

Frequently Asked Questions

What is Sun City Carolina Lakes by Del Webb and who is the developer?

Sun City Carolina Lakes is an active adult community for people ages 55 and better and is being developed by Pulte Homes Corporation.

Why this location?

The Charlotte Metropolitan area provides an ideal setting for a Del Webb/Active Adult community. Sun City Carolina Lakes is located within one of the nation's largest metropolitan regions and the largest city in North Carolina. Charlotte is also a destination area by means of being a major banking and financial center, a sports and leisure hub, and convenience in terms of travel and proximity to preferred destinations such as beaches, golfing, and mountains.

What is the Average Temperature?

According to the Lancaster, SC Chamber of Commerce, the average temperature is 61.4. The average for January is 43.1 and the average for July is 79.1.

What amenities are planned for Sun City Carolina Lakes?

The approximately 40,000 square foot amenity center (The Lake House) includes indoor and outdoor pools, a state-of-the-art fitness center, an upper level indoor walking track, a billiards area, arts and craft rooms, a coffee shop, and many multipurpose rooms for programs and club meetings. Outdoor amenities include an 18-hole golf course, 8 clay tennis courts, 4 bocce ball courts, a kayak and canoe center, miles of walking trails, a softball field, pickle-ball courts, horseshoe pits, and a boardwalk along the wetlands. Additional amenities include the Wood Workers Shop, the Grandparent Park, the Dog Park, and a 2nd large amenity center that will provide an outdoor pool, multi-purpose rooms, and more!

How do you legally restrict the age of a community?

The housing for older persons act of 1995 (HOPA) derived from the Fair Housing Act. Also, the seller is permitted by law to sell up to 7% of the total lots to active adults 50 years of age and better.

When will additional neighborhoods be opened?

Future neighborhoods will be released throughout the year. Please check with a sales associate with regards to the next release of a neighborhood.

Can children and grandchildren visit Sun City Carolina Lakes?

Absolutely. Children and Grandchildren under the age of 19 are welcome.

How and when will the community's commercial land be developed?

Carolina Commons (located next to Sun City Carolina Lakes) provides residents with 200,000 square feet of retail and commercial space, including a 60,000 square foot medical office building. Carolina Commons is golf cart accessible, and provides residents easy access to the Harris Teeter grocery store, eateries, banking, pharmacy and other specialty shops.

Is the golf course private or public? If public will residents get preferred tee times?

The golf course is a public course, but residents to have preferred tee times. See the Carolina Lakes Golf Club information sheet for more information.

How many homes will be in Sun City Carolina Lakes?

Approximately 4,400 homes are currently planned with the opportunity for it to grow if additional parcels of land are added.

What are the sizes of the lots of the Single Family Homesites?

Lot sizes are 40', 50' and 64 feet wide with an average depth of Average 125'.

Can I have a pool?

Yes, if it fits within the rear yard setbacks. The architectural review committee will need to approve the modifications.

Can I purchase for investment purposes?

Yes with stipulations. First, no more than 10 percent of the homes may be purchased for investment purposes. Second, if the investor plans to rent the home, they may only rent to a person 55 or better. And third, they may not display a “for rent” sign in the yard or in the windows of the home.

Can I purchase for my mother or father?

Yes, as long as the person/persons residing in the home is 55 or better.

Where are the closest Medical Facilities?

Carolina Commons, the commercial area beside Sun City Carolina Lakes, has a medical building, and a second one across the street. In addition to the facilities offered at Carolina Commons, there is an urgent care facility 8 miles from the community in the Ballantyne area. Carolinas Medical Center in Pineville is only 13 miles away. Springs Memorial Hospital located in Lancaster, S.C. is about 17 miles from the community.

How close are the fire, EMS and police to the development?

Fire, EMS, and police are all within 1 mile of the community.

May I have pets?

Yes, up to three per household.

Are satellite dishes allowed? Are sheds in the yard allowed?

The HOA Architectural Review Committee will approve or deny requests such as satellite dishes and sheds.

Where is the closest storage facility?

¼ of a mile south on 521 (521 Storage).

What are the additional fees for kayaking, tennis etc.?

Additional fees for activities are for things such as a kayak or canoe lesson or a tennis lesson, or a trip with the travel club. The clubs and groups fees are decided by the members / residents. Your HOA fee covers the use of all the amenities except golf.

What about security?

The roads in the community are public roads. The gatehouse is staffed for welcoming the public and guests of residents. There is also a security bar for residents to drive through. A bar code sticker will be given to all residents for their vehicles to allow for the security bar to open for their access into the community. All homes are pre-wired for a security system. Comporium is the provider of choice for the community.

Can we have boats with motors to be put in the lakes or River?

Boats with motors are not allowed in the lakes. They are allowed in the Catawba River, but not with an entry into the River from the community.

What is the difference between Del Webb and Sun City properties?

Del Webb communities are smaller, more intimate communities. Sun City communities are larger communities and include a golf course.

What airports are close to Sun City Carolina Lakes?

Charlotte Douglas International Airport is only 30 minutes from the community.