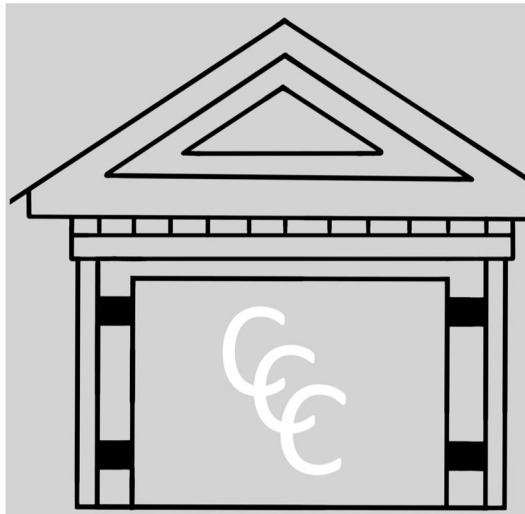




THE CHARLESTON CORNERS CHRONICLE

AUGUST • SEPTEMBER 2026

Architectural Review Committee (ARC) Guidelines

When is an ARC Application Required?

In general, **any project that changes the exterior appearance of your home or property requires ARC approval**. This includes new installations, replacements, and many maintenance projects.

If you are unsure whether your project requires ARC approval, please submit an application. It is always better to ask before beginning work.

Examples of Projects That Require ARC Approval

Garages, Fences, Landscaping, Porches, Swimming pools, Sheds, Screen rooms, Room Additions, Roof replacements, Driveways, Exterior painting, Recreational equipment, Satellite dishes, Window replacements

Where Can I Obtain an ARC Application?

ARC applications are available through:

1. CA Homeowners Portal

- ✓ Association Information
- ✓ Documents
- ✓ Association Forms

2. Charleston Corners HOA – Tampa Facebook Page

- ✓ Files section

What Must Be Included?

- A complete ARC submission should include:
- A completed ARC application for the specific improvement.
- Homeowner contact information.
- A detailed description of the proposed project.
- A copy of your property survey (plat) showing the location of the proposed changes.
- All applicable specifications, such as:
 - ✓ Paint colors
 - ✓ Roofing materials
 - ✓ Fence style and materials
 - ✓ Window specifications and manufacturer information

Common Reasons for Delays

To help your application be approved as quickly as possible, avoid these common mistakes:

- Not submitting an ARC application before beginning work.
- Submitting incomplete information

- Using paint colors that are not on the approved color palette.
- For window replacements:
 - ✓ Not including grids on front-facing windows (when required).
 - ✓ Not providing window specifications that correspond with the window diagram.
- Failing to include a property survey (plat) showing the proposed work.

ARC Submission and Approval Process

1. Submit your completed application and supporting documents to CA by email or mail.
2. You can monitor the status of your application through the Homeowners Portal.
3. The Board reviews and votes on ARC applications electronically.
4. Once a decision has been made, homeowners receive both an email and a mailed copy of the approval or denial.

Important Reminder

Do not begin any work until you have received written ARC approval.

After your project is complete, please fill out the Homeowner Completion Validation Form and return it to CA to close out your ARC request.

Back to School: Let's Keep Charleston Corners Safe

The first day of school for **Hillsborough County Public Schools is Monday, August 10, 2026**. As students, teachers, and families return to their daily routines, we can expect a significant increase in traffic around Charleston Corners.

With **two schools located on Montague Street** and the addition of a **new daycare**, our neighborhood will experience heavier traffic during the morning drop-off and afternoon pick-up hours. We ask all residents to help keep our community safe by using extra caution and patience.

Please Help Keep Everyone Safe

- **Slow down.** Observe all posted speed limits and be especially alert in school zones and residential streets.
- **Watch for children.** Students may be walking, riding bicycles, or crossing streets unexpectedly.
- **Be patient.** Traffic delays are likely

during peak school hours. Allow yourself a few extra minutes for your commute and avoid rushing.

- **Stay focused.** Avoid distractions such as texting or using your phone while driving.
- **Yield to crossing guards**, school buses, and pedestrians. Their safety depends on drivers remaining attentive.
- **Be courteous.** A little kindness and patience can go a long way in reducing stress for everyone on the road.

We're All Part of the Solution

Whether you're heading to work, returning home, or simply driving through the neighborhood, remember that many young children and new drivers will be sharing the road. By slowing down, remaining alert, and showing patience, we can help prevent accidents and make Charleston Corners a safer place for everyone.

Thank you for doing your part to keep our community safe. We wish all of our students, teachers, school staff, and families a wonderful and successful 2026–2027 school year!

Help Keep Charleston Corners Safe: Addressing Trespassing

Trespassing has become an increasing concern in our community. While Charleston Corners is a welcoming neighborhood, it is important that we all respect one another's property and work together to help keep our community safe. Each homeowner is responsible for monitoring and protecting their own property. If you need assistance or wish to report trespassing, please contact the Hillsborough County Sheriff's Office Non-Emergency Dispatch at (813) 247-8200. If you witness a crime in progress or believe there is an immediate threat to someone's safety, always call 911.

Pool Resurfacing Update

We wanted to provide the community with an update on the pool resurfacing project.

Due to Florida's rainy season and the weather conditions required for the resurfacing process, the project has been rescheduled to begin in mid-October. Delaying the work will help ensure the materials cure properly and provide the best possible finished product.

We appreciate everyone's patience while we are making improvements to our community.

Continued on page 4



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You may view the current
Charleston Corners newsletter
in it's entirety by logging onto
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Come Check Out Our Newly Resurfaced Tennis Courts!

Have you had a chance to see the newly resurfaced tennis courts? They look fantastic and are ready for residents to enjoy!

The improvements don't stop there. Over the next few weeks, we'll be adding hopscotch and four-square courts nearby, creating even more opportunities for children and families to get outside, stay active, and have fun

Hurricane season Is Here:

While we can't control the weather, we can take steps to protect our homes, families, and community. Follow all the suggestions that are provided to us.

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