavate in the sand. Nests are not to be disturbed. Sea turtles nesting on SGI include:

- Loggerheads
- Greens
- Leatherbacks



Hatchlings use natural light from the moon and stars to navigate to the ocean. Artificial lights visible from the beach can disorient nesting females and hatchlings, leading them inland instead of toward the sea — often resulting in death from predators, dehydration, or other hazards. Also, sea turtles can also fall into holes on the beach, prohibiting their journey to the sea. Keep beaches clean and unobstructed. Fill in any holes and level out sandcastles.

Turtle season is May 1-October 31. The following light restrictions apply during these months:

- Lights must not be visible from the beach. This includes deck, pool, porch and yard lights.
- Use “turtle-friendly” lighting as recommended by the Florida Fish & Wildlife Conservation Commission (FWC):
 - Keep it LOW. Mount lights as low as practical and use the lowest wattage.
 - Keep it LONG. Use bulbs with long wavelengths (≥ 560 nm), such as amber, orange or red LEDs.
 - Keep it SHIELDED. Lights should be fully downward-facing and bulbs shielded.
- Turn off non-essential lights at night. Close blinds and curtains.
- Avoid flashlights and flash photography at night. Use red filters if light is needed.

If you see a stranded or disoriented turtle, call the FWC hotline @ 888-404-3922.

Private Airport

SGPOA offers authorized guests the convenience of a 3,300-foot paved landing strip on the island, entirely owned and operated by the Association. Because this FAA-authorized airstrip is located within and maintained solely by a gated community, members of the public are permitted to land, but not to enter the private properties of the community. Any member of the public who wishes to use the airstrip must notify Plantation Security at (850) 927-2362.

Daily tie-down fees of \$40 will apply. Landing fees are based on weight. Only owners may purchase an annual airport landing permit. The Plantation Airport is unattended with no lighting or fuel services. The island has no car rental or taxi services, although ride share services are available.



Scan the QR Code at the airport or here to pay fees.

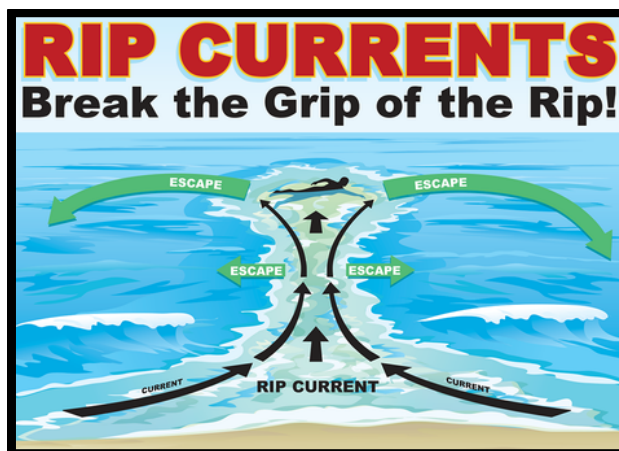
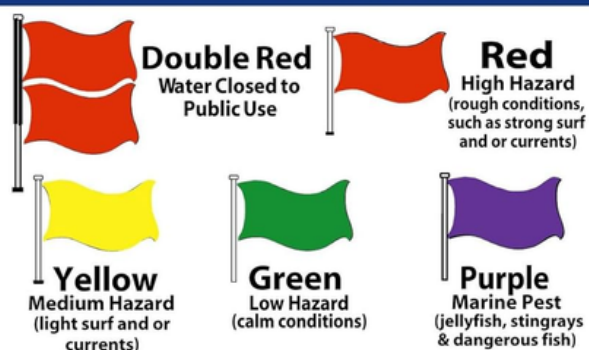


The Flag System and Beach Safety

SGI's beaches make this area so special, but conditions on the water can change quickly. There are no lifeguards on our beaches so swim at your own risk.

To keep visitors safe, Franklin County uses a Beach Flag Warning System that designates daily surf conditions. Flags are posted at the entryway. The flag color corresponds to the level of hazard in the water. Because rip currents and changing conditions can pose serious risks, visitors are encouraged to check the flag status before entering the Gulf. When in doubt, stay out of the water and always supervise children closely. And remember, calm waters can be just as dangerous as rough seas.

BEACH FLAG WARNING SYSTEM



Scan for water conditions.



Enjoy your time

There really is such a thing as island time. Life within The Plantation on SGI moves at a different pace, and that's part of what makes it so special.

Throughout much of the Plantation, the speed limit is **35 mph**, but drops down to 10 in some areas. As such, we kindly ask everyone to slow down, settle into island time, and take in the beauty around you. Watch for pedestrians and bicyclists. Thank you for helping keep our island safe, peaceful and enjoyable for all who live, visit and work here.



A few more reminders:

- Mail can be deposited in the mailroom located at the Magnolia Clubhouse.
- Visit our retail area in the Clubhouse and take home a T-shirt or hat.
- We have puzzles and books for borrowing for that occasional rainy day.
- Social media: Share your time in The Plantation with family and friends. Tag us here: [Facebook](#) and [Instagram](#). More info: Check out our [website](#).
- Ask about the use of our Plantation Room for a wedding reception or other special event.
- Our security, maintenance and office staff are here to serve you, our most valuable guests. Please reach out if we can be of assistance. Hours: Monday-Friday, 8 a.m.-4 p.m. Office staff can be reached at **(850) 927-2312** or office@sgpoa.com. After hours, Security can be reached at **(850) 927-2362**.

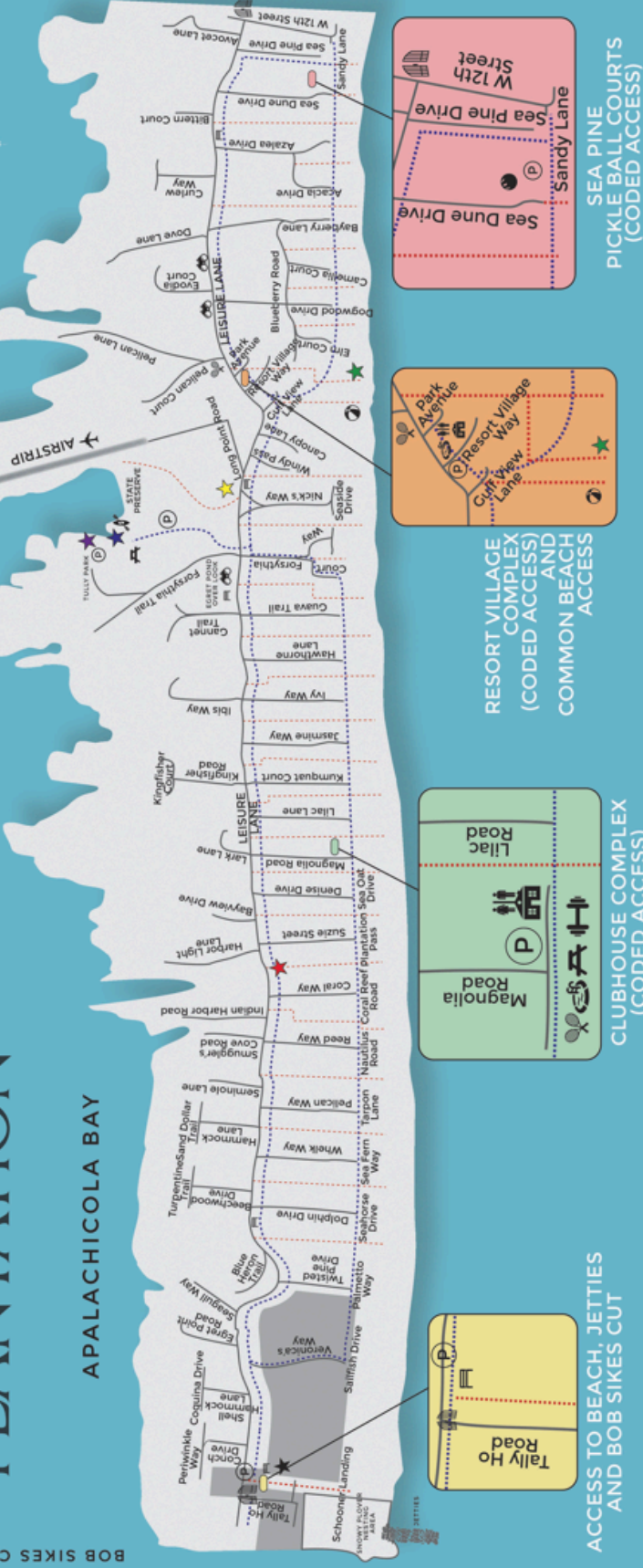


We'll see you next time!

St. George PLANTATION

APALACHICOLA BAY

BOB SIKES CUT



PLACES OF NOTE

- ★ End Of Leisure Lane
- ★ Johnson Nature Area
- ★ Nick's Hole Cove
- ★ Trail Head
- ★ Tully Park
- ★ Resort Village
- ★ Access To Jetties, Bob Sikes Cut And Beach
- ★ Observation Deck
- ★ Maritime Forest
- ★ Kayak Launch And Short Term Storage Site
- ★ Leading To Nick's Hole Cove
- ★ Observation Deck
- ★ Salt Marsh
- ★ Observation Deck/Gulf

GETTING AROUND

- Road
- ... Bike Path
- ... Beach Access & Dune Crossover
- ... Non-SGPOA Villages
- Restrooms
- Airstrip
- Security Gate
- Parking

FUN

- Tennis Courts (2)
 - Club House (2)
 - Kayak Launch
 - Fitness Center
 - Bench (4)
 - Picnic Area
 - Observation Vistas
 - Pool (2)
 - Pickle Ball (1)
 - Common Beach
- (Many Amenities Require Coded Access)

GULF OF MEXICO

This map is designed to provide you with information to enhance your visit to The Plantation. Please note the location of amenities and nature areas. Larger maps are available from the office.