

## Camden / Charlton Multiple Listing Service Board General Guidelines

**GA MLS Compliance Rules:** For a complete list of the rules maintained and monitored by GA MLS, please see [www.gamls.com](http://www.gamls.com) and under “Tools”, select “Compliance”. There are several sections of interest, and specifically look under the last link on the page.

**Square Footage** – If you wish to input square footage, please use the “Remarks 4” field. If we consistently use Remarks 4, then those listings can be searched for by using the first two digits of the size (i.e: **12, 13** to get **1200-1299** and **1300-1399** sq. ft. homes). Unless every Broker inputs square footage on every listing, this search will be limited to those that do, so you’ll want to search with a number and without to ensure you get all of them. In addition, the Board Attorney recommended a disclaimer such as...*Approx 1200 sq ft subject to verification by buyer.*

**Downtown and Harrietts Bluff** – To flag your listing if it is in Downtown ST. MARYS or Harrietts Bluff, please ensure that “Downtown” and “Harrietts Bluff” are written in the remarks and others will be able to search the remarks using those words.

**ST. MARYS** is the way this city should be entered (please notice there is a period and space and it is ALL CAPS). If you are having a problem searching on city name, either type in *\*mary\** or use the zip code field to search for 31558.

**Days on Market** for active and pending listings – do an Area Market Survey search and add Street Name and Street Number. That will get the statistics on just that property INCLUDING the days on market.

**Lockboxes** – all lockboxes have an internal clock that limits when the home may be accessed.

**Searching for Off Market Data** – please keep in mind that the subdivision names and other fields for off-market data were different than some of the new conventions. As a result, you’ll want to make the searches as basic as possible using all possible spellings of the city/subdivision/etc.

**Single Family Attached Homes** –According to the compliance rules from GA MLS duplexes where each side is sold separately should be placed in the Condo/Townhouse classification. If both sides are on one deed, then they’ll need to go in as Multifamily.

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**SUBDIVISIONS** –ALL CAPS should be used for data entry and searching using the below list of subdivision names. You can always do a search using the “Wildcard” asterisk \* before or after a part of the name (such as \***BROOK**\*) to get any subdivision with the word **BROOK** in them such as **BROOKSHIRE AND BROOKSHIRE RETREAT**. If there is a new subdivision that is not on the list, then please let the Board Office know so it can be added to this list.

ADMIRALS WALK	CREEKSIDE OAKS	GAINS H DAVIS
ALEXANDER PARK	CREEKWOOD	GAY II
ANNANDALE	CROOKED RIVER	GENTRY HEIGHTS
ASHLEY OAKS	CROOKED RIVER PLANTATION	GERMANTOWN LANDING
ATRIUM VILLAS	CUDJO FISHING CLUB	GILLETTE
BAILEYS	CUMBERLAND HARBOUR	GOWEN
BAILEYS MILL CAMP	CUMBERLAND PALMS	GOWEN HANNAFORD
BAKER OAKS	CYPRESS LAKES	GREAT SATILLA PRESERVE
BAY CREEK	CYPRESS POINT	GREEN OAKS
BAY GLENN	DAVIS BLUFF ESTATE	GREENACRES
BAY GROVE	DAVISON PLANTATION	GREENTREE
BEAR CREEK ESTATES	DEAL LANDING	GROSS
BECKS LANDING	DEEP CREEK	GROVER VIEW
BELLE ARBOR	DEER RUN	HALIFAX PARK
BENTWOOD	DEERFIELD ESTATES	HALIFAX TERRACE
BERT GAY	DEERWOOD CREEK	HAMMOCK COVE
BICHEL	DEERWOOD PARK	HAMPTON POINT
BILLY FRANK WOODS	DEERWOOD VILLAGE	HARBOR PINES
BLACK RIVER	DERBY FARMS	HARBOR VIEW
BLANCHARD	DEVONSHIRE	HARBOR WEST
BOARDWALK	DEVONWOOD PARK	HARGRAVES
BORRELL PARK	DIXIE TERRACE	HARLEY COVE
BRIARWOOD	DIXIEVILLE	HARMONY HALL
BRIARWOOD WEST	DOCTORS COVE	HARRIETTS BLUFF VILLAG
BRIDGE POINTE	DORIS DAVIS DEWEY	HARRIETTS COVE
BRIGHTON LAKES	DOUGLAS FISHING CLUB	HARRIETTS OAKS
BRISTOL HAMMOCK	DOVER ACRES	HAZEL
BROOKSHIRE GREEN	DOVER BLUFF CLUB	HAZZARD HILL
BROWNSVILLE ESTATES	DOVER BLUFF ESTATE	HERITAGE PLANTATION P2
BRYAN	DRURY ESTATES	HERNANDEZ ESTATE
BYRON BELL	E A P MCCARTHY	HICKORY BLUFF
C M KEEN	E L WEST KERRY	HICKORY BLUFF RETREAT
CAMDEN CLOSE	EAGLES COVE	HIDDEN LAKES ESTATE
CAMDEN OAKS	EBONY GARDENS	HIGHLAND OAKS
CAMDEN RESERVE	EDISON PEEPLES	HIGHLAND OF THE LAKES
CANAL LANDING	ELLENS HAVEN	HOLLY HAVEN
CANE CREEK	ELLIOTTS PLANTATION	HOLLY HILLS FARM
CASA LINDA ESTATES	ELWIN HORNE	HOLLYWOOD PARK
CATO OAK	FANNIE ENOCH	HOLTZ
CHATEAU GARDEN	FAWNWOOD ESTATES	HONEY CREEK COVE
CHELSEA PLACE	FIDDLERS COVE	HOPEWELL POINT
CHEROKEE TERRACE	FIELD CREEK	HORSESHOE BEND
COLERAIN ACRES	FLEA HILL ESTATES	HORSESHOE COVE
COLONY PINES	FOREST LAKE	HOWARD DAVIS JR III
COLSON	FOREST RIDGE	INCACHEE PROPERTIES
COTTLE ESTATES	FOXWOOD	INEZ BROWN
COTTON WOOD	FREEBIRD ESTATES	INLET REACH
COUNTRY VILLA	FULFORD ESTATES	J D MCCOLLOUGH

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J L HORNE JR  
JACKS LAKE ESTATE  
JASMINE LILY SD  
JEFFERSON WOOD  
JENKINS LAKE ESTATE  
JOHNS FISH CAMP  
JONES HARBOR  
JULIA ESTATES  
KATIE  
KENNETH GAY  
KENNETH GAY II  
KENSINGTON PLACE  
KERRY  
KINGS GRANT ESTATE  
LANDINGS AT CATFISH  
L ISLE BROOKSHIRE  
L ISLE BROOKSHIRE RET  
L ISLE CHRISTIANS LAND  
L ISLE DILWORTH POINT  
L ISLE FIDDLERS COVE  
L ISLE INVERNESS  
L ISLE JEFFERSON LAND  
L ISLE LAUREL LANDING  
L ISLE LAUREL MARSH  
LAKE ASHLEY  
LAKE CREST  
LAKE FOREST  
LAKE FRONT ESTATE  
LAKE JORDAN  
LAKE JORDAN WEST  
LAKE MAGNOLIA  
LAKE MANOR  
LAKE MIRANDA  
LAKE MULLEHORN  
LAKE OLEANDOR  
LAKE PALMS  
LAKE PINES  
LAKE VICTORIA  
LAKE WELLINGTON  
LAKE WELLSLEY  
LAKE WINDERMERE  
LAKE WINONA  
LAKE WISTERIA  
LAKE WISTERIA COURT  
LAKEFIELD  
LAKEMONT  
LAKESIDE  
LAKEVINE  
LAMAR CLOUD  
LANCASTER  
LANDINGS AT CATFISH  
LANDS END  
LANIER COUNTRY ESTATES  
LAUREL OAKS  
LAWNWOOD TERRACE  
LAZY RIVER FRONT  
LEWIS DAVIS ESTATE  
LEXINGTON PLACE  
LIVE OAK ESTATES  
LOIS C MOUM  
LONDON HILL BLUFF  
LONG BLUFF RETREAT  
LOST ACRES  
MAE COONER  
MAGNOLIA PLACE  
MALLARD POINTE  
MALLORY I  
MARINERS LANDING  
MARSH ARBOR  
MARSH BREEZE  
MARSH COVE  
MARSH POINT  
MARSH VIEW MANOR  
MARTIN GLEN  
MARYFIELD PLANTATION  
MAUDRY ATKINSON  
MAY CREEK  
MAY LAKE  
MCCARTHY SPRING BLUFF  
MCDOWELL PINES  
MCMILLION  
MID RIVER ESTATES  
MIDDLETON PLANTATION  
MINCHEW  
MINCHEW ESTATES  
MISSION TRACE  
MISTY HARBOR  
MOODY LAKE ESTATES  
MORRIS ESTATES  
MOSSY OAK  
MOUNT ORAN HEIGHTS  
MUSH BLUFF ESTATES  
NELSON MANOR  
NEW TESTAMENT  
NONE  
NORTH RIVER MARSHES  
NORTH RIVER OAKS  
O J KIRKLAND  
OAK GROVE ACRES  
OAK HILL  
OAK MEADOWS  
OAKDALE  
OAKFIELD PLACE  
OAKWELL MANOR  
OCEAN BREEZE  
OCEAN BREEZE II  
OLD JEFFERSON ESTATES  
OSPREY COVE  
OTTER POINT  
OWLS HEAD PARK  
PACE  
PALM COURT  
PALMAS REALES ESTATES  
PALMETTO OAKS  
PATTERSON PARK  
PELICAN POINT  
PILGRIM  
PINE DALE  
PINE GROVE  
PINE HURST  
PINE LAKE  
PINE RIDGE ESTATE  
PINEY BLUFF  
PLANTATION OAKS  
PLANTATION POINT  
PLEASANT PARK  
POINT PETER LANDING  
POINT PETER OAKS  
PRESCOTT  
QUAIL HOLLOW  
QUAIL RUN  
RAINS LANDING  
RAWL  
READDICK  
RED BLUFF  
RED CAP CREEK  
RIO BORRELL PARK  
RIVER BEND  
RIVER COVE  
RIVER MARSH LANDING  
RIVER OAKS  
RIVER PLACE PLANTATION  
RIVER WALK  
RIVERVIEW  
RIVERWOOD  
ROBERT LEWIS DAVIS  
ROBERTSON  
ROBINS PLACE  
ROD MORRIS  
ROSA READDICK  
ROWELL PLACE  
ROYAL ACRES  
ROYAL HEIGHTS  
ROYAL PINES  
ROYAL WOOD  
RUNNYMEDE  
RUSSEL BROOKE  
RUSSELS RETREAT  
RYLEIGHS WAY  
S F KELLY  
SADLER BEND  
SADLER COVE  
SADLER CREEK  
SALINA PLANTATION  
SANCTUARY COVE  
SARAH D BUIE  
SATILLA CLUB NORTH  
SATILLA LANDING  
SATILLA PLANTATION  
SATILLA RIVER LANDING  
SATILLA TERRACE  
SELDOM SEEN ESTATES  
SERENITY FARMS  
SETTLERS BLUFF

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SEVEN OAKS  
SHADOWLAWN  
SHADOWLAWN ESTATES  
SHEFFIELD CEMETERY  
SHEFFIELD FARMS  
SHEFFIELD ISLE ESTATES  
SHEFFIELD PLANTATION  
SHEFFIELD TERRACE  
SMILL CREEKSIDE  
SMILL EDGEWOOD  
SMILL HUNTERS POINT  
SMILL KINGSBROOK  
SMILL KRISTINS PLACE  
SMILL LANDING  
SMILL MATTHEWS RIDGE  
SMILL MCINTOSH LANDING  
SMILL MILLCREEK  
SMILL MILLERS TRACE  
SMILL NATURES BOUNTY  
SMILL NATURES LANDING  
SMILL NEW SAVANNAH  
SMILL OLD MILL BLUFF  
SNUG HARBOR  
SOUTHLAND SATTILA  
SPANISH OAKS  
SPAULDING  
SPRING BLUFF  
SPRINGHILL BLUFF  
SPRINGLAKE PLANTATION  
STOKES LAKE  
STRICKLAND  
SUMMERFIELD  
SWEENEY CREEK  
TANGLEWOOD  
TEMPLE TERRACE  
TERRA HAUTE  
THE CROSSINGS  
THE LANDING  
THE MEADOWS  
THE OAKS  
THREE R FISH CAMP  
TIMBER RIDGE  
TIMBERLAND ESTATES  
TOWER SUBDIVISION  
TRIDENT  
TUSCAN LANDING  
UNDERWOOD PLANTATION  
UPPER BAILEYS MILL  
VACUNA ESTATES  
VINCENT FARMER  
WARE FOREST ESTATES  
WATERS EDGE  
WAVERLY FARMS  
WELLS HARBOR  
WEST LAUREL BLUFF  
WESTSIDE  
WHITE OAK  
WHITE OAK CREEK

WHITE OAK PLACE  
WILD OAK BLUFF  
WILDWOOD CNTRY ESTATES  
WILLIAMS MARSH VIEW  
WILLOW LAKE  
WIND GABLES  
WINDING RIVER  
WOLFBAY  
WOODCREST  
WOODHAVEN  
WOODLAND TRAIL