



HOA | WHAT'S INCLUDED

The following represents a sample of the many items covered under the Homeowners Association Fee for Single Family Homes.

Monthly HOA Fee \$245

Monthly Master Association Dues

\$25.11

Homeowner Items Provided by the Association

Lawn Maintenance

- Regular Mowing
- Fertilization
- Weed Control
- Leaf Removal

Access to Amenities

- Fitness Center
- Aerobics Area
- Ballroom & Meeting Area
- Indoor Lap Pool
- Resort-Style Outdoor Pool
- Tennis Courts
- Pickle Ball Courts
- Multi-Purpose Sidewalk
- Dog Park
- WIFI in the Clubhouse
- On-Site Lifestyle Director

Amenities estimated to start construction Spring of 2018.

Common Community Items Provided by the Association

Ground Maintenance

- General & Landscape Maintenance for Common Areas & Grounds
- Walking Trail Maintenance
- Irrigation Maintenance for Common Areas
- Pond Maintenance

Utilities

- Irrigation—Select Common Areas & Plant Beds
- Electricity—Street Lighting & General Usage

General Maintenance & Repairs

- General Maintenance of Amenity Center

Reserves

- Repair & Replacement

Professional Service

- Association Management
- Lifestyle Management
- Accounting Services
- Audit & Tax Filing
- Legal—General

Insurance

- Common Areas Insurance
- Directors & Officers Coverage
- General Liability
- Worker's Compensation

Recreation Center Services

- Electricity, Gas, Water, & Sewer
- Telephone/Cable/Internet
- Janitorial Services & Supplies
- Fitness Equipment Maintenance
- Exterminating & Landscaping
- Fire & Safety Systems
- Furniture Repair/Replacement
- Interior/Exterior Maintenance

Nexton Amenities Immediately Available

- Resort Style Pool with Cabanas
- Walking Trails
- Fire Pit
- Dog Park
- Tot-Lot
- Event Lawn
- Brown Family Park Outdoor Theater
- On-Site Activities Director



FREQUENTLY ASKED QUESTIONS

What is Del Webb Nexton and who is the developer? Del Webb Nexton is an active adult community for people ages 55 and better and is being developed by PulteGroup.

Why this location? Charleston ranks #27 best places to live in the U.S for 2016, according to U.S. News. Many of the reasons include low property taxes, leading health care facilities, coastal location—being within 30 minutes from the ocean & Charleston international airport, mild winters, and of course, fine dining and entertainment.

Is the community gated? Yes! There will be a gate house to assist in traffic control and monitoring guest's entry.

Is there a golf course in Del Webb Nexton? No. However, there are many great options throughout the Charleston area.

Can I purchase a home for my mother or father? Yes, as long as one person residing in the home is 55 or better.

How do you legally restrict the age of a community? The housing for older person act of 1995 (HOPA) derived from the Fair Housing Act.

How many homes are planned for Del Webb Nexton? Approximately 1,000 single family homes.

How many homes are expected to be in Nexton altogether? Approximately 6,500 homes

When will the amenities be complete? The amenities are estimated start construction Spring of 2018. They are scheduled to be complete in 2019.

What is included in the Community Amenities?

Del Webb Nexton will have access to the Nexton Amenity Center, plus the Del Webb 25,000 sf Amenity Center. Specific amenities are listed below.

- Indoor Pool/Outdoor Saltwater Pool
- 4 Pickle Ball Courts
- 4 Tennis Courts
- 4 Bocce Ball Courts
- Dog Park
- Garden Plots
- Indoor and Outdoor Hot Tub
- Locker Rooms with showers
- Fitness Center

Can children and grandchildren visit Del Webb

Nexton? Absolutely! Children and grandchildren under the age of 19 are welcome (certain restrictions apply), however, they cannot live here permanently.

Where are the closest medical facilities?

- Palmetto Primary Care—Coming Soon, 1 Mile
- HealthFirst, 1.8 Miles
- Summerville Medical Center, 9.1 Miles
- Trident Medical Center, 8.9 Miles
- Medical University of South Carolina, 25.2 Miles
- Bon Secours St. Francis Hospital, 26.7 Miles
- Walgreens, Target Pharmacy & Optical Center, Walmart Pharmacy, 3 Miles

Can I drive a golf cart in Del Webb Nexton?

Yes! Golf carts can be driven in Del Webb Nexton as long as they meet the safety guidelines.

Low-speed vehicles can be titled and registered in South Carolina as long as they meet the speed, safety, and on-road requirements.