



Spring/Summer 2025 Edition

COMMUNITY ASSOCIATION NEWSLETTER

1340G Ben Sawyer Blvd., Mt. Pleasant, SC 29464

Message from the Charleston National Community Association President

Greetings, Charleston National Homeowners:

As summer approaches, hope you are enjoying the warm summer weather. I am sure you are all busy with vacations, houseguests, and children ready to be out of school for the summer. To our new residents, I hope you feel welcome in Charleston National. I am honored to have this opportunity to serve you as President

Annual Meeting and Elections

Our Annual Meeting was held on March 29, 2025. We are currently working on the new website because the one we were using was terminated by the company. Until the new website is ready, please submit requests to Molly Uribe at molly@charlestonpms.com. The Board reviewed the financial status of the association, 2024 and 2025 projects including: pond dredging of CN7 and CN8, clearing brush around the ponds, new street signs installed by the Town of Mt. Pleasant, entrance monuments and the pending proposed capital buy in amendment vote currently in progress. An officer from the Town of Mt. Pleasant also spoke regarding E-bikes that are becoming more of an issue within the community and throughout Mt. Pleasant. He spoke of the laws regarding these bikes and took a few questions. The officer provided the following URL regarding E-Bike Safety <https://www.tompssc.com/1634/eBike-Safety>
Electric bikes (eBikes) offer a fun and convenient way to get around Mount Pleasant—but they also require responsible riding. This page explains where eBikes are allowed, what local law says, and how the Town works to promote safe use for all.

Our three nominees for the Board of Directors, Susan Kelly, Raymond Lalli and Emily Tipaldo, were introduced. All three nominees were elected unanimously. We welcomed Emily and thanked Susan and Ray for agreeing to serve again. We look forward to collaborating with these folks and helping to keep Charleston National a wonderful place to live.

We also thanked Linda Koutoufas, former Landscaping Chair for past service to the Board. She put in many hours to keep Charleston National a desirable place to live, and she deserves all our heartfelt thanks.

Goals for 2025:

Proposed Amendment to revise the Buy In Capital Contributions for the community

Bill Harkness spoke about the proposed ¼ of 1% proposed amendment to replace the current 2 months of annual dues (\$84) amount being collected with the sale of each home. To pass, 75% of the community must vote YES. Voting ends by

September 30 but please submit your vote NOW if you know you are going to vote. This is a large undertaking and the Board has enlisted the assistance of the Neighborhood Captains Committee to go door to door to solicit votes. The Charleston National Community Association thanks all the Neighborhood Captains who are spending many hours on this project. Your efforts are greatly appreciated. Please be polite if they knock on your door. The Board of Directors has worked hard over the last few years to inform the community regarding our financial restrictions and the ever-growing need to build reserves for future projects. Monies collected can only be used for Capital projects and it is the Board's hope that a strong reserve fund may reduce the need for special assessments and dues increase in the future.

Previous attempts to pass this amendment have only shown about 40% participation from the residents. This time the goal is to get 100% participation. With full participation, the board will know exactly the wishes of the community regarding this amendment. **NOTE:** Through April of 2025, 18 homes were sold in Charleston National for a total sales volume of **\$14,205,900**. Had the amendment been in place, **\$35,465** (.25% of the sales price) in transfer fee funds would have been collected.

Neighborhood Captains

If you want to serve as a Neighborhood Captain, please contact either Mary Lou Scott or Flo Moses who are co-chairs of the committee. If you are a new resident of Charleston National you should have received an email from the management company welcoming you and providing a welcome packet of information, the Owners handbook and a few other forms. If you have not received that information, please reach out to the management office by email to molly@charlestonpms.com. The Captains will be visiting you to personally welcome you and answer any questions you might have.

Mary Lou Scott (CNNC1@yahoo.com)

Areas: Old Course, Mulligan, Stockton, Divot Ct, Charter Oaks, Somersby, Oxfordshire, Royal Links

Lisa Fulcomer (CNNC27@yahoo.com)

Areas: Harleston Green, National Dr, Egret's Pointe, Rees Row, Belhaven

Flo Moses (CNNC11@yahoo.com)

Areas: Heathland Way, Spoon Ct, Brasie Way, Royal Troon Ct, San Snead Dr, Haig Lane

Janet Mullen (CNNC26@yahoo.com)

Area: Linksland Rd, Mashie Ct, Hogan's Alley

Janice King (CNNC14@yahoo.com)

Area: Somerset Hills

Alice Cagnina (CNNC13@yahoo.com)

Areas: Olympic, Medinah, Merion Place

Joe Pomilla (CNNC25@yahoo.com)

Area: Victory Pointe

Maintenance

The fence facing Hwy 17 at National Drive has been repaired and all entrance signs in the community have been pressure washed. We are using a new contractor so if we are happy with the work he does on that project, we will enlist his services on the other fences in the subdivision. We have focused on repairing and maintaining the sprinkler system throughout the neighborhood to save water and keep irrigation in the spots requiring it.

Continued Focus on Crime Prevention Awareness

According to the Mount Pleasant Police Department, it has been fairly quiet in Charleston National. The police department continues to urge homeowners to remember to take precautions at home, including keeping your doors locked even when at home, locking your cars in your driveways and even your garages, closing garage doors even when working in your yards, and getting to know your neighbors. If you see something, say something or report it. Vandalism impacts all of us.

Violations

Dan McCall is the new chair of the Violations Committee to oversee the violations process as the management company does its monthly inspections and communications to homeowners. If an owner receives a violation and cannot correct it in the ten days listed in the email, reach out to the property management and request additional time if you have extenuating circumstances preventing you from addressing the issue.

- As we move into Summer, please be sure to minimize on street parking (same direction parking only) and there is no overnight parking between 12 AM – 5 AM on any street.
- Spring and summer are time for cleanup – please remember that all debris for pick up is only allowed between Saturday - Tuesday.
- Please remember to keep your yards, house, and mailbox in the best possible condition. Your efforts are reflected in the perception of our Neighborhood.

LAGOON SHORE MAINTENANCE-OWNERS RESPONSIBILITY

Great progress has been made in the Phase I and II Lagoon Project. All of Phase I and II lagoons have been cleared around the perimeters and CN 7 & 8 along National Drive were dredged and soil removed. The Golf Course took the soil for their use and saved the Association a good amount of money. The Association has now set the bar on how the shoreline should be maintained. **All owners whose lots back up to or sit beside any lagoon/lake/pond are required to maintain the shoreline per the governing documents (Article III, item 39.B.1.a). Those owner who do not maintain their areas are subject to fines.** Lots on these waterways do extend down to the water's edge. "The Owner shall maintain the area between the edge of any lagoon, lake, pond, and all areas not covered by water according to all rules and regulations that may be established by the Board for the purpose of preserving, maintaining, and enhancing the pond ecosystem, even though the same may be reserved as a part of the lagoon, lake, pond, drainage easement, or waterway. The embankment area between a lagoon Lot and the edge of the water line of the adjacent lagoon shall be maintained by such Owner so that grass, planting, or other lateral support to prevent erosion of the embankment shall not be changed without the prior written consent of the Association or the ARC. A buffer of three (3) to five (5) feet at water's edge is recommended and Owners are encouraged to maintain the buffer with twelve (12) to fifteen (15) inch high plantings or grass that do not fall into the water or contribute to sediment.

One More Thing

We are exploring the possibility of a boat/recreational vehicle/within the neighborhood. The Board is in the early investigative stages. Stay tuned for more information as we have it.

IN CLOSING

This is a large community that is trying to age gracefully. Our Committee Chairpersons spend considerable time and efforts addressing items that make this a beautiful place to live and run smoothly. They are:

Susan Kelly-Architectural Review—ARC

Scot Maslin-Maintenance

Dan McCall-Violations

Bruce Bingham=Lagoons

Emily Tipaldo-Social

Cathy Tucker-Treasurer

Debbie Gianella-Secretary

These committees are always looking for help to either serve on a committee or in some other informal capacity. Please read and respond to the article in this newsletter titled "Are You Interested in Serving Your Community?" Your thoughts and ideas are always important to us.

Save this newsletter for future reference and check the Reader Boards for updates. . Contact our property manager, Molly, when you have a question or concern. Also, if you have not already, please make sure that we have your email address, so you do not miss any community communications.

William Harkness

President, CNCA Board of Directors

Hello from your Neighborhood Captains!

It was about a year ago that Flo Moses and I organized this committee - and we've come a long way. We have captains covering our entire community to support keeping life here beautiful and friendly. In the coming weeks, your area captain may come to your door (wearing an identifying badge) to ask if you've voted regarding the Capital Transfer amendment. Our goal is to make sure that everyone *has* voted. This amendment is important, supporting ongoing and future projects. your area captain (street coverage noted in this newsletter) is available to field your questions, concerns, and work to get you answers and resolutions. We are here for you and we thank you for supporting our efforts.

Mary Lou Scott marylou.scott@gmail.com

Flo Moses flomo59@gmail.com

BOARD OF DIRECTORS NOTICE OF MEETINGS

The CNCA Board of Directors meets on the third Thursday of every month at 5:30 p.m. in the Wando Public Library (unless otherwise noted). Association Members are invited to attend these meetings. If you have items you wish to discuss, submit them at least one week prior to the meeting to Molly Uribe at Property Management Services molly@charlestonpms.com so they can be placed on the agenda. Owners can observe the meeting but should be on the agenda to have time to speak.

ANNUAL MEETING WAS HELD MARCH 2025

At the Annual Meeting held in March 2025, CNCA Members will elect new directors to the Board and discussed a review of the 2024 goals, activities, and 2024 finances as well as an overview of the 2025 budget. Minutes from the Annual Meeting will be put on the new website once set up.

Financial News

FINANCIAL HIGHLIGHTS

Charleston National Community Association remains in excellent financial shape. Collections are high and outstanding homeowner debts are low. To date the Association has approximately delinquent assessments of \$38,700. That is approximately 90% collected. The Board and Management continue to pursue collection of the 75 accounts still outstanding. The delinquent accounts are in various stages of collection and are receiving late fees each month. The Board will move to more legal collection efforts that can include small claims filing, liens and foreclosure actions. All legal expenses for collections are then billed back to the owner's account.

The Board has been focusing on the following financial goals for 2025:

1. Reviewing maintenance and upkeep on Association-owned entrance monuments.
2. Continued efforts on the lagoons and pipe network within the community
3. Changing entry lighting to a better cost-effective program and reduction in repair costs. Update: All lighting projects planned for 2012 have been successfully completed.
4. Continued efforts on water management/irrigation with onsite supervision of the community irrigation systems.
5. The website is being updated for better communications and ease of use for the owners.

Those homeowners who have not yet signed and voted on the Proposed Amendment are encouraged to do so. A capital buy in fee/capital contribution fee, common in other nearby neighborhoods, would generate significant revenue for our community to increase our reserve fund and offset expenses for major undertakings for the common property of the Association.

ADDRESS CHANGES

Please note that any changes of address can be submitted online via email to molly@charlestonpms.com. For the purposes of liability, we are unable to accept owner information changes verbally. Be certain to include your name, address, and Charleston National in all communications with Property Management Services. Remember, it is your responsibility to keep the Association informed as to where you are to be billed for dues and notified of meetings.

ONLINE PAYMENTS

To make an online payment currently, you can go to the Property Management Services Website www.charlestonpms.com under properties> Charleston National Community Association. At the bottom of the resources list is a link to an only payment option through ZEGO. You must set up an account to use this ZEGO system. If you used ZEGO with the old website, you would need to sign up again.

YOUR MANAGEMENT COMPANY

Property Management Services is the management company for Charleston National Community Association. HOA manager Molly Uribe can be reached at 843-881-5459 or molly@charlestonpms.com Correspondence, address changes, etc. also may be sent to Property Management Services, 130G Ben Sawyer Blvd. Mt. Pleasant, SC 29464.

Gators

The South Carolina Department of Natural Resources announces the release of GatorWise.

The GatorWise project is intended to promote realistic public perceptions about alligators and to provide guidance on responsible human behavior to minimize conflict between people and alligators.

GatorWise is composed of members representing the state fish and wildlife agencies of Alabama, Arkansas, Florida, Georgia, Louisiana, Mississippi, North Carolina, Oklahoma, South Carolina, Tennessee and Texas, all states within the range of the American Alligator.

As warm weather returns, GatorWise and SCDNR would like to remind people that it's normal to see alligators moving around and basking in our rivers, ponds, and lakes. Alligators are native to South Carolina and are critical to the health and balance of our ecosystems. Be GatorWise: Admire them from a distance, never feed alligators, and learn more at www.gatorwise.org.



CHARLESTON NATIONAL IS FOUR ORGANIZATIONS, ONE COMMUNITY

CNCA and CNGC: The Charleston National Community Association (CNCA) and the Charleston National Golf Club (CNGC, formerly CNCC, Charleston National Country Club) are two separate organizations. While both organizations play an equally significant role in the Charleston National community, they provide different services. CNGC is the golf club and an independently owned business. CNGC owns property in CN, including the golf course and several lagoons. CNGC provides the amenities (golf, tennis, pool, playground, driving range, fitness center, clubhouse) in the CN community. CNCA is the non-profit association of all property owners in CN and is responsible for the maintenance of the common areas (landscaping, ponds, lighting, monuments, fences, signs that are owned by the Association throughout the community. CNCA property owners are Social Members of CNGC.

CNGC dues are paid directly to them, for use of the amenities while *annual assessments* are collected by CNCA for the maintenance of the common property owned by CNCA. Please contact CNGC with any amenity-related inquiries at 843-884-3673.

Victory Pointe and The Retreat: There are two additional organizations in the Charleston National Subdivision: Victory Pointe, a gated neighborhood, and The Retreat, a condominium neighborhood. Property owners at The Retreat are members of their homeowner associations as well as Members of CNCA and Social Members of CNGC. This HOA's is currently managed by RealManage Victory Pointe has recently decided to manage their HOA.

GARAGES

Garage should be used for vehicle parking to avoid having excessive vehicles parking in the driveways. The street cannot be used as overflow parking overnight. You can be fined for too many cars in the driveway AND parking on the street overnight. Please make accommodation to ensure you are following the rules:

PARKING RULES

As a reminder,

- Vehicles shall be parked in garages or driveways overnight.
- No vehicle shall be parked overnight on the street between twelve o'clock (12:00) midnight and five o'clock (5:00) a.m. This is a Town of Mt. Pleasant rule.
- A maximum of three (3) cars shall be parked on the driveway, driveway permitting, *except that in Harleston Green a maximum of two cars per driveway*, space permitting, shall be allowed.
- No vehicle shall be parked in a driveway in such a manner that the vehicle extends into the street or over a public sidewalk.
- No vehicle shall be parked on lawns or in the Common Area at any time.
- Care should be taken to avoid parking in a driveway in a manner that causes the wheels of the vehicle to be parked on lawns or in the Common Area.

- No vehicle shall be parked for display purposes only. No vehicle shall be parked on any roadway for the principal purpose of displaying it for sale and no vehicle shall be parked on any street or in any parking space for the primary purpose of advertising.
- No vehicle shall be stopped or parked on a sidewalk or in such a manner as to block passage on a sidewalk.

PLEASE NOTE: The center or side areas of an open cul-de-sac is **NOT a parking lot** and should not be used as one. **Homes on a cul-de-sac should not use the road as their overflow parking.** The use of parking in these areas is excessive and is causing a safety issue. Homeowners should always park their vehicles in their garage or on their driveway. **NEVER should the street or cul-de-sac be used as a regular parking area.**

PARKING IN NO PARKING AREAS

Do not park in areas which have signs: **NO PARKING.** These areas have in-ground sprinkler systems and the weight of cars damages sprinkler heads, requiring costly repairs. If you see any cars parked in **NO PARKING** areas, ask the drivers to move their cars, or get the license plate numbers and give them to the CN management who will reach out to the local authorities. Thank you.

STREET SIGNS

The town changed out the street signs in the community, they are working on the replacement of a few lingering directional signs.

The Board is still looking for a cost-effective way to enhance the posts installed by the town. We will keep you posted.

AMENDMENT UPDATE

The attempt to pass an amendment to collect a ¼ of 1% buy in fee at all closings is in progress. Due to our covenants, we must have 75% of the community vote YES to pass the amendment. Which means we need owners to participate. **Lack of participation has killed the amendment previously and we ask for this 3rd attempt that everyone participate, Agree or Disagree but please submit your ballot.**

PLANNING ON SELLING YOUR HOME?

If you are planning on selling your home, or condo unit, make certain that your real estate listing includes all Charleston National dues and transfer fees for the Community Association **and** the Golf Club. Also let your agent know the requirements for real estate signs. Details about size, style, and design can be found by contacting our property manager. The requirements apply to rental signs as well. Please note that For Sale or For Rent signs are not allowed in The Retreat or Victory Pointe neighborhoods.

POLITICAL AND OTHER SIGNS

No signs are permitted to be displayed in CN. Only approved For Sale and For Rent signs are permitted. We have seen a few political signs and contractor signs out currently. **Please remove these immediately if you have any displayed.** This would be a violation of the Rules of the community and subject to fines of \$25 per day.

FOLLOW GOLF COURSE RULES

Please be aware that the golf course and the cart paths are private property. It is important for all residents of Charleston National and their guests to adhere to the Golf Club rules regarding walking and jogging on the golf cart paths. Also, note that children cannot play on the course and that dogs are not allowed on the course at any time. It is important that everyone follows the posted rules. Check with CNGC for additional details and information.

EXTERIOR WORK - KNOW YOUR LOT

When planning the next project on your property, please take the time to review your plat. You should know your lot lines, know if there are any easements, buffers or wetlands on any part of your property. This can affect what you can and cannot do. If any part of your property has wetlands, you are not permitted to disturb the wetlands, so that would include landscaping such as removal of underbrush or trees.

It could be a costly mistake to encroach on property that is not yours or disturb protected wetlands. Even if the wetlands are land you legally own, there are governmental agencies protecting them and you must gain the approval of these agencies to do anything in an area designated as a wetland.

ARCHITECTURAL REVIEW BOARD

The ARC is responsible for maintaining the architectural standards of the association. The Charleston National Community Association, like most homeowners' associations, has a set of standards required in the Governing Documents when it comes to the architectural design and structure of homes and landscaping. Homeowners can find the guidelines in the Homeowners Handbook on the Charleston National website. It will aid you in planning and submission of the required Architectural Review Request form for review and approval. While the ARC may require additional information, occasional adjustments, most of the projects are approved. The HANDBOOK FOR THE HOMEOWNER NEIGHBORHOOD RESTRICTIONS AND EASEMENTS AND the ARC request form is currently available on www.charlestonpms.com > Properties > Charleston National Community Association under the resources on this page.

ALL EXTERIOR WORK, REPAIRS, REPLACEMENTS, PAINTING, LANDSCAPING, TREE TRIMMING OR REMOVAL ETC. SHOULD BE REVIEWED AND APPROVED BY THE ARC COMMITTEE, PRIOR TO THE WORK BEING DONE. Those who proceed without ARC approval will be fined.



LANDSCAPE AND IRRIGATION UPDATE

April/May

Many thanks to Linda Koutoufas who served as the Landscape Chairperson for years. Also thank you to Jim Hogg who also assisted on the Landscape Committee!

This year we have hired Wayne Sellers to manage our turf weed prevention and turf fertilization efforts, Wayne has been helping with irrigation for several years and we are now working with him on the health of the turn as well. We have added weed prevention to the regular turf fertilization and are concentrating on areas that have irrigation and are currently not shaded. (Most of the grass planted in the neighborhood is sun loving and will not thrive in shade.)

Bill Harkness has agreed to step into the role as Chairperson for the landscaping committee with Linda's retirement. Bill could use some help so anyone would like to join the landscaping committee, please let the management company know or come and volunteer at the next board meeting.

The irrigation system has been inspected, and all areas are currently functioning properly. Many thanks to Wayne Sellers of CNGC for his invaluable help in keeping the system working and fixing broken equipment. Having a working irrigation system is essential to maintaining the look of our neighborhood.

Pine straw was installed in April, and spring/summer annuals are on the way. We continue our collaboration with Forever Green, our landscaping company. Forever Green has been responsive to our requests and fixes issues as soon as possible. If residents see something that should be addressed, such as a tree down across a sidewalk or plants that are infringing on a neighborhood sign, please call Molly, and our committee will see to it.



SAFETY AND TRAFFIC AWARENESS

Here are some important safety tips for you and your family:

- **NO SPEEDING, PLEASE WATCH YOUR SPEED** on all roads within Charleston National.
- Keep your car always locked.
- Do not keep any valuables stored in your car; if you do, keep them out of sight.
- Out of town for the weekend? Please have somebody pick up your newspaper and mail.
- When going away, please leave a lamp or two on, or on a timer. This is an inexpensive way to protect your home from a break-in.
- If jogging or walking on CN roadways, remember to run or walk *facing* oncoming traffic. This gives you the best chance to see traffic approaching and to take evasive action if needed.

Summer is almost upon us. Please drive carefully.

During the school term we have noticed that some mothers/fathers picking up their children from the school buses are parked on the side of the streets in common areas and, unfortunately, on some existing sprinkler heads. In addition to this being unsafe for dropping off and picking up your youngsters, damaged irrigation heads must be repaired or replaced. Please do not park on the grass.

CHECK YOUR HOMEOWNER INSURANCE

Remember to have insurance coverage for both Formosan and subterranean termites for your home. Formosan termites are common in our area. Damage to your house by Formosan termites will not be covered if your policy does not include them. The additional coverage is minimal compared to the out-of-pocket costs you would have to pay if the damage is considerable.

KEEP US IN THE KNOW

The Board and Management ask homeowners to let us know if you see something that needs repair in common areas or elsewhere so that we can follow up and correct the condition as soon as possible. For example, if you notice an irrigation leak or a sprinkler head watering the street, contact Molly Uribe at molly@charlestonpms.com or at 843-881-5459. Be certain to include your name, address, and any helpful information on your report in your communication with Property Management Services.

KEEP STREET LIGHTS LIT

If a streetlamp is out in your neighborhood, you can report it to Dominion Energy at 1-800-251-7234 with the pole number to have the bulb replaced. If a light is out on one of the guardhouses, or if up-lights are out at one of the monuments, main entrances, or neighborhood entries, contact Molly Uribe at molly@charlestonpms.com or 843-881.5459. Please include your name and address and location of the issue in your communication. Thank you.

FOLLOW RULES WHEN FISHING IN CN LAGOONS

Signs about fishing are located at several lagoons, including ponds on National Drive. Note that fishing on Pavilion Lake along National Drive in The Retreat is restricted to Charleston National residents only.

If you fish in our lagoons, please take care with your fishing line and hooks and make certain not to leave either behind in vegetation or in the lagoon. Birds and other animals can be seriously injured by these items left behind. Be very careful about alligators as CN residents have reported seeing alligators in many of the ponds in our community. It may be best to move along if you see and share a pond with a gator while fishing. Please, your safety must come first.



FOLLOW RULES ON TRASH

Please be aware that the Charleston National Rules and Restrictions require that all household garbage, including grass clippings, cuttings, branches, tree trunks, household junk, etc., be placed out for pickup no earlier than the evening before the scheduled collection. All trash, whether in bags or containers or loose, should be kept in an obscure place as much as possible out of sight from the street until the evening before but no earlier than one hour before sundown of the day before the regularly scheduled collection for trash and shall not be in the street. **There should be NOTHING ON THE STREET BETWEEN WEDNESDAY. AND FRIDAY OF EACH WEEK.**

DO YOU HAVE COPIES OF ALL THE DOCUMENTS THAT GOVERN CHARLESTON NATIONAL?

Charleston National is a covenanted community. When you purchased a lot, home, or unit in Charleston National, you should have received a set of documents that govern our subdivision, usually from your real estate agent. If you did not receive the documents or have misplaced them, copies of all of the Charleston National Community Association covenants and restrictions are available online at www.charlestonpms.com > properties > Charleston National Community Association or you can reach out to management with anything you may need.

WE NEED YOUR EMAIL! SIGN ON TO RECEIVE COMMUNITY NOTICES, NEWSLETTERS BY EMAIL

The quickest and most efficient way that the Board of Directors can communicate with CNCA homeowners is through a mass email. Through EMAIL members of the community can be contacted immediately if a prominent issue or concern arises. Please note that to save time and money, the newsletter is now available only by email, AND at www.charlestonpms.com>properties> Charleston National Community Association under Resources. If you have not

previously received emails from the Charleston National Community Association, please email the Property Manager and provide your name, address and email address and request that your email be added to the list. molly@charlestonpms.com This is a closed list and guarantees that you will be informed of the latest news. Remember to check the Reader Boards regularly, too, for important notices.

Mailboxes

**Below are the community standards for your mailbox.
Please update your mailbox today, to avoid \$25 per day fines.**

Mailbox structures shall be in accordance with U. S. Postal Service requirements and Mount.

Pleasant Town Code and shall be uniform throughout the CN Community.

The structure shall consist of the following:

- 1 Post
- 1 Post Arm
- 1 Bracket
- 2 Sandblasted Medallion or 2 MDO Wooden Medallions. No sticker medallions shall be used.

1 Mailbox in Classic Black

Three-inch white numbers for address

One-inch lettering for street name

Letters and numbers shall be placed on both sides of the mailbox.

PLACEMENT OF LETTERS AND NUMBERS IS SHOWN IN THE EXAMPLE PHOTO

The post and all its wooden parts shall be painted in **Benjamin Moore Forest Green** Gloss if you go to Sweetgrass Ace Hardware. They have the paint listed under Charleston National Forest Green.

The mailbox structure shall be installed at the curb in alignment with others on the street. Mailbox supports and all other parts of the receptacles for the receipt of mail shall be complete and maintained in good condition in accordance with the Covenants, Conditions, and Restrictions of the Charleston National Community Association. Parts shall be repaired and replaced as needed and in a timely manner.

Full information is located on the www.charlestonpms.com website under Properties > Charleston National Community Association > Resources.



Here is an example

The smaller street numbers and street name are 1"

The larger house numbers are 3"

Got an idea for the newsletter, please send in your article ideas to molly@charlestonpms.com and she will present your idea to the Board.