

**SWALLOWTAIL AT SEA PINES OWNERS ASSOCIATION, INC.**

PO Box 6989  
Hilton Head Island, SC 29938  
(843) 363-5699

November 2025

Dear Swallowtail Owner:

The 2026 Annual Maintenance Fee (AMF) has been sent out via your delivery preference: US Mail or email. The **2026 AMF is \$1,425.00** and due no later than January 31, 2026. A discount of \$15 per unit/week can be taken if payment is received by **December 31, 2025**. Payments made **after 1/31/2026** are subject to finance charges and future collection fees.

Payments by check or online at [www.swallowtailatseapines.com](http://www.swallowtailatseapines.com) are accepted. An additional 3.5% processing fee will be included for credit card payments. Please remember, you must be registered in the owner section of the website to pay online. The email address you use must match what is in our system.

Per Association by-laws, **Annual Fees must be paid/prepaid for any year that you desire to deposit with RCI/II, prior to the time of deposit.** Future year fees should be paid at the current year's rate but are considered an "estimate" for that year. Fees for a 2027 week or later should be paid in the amount of \$1,425.00 in order for a deposit to be approved.

We look forward to seeing you when you are on the Island! We continue to strive to keep your property in the best condition possible. We appreciate any feedback that you may have. Please complete comment cards whenever you get the chance.

The Fall newsletter, Swallowtail Budget, Calendar and other important information can be accessed on the Owners website at: **WWW.SWALLOWTAILATSEAPINES.COM**

The Club Group, Ltd.  
Accounts Receivable – Swallowtail

Fellow Swallowtail Owners,

Your board met in person on property on Monday October 6, 2025 to discuss the Association's state of affairs.

We were able to successfully conduct the Annual Meeting on Tuesday October 7, 2025 thanks to your participation via proxy.

### **Annual Meeting**

The Board thanked everyone who filled out the Comment Cards during their stays. The Owner Comment Cards in each unit help the Board and The Club Group address issues and determine where priorities should be set.

The Board also reviewed the Association's financials and proposed budget.

Todd Hoppenstedt was reelected to the Board for 3 years. From the owners in attendance, the feedback we received on the recent upgrades to our units was overwhelmingly positive.

The new pool surface, in particular, is considered a great improvement, and overall, the recent upgrades to the property and ongoing maintenance activities were noted, and even applauded.

One owner who owns 8 weeks commented that he typically has a small list of fixes to share when he first arrives, and after 2 weeks, he's yet to start a list.

Owners who have recently stayed at timeshare properties in high-rise buildings commented on how nice it is to have parking directly outside of their Swallowtail unit instead of in a large parking lot some distance from the property.

Swallowtail owners continue to enjoy lower maintenance fees than the national average and also much lower than the average cost for renting a like-kind Hilton Head property. Not only is the cost better, but the experience and amenities are much more home-like than staying in a hotel.

### **New Online Booking Engine**

We have a new direct booking engine on the [www.swallowtailatseapines.com](http://www.swallowtailatseapines.com) website that allows you to search by week and by unit to see what is available.

While Krista (our point of contact for owner rentals) has access to even more availability, this quick online booking capability may satisfy many owners' needs.

This online booking tool makes it easy to pre-plan extra visits to Swallowtail for you, your friends, and other family members at all hours of the day without having to guess if there's availability.

We believe this new feature makes it even easier for you to visit Swallowtail more often, (even for long weekends) or to bring friends and family to join. You can also share our website with friends to encourage them to enjoy the same experience you have come to love as an owner. Here's a link to this booking engine, so you can see what we mean:

<https://book.swallowtailatseapines.com/>

## **2026 Budget**

As discussed in the previous President's letter that traveled with the Annual Meeting Notice, our approved budget sets the 2026 maintenance fee at \$1,425 per week.

Beginning in the fall of 2026, exterior siding repairs and total painting of all 37 units will begin.

In addition, we have several 15+ year old HVAC systems that are very likely to fail next year, so we've budgeted for that inevitability.

We will also be proactively replacing our aging water heaters to eliminate the power-saver restrictor that has frustrated so many of us who like to shower during the day. This 3 year replacement plan will also save money in energy costs and protect against the risks of water heater failures that can result in major water damage to a unit.

Propane savings continue to be a big financial benefit to the Association so we will once again turn off the main pool heater on January 2 and back on February 27. The Hot Tub will remain heated, year 'round.

The first floor tile and carpet projects should be complete by Spring 2026.

## **Sales/Rentals**

If you are like most owners who own in Swallowtail, one week was plenty of time for vacation. As our lifestyles change, maybe it is time to consider purchasing an additional week (or two!) to extend your scheduled stay, or to pick up a week in another season.

We hear nearly every year how owners look forward to coming down with friends. Maybe those friends are now ready to purchase their own week. Whatever the reason, please give Lighthouse Realty a call to see what units and weeks are available.

October 17, 2025

Lisa Fleming is the new Broker-in-Charge at Lighthouse Realty and will be happy to help or Talyn Silva with The Club Group will also be more than happy to assist you as you look to purchase an additional week.

As mentioned previously, our new online booking engine makes it much easier for you to book a week online. And if you can't find what you're looking for, Krista will be happy to help arrange a stay that fits your needs ... even if just for a few days.

### **Special Treatment**

As an owner, you always get preferred treatment at Swallowtail for both sales and rentals. If purchasing an additional week, you will receive a 25% discount on the sale price, AND the first year's maintenance fees will be waived!

You can also receive a \$500 referral bonus if you refer a friend or family member who purchases their own Swallowtail week.

In addition, if you rent a week directly from us, the Housekeeping Fee, Resort Fee, and Damage Waiver fee will be waived. This equates to a \$325 reduction when compared to the non-owner rental rate. Whether purchasing or renting, we hope you will contact us when you are planning your next trip to Hilton Head.

### **Sales:**

Lisa Fleming:

843-671-5551

[lisafleming@lighthouserealtyhhi.com](mailto:lisafleming@lighthouserealtyhhi.com)

Talyn Silva:

843-363-5699 ext. 1021

[tsilva@cglhhi.com](mailto:tsilva@cglhhi.com)

**Rentals:** Krista Johnson: 843-671-0409 [krista@htyc.com](mailto:krista@htyc.com)

We hope you have a truly wonderful remaining 2025 with friends and family. We look forward to seeing you while visiting your home away from home at Swallowtail!

Sincerely,

Don Kirk - President

Wes Rogers – Vice President

Dave Nichols – Treasurer

Todd Hoppenstedt – Board Member

Jimmy Jackson – Board Member

SWALLOWTAIL  
2026 BUDGET

OPERATIONAL BUDGET			
	2026	2025	Variance
	Budget	Budget	to Budget
<b>REVENUES</b>			
Member Dues	2,056,830	1,915,305	141,525
HOA Owned Units	(474,150)	(421,225)	(52,925)
Fee Income		5,000	(5,000)
Rental Income	140,000	140,000	-
Misc Income	1,000	1,000	-
Interest Income	750	500	250
Owner Finance/Fees Income	30,000	30,000	-
<b>Total</b>	<b>1,754,430</b>	<b>1,670,580</b>	<b>83,850</b>
<b>REVENUES</b>	<b>1,754,430</b>	<b>1,670,580</b>	<b>83,850</b>
<b>COST OF SALES</b>			
Credit Card Discount	10,000	8,000	2,000
Prepaid Discount	16,000	16,000	-
Bad Debt	178,120	143,190	34,930
<b>Total</b>	<b>204,120</b>	<b>167,190</b>	<b>36,930</b>
<b>NET REVENUES</b>	<b>1,550,310</b>	<b>1,503,390</b>	<b>46,920</b>
<b>REPAIRS AND MAINTENANCE</b>			
R&M - Ceilings/Walls	12,000		12,000
R&M - HVAC	10,000	10,000	-
R&M - Irrigation	2,000		2,000
R&M - Landscaping	36,000	38,100	(2,100)
R&M - Plumbing	12,000	12,000	-
R&M - General	137,000	137,000	-
R&M - Electrical/Lighting	7,500		7,500
R&M - Pool	37,020	36,140	880
<b>Total</b>	<b>253,520</b>	<b>233,240</b>	<b>20,280</b>
<b>UTILITIES</b>			
Electric	70,000	65,000	5,000
Water & Sewer	25,000	23,000	2,000
Propane Gas	17,000	22,000	(5,000)
TV/Internet	31,204	31,204	-
<b>Total</b>	<b>143,204</b>	<b>141,204</b>	<b>2,000</b>
<b>GENERAL OP EXPENSES</b>			
Pest Control	9,720	9,600	120
Rubbish Removal	21,840	14,760	7,080
Owner Services	5,000	10,000	(5,000)
Housekeeping Amenities	28,000	28,000	-
Advertising	21,000	23,000	(2,000)
Supplies - Office	2,000	4,500	(2,500)
Postage,Printing,Handling	3,000	3,000	-
Legal	7,500	10,000	(2,500)
License & Permits	600	600	-
Board of Directors	7,500	7,500	-
Accting & Computer	10,000	8,000	2,000
Bank Service Chg	500	500	-
Taxes - Real Estate	197,761	193,883	3,878
Insurance	153,518	167,000	(13,482)
Interest	5,000	5,000	-
POA - CSA	87,511	87,674	(163)
<b>Total</b>	<b>560,449</b>	<b>573,017</b>	<b>(12,568)</b>
<b>TOTAL OP EXPENSES</b>	<b>957,173</b>	<b>947,461</b>	<b>9,712</b>
<b>OP INCOME B4 MGMT FEES</b>	<b>593,137</b>	<b>555,929</b>	<b>37,208</b>
<b>CGL MGMT FEE</b>			
CGL Base Fee	139,050	135,000	4,050
CGL Front Office Fee	74,144	74,144	-
CGL Housekeeping	352,260	342,000	10,260
<b>Total</b>	<b>565,454</b>	<b>551,143</b>	<b>14,311</b>
<b>NET OPERATING INCOME</b>	<b>27,683</b>	<b>4,786</b>	<b>22,897</b>

	2026	2025	Variance
	Dues	Dues	to Budget
Operating Dues	1,090	1,015	75
Reserve Dues	335	335	0
<b>Total Dues</b>	<b>1,425</b>	<b>1,350</b>	<b>75</b>

RESERVE BUDGET			
	2026	2025	Variance
	Budget	Budget	to Budget
<b>REVENUES</b>			
Member Dues	632,145	632,145	-
HOA Owned Units	(145,725)	(139,025)	(6,700)
<b>Total</b>	<b>486,420</b>	<b>493,120</b>	<b>(6,700)</b>
<b>REVENUES</b>	<b>486,420</b>	<b>493,120</b>	<b>(6,700)</b>
<b>COST OF SALES</b>			
Bad Debt	56,280	48,910	7,370
<b>Total</b>	<b>56,280</b>	<b>48,910</b>	<b>7,370</b>
<b>NET REVENUES</b>	<b>430,140</b>	<b>444,210</b>	<b>(14,070)</b>
<b>RESERVE</b>			
Replace Exterior Siding	7,000	20,000	(13,000)
Doors/Windows/Screens	4,000	16,000	(12,000)
Patios/Decks/Gates	6,000	5,000	1,000
Patio Furniture	4,500		4,500
Exterior Paint	80,000		80,000
Pool/Spa/Deck Surface		25,000	(25,000)
Pool/Spa Equipment	7,000		7,000
Pool Cabana Exterior	1,500		1,500
Pool/Patio Furniture	5,450	3,000	2,450
Interior Decor	2,000	2,000	-
Carpet/Flooring	133,000	151,000	(18,000)
HVAC	49,000	27,000	22,000
Water Heaters	26,400		26,400
Kitchen Appliances & W/D	12,100	12,100	-
Landscaping	8,000	5,000	3,000
Exterior Signs/Lighting	2,550	2,050	500
Sidewalk/Parking	35,000		35,000
Dry Wall Repair	3,000	3,000	-
Front Porch	13,000		13,000
<b>Total</b>	<b>399,500</b>	<b>271,150</b>	<b>128,350</b>
<b>NET INCOME</b>	<b>30,640</b>	<b>173,060</b>	<b>(142,420)</b>

## **Swallowtail Board of Directors**

**Donald Kirk**

**2023-2026**

President

wk. 28

wk. 28

wk. 29

wk. 30

wk. 31

wk. 34

Email: [donaldrkirk@comcast.net](mailto:donaldrkirk@comcast.net)

**Wes Rogers**

**2024 - 2027**

Vice President

wk. 29

wk. 30

wk. 49

Email: [wrogers4@neo.rr.com](mailto:wrogers4@neo.rr.com)

**David Nichols**

**2024 – 2027**

Secretary/Treasurer

Wk. 38

wk. 39

wk. 40

E-mail: [davidnichols7@gmail.com](mailto:davidnichols7@gmail.com)

**Jimmy S. Jackson**

**2023 - 2026**

wk. 9

wk. 36

E-mail: [Jimmy@JSJackson.com](mailto:Jimmy@JSJackson.com)

**Todd Hoppenstedt**

**2025 - 2028**

wk. 29

wk. 29

E-mail: [trhoppenstedt@comcast.net](mailto:trhoppenstedt@comcast.net)

# SWALLOWTAIL HOA RESALES

These weeks are all available for purchase. Existing Swallowtail Owners and their families receive a 25% discount from the published price and the Association will waive the AMF fee associated with the next available usage. If you recommend a friend who purchases, you will be eligible for a \$500 referral bonus. If you have an interest in a particular week or unit that does not show on this list, please contact us for updated information.

**For information call  
Talyn at 843-363-5699 ext. 1021**

**PLEASE NOTE THIS IS ONLY SOME OF THE HOA WEEKS AVAILABLE,  
PLEASE CALL TALYN AT THE CLUB GROUP FOR ADDITIONAL AVAILABILITY.**

<u>UNIT</u>	<u>WEEK</u>	<u>SALES PRICE</u>	<u>UNIT</u>	<u>WEEK</u>	<u>SALES PRICE</u>	<u>UNIT</u>	<u>WEEK</u>	<u>SALES PRICE</u>	<u>UNIT</u>	<u>WEEK</u>	<u>SALES PRICE</u>
2880	1	\$1,000	2891	10	\$ 1,750	2904	34	\$3,500	2904	48	\$1,000
2881	1	\$1,000	2875	11	\$ 2,000	2874	35	\$4,500	2904	49	\$1,000
2882	1	\$1,000	2885	11	\$ 2,000	2880	35	\$4,500	2885	50	\$1,000
2871	2	\$1,000	2887	11	\$ 2,000	2891	35	\$2,500	2900	50	\$1,000
2873	2	\$1,000	2888	12	\$ 2,000	2876	36	\$2,500	2870	51	\$1,500
2874	2	\$1,000	2873	13	\$ 2,500	2880	36	\$2,500	2899	51	\$1,500
2871	3	\$1,000	2870	14	\$ 2,500	2870	37	\$2,500	2879	52	\$1,500
2888	3	\$1,000	2870	15	\$ 2,500	2873	37	\$2,500	2905	52	\$1,500
2891	3	\$1,000	2877	15	\$ 2,500	2874	38	\$2,500			
2880	4	\$1,000	2884	16	\$ 2,250	2904	38	\$2,500			
2882	4	\$1,000	2899	16	\$ 2,250	2871	39	\$2,500			
2904	4	\$1,000	2890	16	\$ 2,250	2896	39	\$2,500			
2873	5	\$1,000	2872	17	\$ 2,250	2890	40	\$2,500			
2876	5	\$1,000	2890	18	\$ 2,500	2896	40	\$2,500			
2901	5	\$1,000	2897	18	\$ 2,500	2891	41	\$2,500			
2871	6	\$1,000	2902	18	\$ 2,500	2902	41	\$2,500			
2875	6	\$1,000	2897	19	\$ 2,500	2877	42	\$2,500			
2903	6	\$1,000	2890	20	\$ 2,500	2900	42	\$2,500			
2884	7	\$1,000	2879	22	\$ 3,500	2887	43	\$1,500			
2893	7	\$1,000	2872	25	\$ 4,500	2906	43	\$1,500			
2904	7	\$1,000	2904	29	\$ 4,500	2887	44	\$1,500			
2897	8	\$1,250	2870	31	\$ 4,000	2906	44	\$1,500			
2870	9	\$1,500	2876	31	\$ 4,000	2878	45	\$2,000			
2871	9	\$1,500	2877	32	\$ 4,000	2899	45	\$2,000			
2873	9	\$1,500	2900	32	\$ 4,000	2885	46	\$2,000			
2876	9	\$1,500	2870	33	\$ 3,000	2902	46	\$2,000			
2870	10	\$1,750	2877	33	\$ 3,000	2877	47	\$1,000			
2872	10	\$1,750	2870	34	\$ 3,000	2905	47	\$1,000			
2877	10	\$1,750	2879	34	\$ 3,000	2880	48	\$1,000			

Week no	2025	2026	2027	2028	2029
1	10-Jan - 17-Jan	9-Jan - 16-Jan	8-Jan - 15-Jan	14-Jan - 21-Jan	12-Jan - 19-Jan
2	17-Jan - 24-Jan	16-Jan - 23-Jan	15-Jan - 22-Jan	21-Jan - 28-Jan	19-Jan - 26-Jan
3	24-Jan - 31-Jan	23-Jan - 30-Jan	22-Jan - 29-Jan	28-Jan - 4-Feb	26-Jan - 2-Feb
4	31-Jan - 7-Feb	30-Jan - 6-Feb	29-Jan - 5-Feb	4-Feb - 11-Feb	2-Feb - 9-Feb
5	7-Feb - 14-Feb	6-Feb - 13-Feb	5-Feb - 12-Feb	11-Feb - 18-Feb	9-Feb - 16-Feb
6	14-Feb - 21-Feb	13-Feb - 20-Feb	12-Feb - 19-Feb	18-Feb - 25-Feb	16-Feb - 23-Feb
7	21-Feb - 28-Feb	20-Feb - 27-Feb	19-Feb - 26-Feb	25-Feb - 3-Mar	23-Feb - 2-Mar
8	28-Feb - 7-Mar	27-Feb - 6-Mar	26-Feb - 5-Mar	3-Mar - 10-Mar	2-Mar - 9-Mar
9	7-Mar - 14-Mar	6-Mar - 13-Mar	5-Mar - 12-Mar	10-Mar - 17-Mar	9-Mar - 16-Mar
10	14-Mar - 21-Mar	13-Mar - 20-Mar	12-Mar - 19-Mar	17-Mar - 24-Mar	16-Mar - 23-Mar
11	21-Mar - 28-Mar	20-Mar - 27-Mar	19-Mar - 26-Mar	24-Mar - 31-Mar	23-Mar - 30-Mar
12	28-Mar - 4-Apr	27-Mar - 3-Apr	26-Mar - 2-Apr	31-Mar - 7-Apr	30-Mar - 6-Apr
13	4-Apr - 11-Apr	3-Apr - 10-Apr	2-Apr - 9-Apr	7-Apr - 14-Apr	6-Apr - 13-Apr
14	11-Apr - 18-Apr	10-Apr - 17-Apr	9-Apr - 16-Apr	14-Apr - 21-Apr	13-Apr - 20-Apr
15	18-Apr - 25-Apr	17-Apr - 24-Apr	16-Apr - 23-Apr	21-Apr - 28-Apr	20-Apr - 27-Apr
16	25-Apr - 2-May	24-Apr - 1-May	23-Apr - 30-Apr	28-Apr - 5-May	27-Apr - 4-May
17	2-May - 9-May	1-May - 8-May	30-Apr - 7-May	5-May - 12-May	4-May - 11-May
18	9-May - 16-May	8-May - 15-May	7-May - 14-May	12-May - 19-May	11-May - 18-May
19	16-May - 23-May	15-May - 22-May	14-May - 21-May	19-May - 26-May	18-May - 25-May
20	23-May - 30-May	22-May - 29-May	21-May - 28-May	26-May - 2-Jun	25-May - 1-Jun
21	30-May - 6-Jun	29-May - 5-Jun	28-May - 4-Jun	2-Jun - 9-Jun	1-Jun - 8-Jun
22	6-Jun - 13-Jun	5-Jun - 12-Jun	4-Jun - 11-Jun	9-Jun - 16-Jun	8-Jun - 15-Jun
23	13-Jun - 20-Jun	12-Jun - 19-Jun	11-Jun - 18-Jun	16-Jun - 23-Jun	15-Jun - 22-Jun
24	20-Jun - 27-Jun	19-Jun - 26-Jun	18-Jun - 25-Jun	23-Jun - 30-Jun	22-Jun - 29-Jun
25	27-Jun - 4-Jul	26-Jun - 3-Jul	25-Jun - 2-Jul	30-Jun - 7-Jul	29-Jun - 6-Jul
26	4-Jul - 11-Jul	3-Jul - 10-Jul	2-Jul - 9-Jul	7-Jul - 14-Jul	6-Jul - 13-Jul
27	11-Jul - 18-Jul	10-Jul - 17-Jul	9-Jul - 16-Jul	14-Jul - 21-Jul	13-Jul - 20-Jul
28	18-Jul - 25-Jul	17-Jul - 24-Jul	16-Jul - 23-Jul	21-Jul - 28-Jul	20-Jul - 27-Jul
29	25-Jul - 1-Aug	24-Jul - 31-Jul	23-Jul - 30-Jul	28-Jul - 4-Aug	27-Jul - 3-Aug
30	1-Aug - 8-Aug	31-Jul - 7-Aug	30-Jul - 6-Aug	4-Aug - 11-Aug	3-Aug - 10-Aug
31	8-Aug - 15-Aug	7-Aug - 14-Aug	6-Aug - 13-Aug	11-Aug - 18-Aug	10-Aug - 17-Aug
32	15-Aug - 22-Aug	14-Aug - 21-Aug	13-Aug - 20-Aug	18-Aug - 25-Aug	17-Aug - 24-Aug
33	22-Aug - 29-Aug	21-Aug - 28-Aug	20-Aug - 27-Aug	25-Aug - 1-Sep	24-Aug - 31-Aug
34	29-Aug - 5-Sep	28-Aug - 4-Sep	27-Aug - 3-Sep	1-Sep - 8-Sep	31-Aug - 7-Sep
35	5-Sep - 12-Sep	4-Sep - 11-Sep	3-Sep - 10-Sep	8-Sep - 15-Sep	7-Sep - 14-Sep
36	12-Sep - 19-Sep	11-Sep - 18-Sep	10-Sep - 17-Sep	15-Sep - 22-Sep	14-Sep - 21-Sep
37	19-Sep - 26-Sep	18-Sep - 25-Sep	17-Sep - 24-Sep	22-Sep - 29-Sep	21-Sep - 28-Sep
38	26-Sep - 3-Oct	25-Sep - 2-Oct	24-Sep - 1-Oct	29-Sep - 6-Oct	28-Sep - 5-Oct
39	3-Oct - 10-Oct	2-Oct - 9-Oct	1-Oct - 8-Oct	6-Oct - 13-Oct	5-Oct - 12-Oct
40	10-Oct - 17-Oct	9-Oct - 16-Oct	8-Oct - 15-Oct	13-Oct - 20-Oct	12-Oct - 19-Oct
41	17-Oct - 24-Oct	16-Oct - 23-Oct	15-Oct - 22-Oct	20-Oct - 27-Oct	19-Oct - 26-Oct
42	24-Oct - 31-Oct	23-Oct - 30-Oct	22-Oct - 29-Oct	27-Oct - 3-Nov	26-Oct - 2-Nov
43	31-Oct - 7-Nov	30-Oct - 6-Nov	29-Oct - 5-Nov	3-Nov - 10-Nov	2-Nov - 9-Nov
44	7-Nov - 14-Nov	6-Nov - 13-Nov	5-Nov - 12-Nov	10-Nov - 17-Nov	9-Nov - 16-Nov
45	14-Nov - 21-Nov	13-Nov - 20-Nov	12-Nov - 19-Nov	17-Nov - 24-Nov	16-Nov - 23-Nov
46	21-Nov - 28-Nov	20-Nov - 27-Nov	19-Nov - 26-Nov	24-Nov - 1-Dec	23-Nov - 30-Nov
47	28-Nov - 5-Dec	27-Nov - 4-Dec	26-Nov - 3-Dec	1-Dec - 8-Dec	30-Nov - 7-Dec
48	5-Dec - 12-Dec	4-Dec - 11-Dec	3-Dec - 10-Dec	8-Dec - 15-Dec	7-Dec - 14-Dec
49	12-Dec - 19-Dec	11-Dec - 18-Dec	10-Dec - 17-Dec	15-Dec - 22-Dec	14-Dec - 21-Dec
50	19-Dec - 26-Dec	18-Dec - 25-Dec	17-Dec - 24-Dec	22-Dec - 29-Dec	21-Dec - 28-Dec
51	26-Dec - 2-Jan	25-Dec - 1-Jan	24-Dec - 31-Dec	29-Dec - 5-Jan	28-Dec - 4-Jan
52	2-Jan - 9-Jan	1-Jan - 8-Jan	31-Dec - 7-Jan	5-Jan - 12-Jan	4-Jan - 11-Jan
53	As of 9/4/2024		7-Jan - 14-Jan		





# Snowbird Special-25% OFF Regular Prices



Prices start from  
\$135 a night

\*Book online by 11/28/25  
\*\*See Terms & Conditions

## 25% OFF

*Escape the Cold – Relax in  
Swallowtail at Sea Pines*

### Facilities

- Pool + Hot Tub
- Golf / Lagoon Views
- Private Master Suite
- Multiple Grilling Areas

### Book Online:

[book.swallowtailatseapines.com](http://book.swallowtailatseapines.com)

**Code Voucher: WINTER25**

\*\*For questions or stays longer than 2 weeks, please call Krista at 843-671-0409.



#### Terms & Conditions:

\*Offer expires November 28th, 2025. Applies new reservations now through November 28th, 2025. Stays of 4+ Nights

\*\*Only valid for weeks booked between December 5th, 2025 – March 6, 2026. Other restrictions may apply