



### FEW PLACES IN THE WESTERN NORTH CAROLINA MOUNTAINS **OFFER SO MANY** NATURAL WONDERS AND RECREATIONAL AMENITIES.

Connestee Falls feels like a private club community inside a state park It's a place of friendly people and breathtaking beauty featuring signa ture waterfalls, mountain lakes, cham pionship golf, a grand clubhouse with dining, extensive hiking trails, pool tennis & pickleball courts, a wellness center, and a wide variety of resident clubs.

It's the perfect location for a perma nent or second home. Houses range from cozy to spacious. Choose ar existing property, or buy a home site and let a local builder help design one that meets your exact preference and lifestyle.

Come visit and you'll likely want to stay for a lifetime.



### GOLF

all year 'round

**Daily Green Fees:** \$60 including cart Annual Single Golf: \$1,727 Annual Family: \$2,579

**Cart Fees:** 18 hole, \$22 | 9 hole, \$13

#### TENNIS & PICKLEBALL COURTS Hard surface courts & hard true tennis

Playable all year round

**BOCCE COURT** Three leagues a year: Spring, Summer, dining and Fall

### SWIMMING POOL

Seasonal heated pool with bathhouse **Single Rate:** \$300/year and lockers

#### FOUR LAKES

Lake Atagahi, Lake Ticoa, Lake Wanteska, & Lake Tiaroga all have swimming, Improved Lot: \$10,000 due 12/31 year fishing, boating (no combustible of purchase engines), parks, pavillions, BBQs, docks, Option to prepay \$8,000 at closing and boat put-ins.

#### GARDENS

Community seasonal gardens.

### **CONNESTEE FALLS COMMUNITY AMENITIES**

### HIKING TRAILS

6,517 yards, par 72, 18 hole golf course Over 20 miles of mountain trails mandesigned by George W. Cobb playable aged and maintained by volunteers. Hiking trail maps available.

DOG PARK

Community dog park.

#### **CLUBHOUSE**

Golf shop, locker rooms with bag storage, full service kitchen, Overlook Dining Room, Blue Ridge Lounge, grill, library, multi-purpose rooms, banquet space for 130 guests, live music, casual and fine

### WELLNESS CENTER

change.

Family Rate: \$525/year Daily and monthly fees also available. Outdoor walking fitness track

# INITIAL AMENITY USER FEE

Unimproved Lot: \$2,500 due 12/31 year

of purchase Option to prepay \$2,500 at closing \*All fees reflect current rates and are subject to



### **CONNESTEE FALLS FEE SCHEDULE**

| PROPERTY  | 2022  | 2021  | RENTAL FEES, CONTINUED  | 2022   | 2021   | OTHER  | 2022   | 2021   |
|---|---|---|---|--|--|--|--|--|
| Amenity Fee <sup>14</sup><br>Amenity Fee for Lot Sales <sup>15</sup><br>Annual Assesment - Improved Property<br>A&E Filing Fee<br>New Home Construction <sup>13</sup><br>Impact Fee (Garages + Carports)<br>Impact Fee (Decks + Porches)<br>Lot Combination Fee<br>Performance Deposit (New Home)<br>Performance Deposit (New Level/20%+)<br>Tenant/Guest Registration Fee (montly) | \$12,500<br>\$0<br>\$3,570<br>\$300<br>\$1.50/sqft<br>\$.75/sqft<br>\$.50/sqft<br>\$10,116<br>\$5,000<br>\$2,000<br>\$150 | \$12,000<br>\$0<br>\$3,498<br>\$300<br>\$1.50/sqft<br>\$.75/sqft<br>\$.50/sqft<br>\$10,116<br>\$5,000<br>\$2,000<br>\$100 | Clubhouse Community Activity <sup>1,2,6,10</sup><br>Clubhouse Bar/Carolina Room <b>PO/NPO</b><br>Clubhouse Blue Ridge Room <b>PO/NPO</b><br>Clubhouse Cherokee Room <b>PO/NPO</b><br>Clubhouse Trophy Room <b>PO/NPO</b><br>Clubhouse Sports Grill <b>PO/NPO</b><br>Swimming Pool Rental (3 hrs + \$25 per add. hour)<br>Swimming Pool Rental (lifeguard per hour)<br>Trailer/RV Storage (per year, paid in advance) <sup>3,4</sup><br>Trailer/RV Storage (per day, paid in advance) <sup>7</sup> | No Charge<br>\$125/\$325<br>\$300/\$500<br>\$300/\$500<br>\$60/\$120<br>\$60/\$120<br>\$100<br>\$20<br>\$450<br>\$25 | No Charge<br>\$125/\$325<br>\$300/\$500<br>\$300/\$500<br>\$60/\$120<br>\$60/\$120<br>\$100<br>\$20<br>\$350<br>\$10 | Annual Single Golf<br>Annual Family Golf<br>Cart Fees (18 Holes)<br>Cart Fees (9 Holes)<br>Bar Codes, Members/Associate Members<br>Bar Codes, Tenants/Renters<br>Boat Registration (one time)<br>Dog Bark (one time buy-in)<br>Fishing License, 1 Day Guest <sup>11</sup><br>Fishing License, 7 Day Guest <sup>11</sup><br>Fishing License, Annual, Property Owner   | \$1,832<br>\$2,736<br>\$24<br>\$15<br>\$10<br>\$25<br>\$35<br>\$100<br>\$6<br>\$15<br>\$16 | \$1,832<br>\$2,736<br>\$24<br>\$15<br>\$10<br>\$10<br>\$35<br>\$100<br>\$5<br>\$14<br>\$15 |
| Tenant Guest Registration Fee (annually)  | \$450   | \$400   | WELLNESS MEMBERSHIPS  | 2022   | 2021   | Fishing License, Tenant/Renter<br>Organic Gardeners (one time buy-in)  | \$16<br>\$100  | \$15<br>\$185  |
| ASSOCIATE/ALUMNI MEMBERSHIPS<br>Alumni Membership <sup>12</sup><br>Associate Membership   | <b>2022</b><br>\$300<br>\$2,142   | <b>2021</b><br>\$300<br>\$1,915   | Wellness Center, Annual, Family <sup>8</sup><br>Wellness Center, Annual, Single<br>Wellness Center, One Month, Family <sup>8</sup><br>Wellness Center, One Month, Single<br>Wellness Center, Daily or Guest <sup>9</sup>  | \$525<br>\$300<br>\$60<br>\$40<br>\$10   | \$525<br>\$300<br>\$60<br>\$40<br>\$10   | <b>NOTES</b><br>1. EXCLUSIVE USE REQUIRES 30 OR MORE PERSONS; COMMUNITY AG<br>2. RESERVATIONS ARE REQUIRED FOR EXCLUSIVE USE OF FACILITIES.<br>FEES MAY BE ADJUSTED DUE TO SIZE OF PARTY/SETUP.<br>3. MAXIMUM PRO-RATED REFUND = 6 MONTHS.   |  | EVENT IS SCHEDULED.  |
| RENTAL FEES<br>Atagahi Pavilion, Community Activity <sup>1,2</sup><br>Atagahi Pavilion, CF Member Private Party <sup>1,2,6,10</sup><br>Atagahi Pavilion, Outside Group <sup>1,2,6,10</sup><br>Boat Storage <sup>3,4</sup>   | <b>2022</b><br>No Charge<br>\$125 - \$225<br>\$225 - \$275<br>\$200   | <b>2021</b><br>No Charge<br>\$125 - \$225<br>\$200 - \$250<br>\$150   | Wellness Center, Non-Member Class Fee<br>Wellness Center, Non-Owner Class Fee<br>Wellness Center, Personal Training, 1 hour<br>Wellness Center, Personal Training<br>10 sessions  | \$10<br>\$10<br>\$45<br>\$400  | \$10<br>\$10<br>\$45<br>\$400  | <ol> <li>4. NO SUB-LEASING OF RV SPACES OR BOAT SLIPS.</li> <li>5. PORTION OF ASSESSMENTS IS DEDICATED TO RESERVES FUNDING.</li> <li>6. FOUR HOUR RENTAL.</li> <li>7. AVAILABLE ONLY TO GUESTS OF MEMBERS.</li> <li>8. TWO ADULTS, OR ADULT AND DEPENDENT CHILD LIVING FULL-TIME IN SAME HOUSEHOLD.</li> <li>9. DAILY OR GUEST USE MUST BE DURING THE HOURS TRAINER IS ON DUTY. NO PASS CARD WILL BE ISSUED.</li> <li>10. FOOD/BEVERAGE SALES MAY REDUCE USE CHARGE.</li> <li>11. ISSUED ONLY IN NAME OF GUEST. NO ANNUAL GUEST PASSES.</li> <li>12. MUST HAVE BEEN A CF RESIDENT FOR 7 YEARS TO QUALIFY.</li> <li>13. LOTS PURCHASED PRIOR TO 4/1/2009 PAY FEE IN EFFECT AT TIME OF HOUSING START, LESS \$400 PER YEAR OF OWNERSHIP (DOWN TO MINIMUM FEE OF \$500).</li> <li>14. BILLED DEC. 31 THE YEAR OF PURCHASING THE HOME, DUE JAN. 31. OPTION TO PREPAY \$2,000 AT CLOSING.</li> </ol> |  |  |



### CONNESTEE FALLS CHEROKEE STREET NAME TRANSLATION

ENGLISH TRANSLATION & **PRONUNCIATION GUIDE** The "symbol represents the vowel

sound of the "a" in "car" and "father" The <sup>°</sup> symbol represents the vowel sound of the "oo" in "ooze"

The **-** mark represents the long sound as in the "a" in "ape"

The 'mark represents the syllable that has more emphasis.

| NAME         | MEANING                | PRONUNCIATION |
|--------------|------------------------|---------------|
| Amakola      | Jumping Water          |               |
| Adawehi      | Wizard                 | Ä dä wä hēē´  |
| Adayahi      | Oak                    | Ä dä yä hēē´  |
| Adelv        | Silver                 | Ä dä ´lä      |
| Adohi        | Forest                 | Ä dō ´ hēē ´  |
| Agaliha      | Sunshine               | Ä gä′lä hä    |
| Ama          | Water                  | Ämä′          |
| Annakesta    | Transylvania Balsams   |               |
| Anv          | Strawberry             | Än nä ´       |
| Atisvgi      | Birch                  | Ä teē´shë gēē |
| Atsadi       | Fish                   | Ä jä dēē ´    |
| Ayugidv      | Hazelnut               | Ä ū´gë dä´    |
| Awi          | Deer                   | Ä wēē ′       |
| Catatoga     | New Settlement         |               |
| Chagee       | Tugaloo River          |               |
| Cheestoonaya | Rabbit Foot            | Oō lä´skēē´   |
| Cheowa       | Division of Cherokee   |               |
| Cherokee     | People of Cave Country |               |

| NAME          | MEANING              | PRONUNCIATION             |
|---------------|----------------------|---------------------------|
| Cheulah       | Cheif of Cherokee    |                           |
| Connestee     | "Was Lost"           |                           |
| Dalonigei     | Gold/Yallow          | Dä lōn´nä gä´hēē´         |
| Dawatsila     | Elm                  |                           |
| Dewa          | Flying Squirrel      | Dā wä ´                   |
| Dotsi         | White Pine           | Tō chēē ′                 |
| Dotsuwa       | Redbird              | Dō chew´wä´               |
| Doyi          | Beaver               | Dō yā ′                   |
| Dudi          | Snowbird             | Toó tēē ´                 |
| Duya          | Bean                 | Too yä´                   |
| Dvdegi        | Eel                  | Dä dā kēō ´               |
| Dvdisdi       | Pheasant             | Klë dë gēē ´              |
| Dvga          | Fly                  | Tä kä ´                   |
| Echota        | Cherokee Settlement  | _                         |
| Elaqua        | Snail                | A´lë quä´                 |
| Elseetos      | Pisgah               | _                         |
| Enolah        | Black Knob           | Ē´lō nä´                  |
| Gadu          | Bread                | Ga´dū                     |
| Gagama        | Cucumber             | Gä gä´mä                  |
| Galuyasdi     | Tomahawk             | Gä lū´yä stēē´            |
| Galvloi       | Sky                  | Gä lū´lō hēē´             |
| Ganohenv      | Hominy               | Gä nō´hä nä´              |
| Gasga         | Rain                 | Ä gä skä ´                |
| Gawanv        | Duck                 | Kä wō´nū´                 |
| Gigagei       | Red                  | Gēē gä dā ´ēē ´           |
| Gili          | Dog                  | Gēē shlēē ´               |
| Gogv          | Crow                 | Kō gä´                    |
| Golanv        | Raven                | Kō´lä nä´                 |
| Guledisgonihi | Dove                 | Gōō lā ´ dēs gōn ´ ahēē ´ |
| Guque         | Quail                | Gōō kwa´                  |
| Gutsi         | Villiage on TN River |                           |
| Gusv          | Beech                |                           |
| Gvhe          | Bobcat               | Kä hā ´                   |

| IAME       | MEANING     |
|------------|-------------|
| Gvli       | Raccoon     |
| lokassa    | Star        |
| nadv       | Snake       |
| noli       | Cherokee A  |
| suhdavga   | White Side  |
| ya         | Pumpkin     |
| unaluska   | Cherokee    |
| Kalvi      | East        |
| Kanasdatsi | Sassafras   |
| Kanasgowa  | Heron       |
| Kanvsita   | Dogwood     |
| Kassahola  | Swift       |
| Kituhwa    | Secret Soc  |
| Klonteska  | Plesant     |
| Konnaneeta | Little Bird |
| Noytoy     | Cherokee    |
| Nodatsi    | Spicewood   |
| Nokassa    | Star        |
| Notlvsi    | Star        |
| Notsi      | Pine        |
| lunv       | Potato      |
| lvya       | Rock        |
| Dakanoah   | Warm/Sou    |
| Dgana      | Groundho    |
| Dhwanteska | Shady       |
| Drtanola   | Lazy/Slow   |
| Dssarooga  | View of Ro  |
| Ottaray    | Western N   |
| Juanv      | Peach       |
| akkoleeta  | Blue Bird   |
| Sali       | Persimmor   |
| aligugi    | Mud Turtle  |
| Salola     | Squirrel    |

### PRONUNCIATION Käh lēē ′ Nō quë ´shēē ´ Ēnädä eif Jōō´nū´lä hüs kēē´ Kä lë ´gā hēē ´ Kä nō´stä gēē´ Kōn nä ´stēē dä ´ iety Kä dū´wä´ Nō däs ´tēē Nō qwēē ´shēē ´ Nō´chēē Nü´nä Nō yä′ Chū gön ´nä wä ´ Ō´gä nä´ Ōō´dä wä dēē skä´ Ōō dä´nū lä´ Quä nä ′ Shä´lēē Shä lēē gōō gä Shä lō´ lēē´



## CONNESTEE FALLS FACTS & INFORMATION

### ΡΟΑ

All common property in Connestee Falls, Standard Lot: minimum s.f. to build including the lakes, clubhouse, golf course, tennis courts, swimming pool, hiking trails, and road system, are **RANGE OF LOT & HOME PRICES** owned by the POA.

#### LOCATION

Six miles SW of Brevard, NC on Hwy 276. **TAXES** SIZE

Nearly 4,000 acres with 1,800 acres SEWER <u>common green space, aproximately</u> 1,600 homes with build out of neighborhood between 1,800-2,000 homes.

#### WATER

Private-owned water system throughout serviced by Transylvania Utility Co.

ROADS 55 miles of paved roads.

ELEVATION From 2,000 feet in excess of 3,000+

CF PROPERTY OWNERS B.O.D. 7 member board, elected in rotating 3 year terms.

## HOUSE SIZE

1,500 heated s.f.

**Lot:** \$5,000-\$200,000 **Home:** \$150,000-\$2,000,000

County taxes (County + CF Fire)

Access in over 70% of the area serviced by Transylvania Utility Co.

#### POWER

Duke Power Co. & Haywood Elec. Membership Corp. All underground.

#### **VOLUNTEER FIRE/RESCUE** ISO6 rating located at East Fork & Walnut Hollow Gates.

#### PROPANE GAS

Buried or above ground tanks with provider of choice.

#### TELEPHONE/CABLE/INTERNET Comporium Communications - underground. High speed internet.

ACOUSTIC MUSIC GROUP ARCHITECTURE & ENVIRONMENT CM. ART LEAGUE & AUDIT CM. **BEAUTIFICATION CM.** BICYCLE CLUB **BOARD OF DIRECTORS** BOCCE BOWLING BUNCO CANASTA HAND & FOOT CATS THEATRE SOCIETY CHORALE CONTRACT BRIDGE CRAFT BEER SOCIETY DOG OWNERS GROUP DUPLICATE BRIDGE **ELECTION COMMITTEE** ENDOWMENT FUND ADVISORY CM.

- FACILITIES PLANNING CM. FINANCE COMMITTEE
- FIREWISE FIRE RESCUE AUXILARY
- FISHING CLUB

## CONNESTEE FALLS COMMITTEES & CLUBS

GENEALOGY GOLF ASSOCATION EXECUTIVE CM. GOOD NEIGHBORS LENDING CLOSET HIGHWAY CLEANUP HIKING TRAILS MAINT. CREW HIKERS **HISTORY & ARCHIVES CM.** INVESTMENT CLUB JUDICIAL CM. KIDS CLUB **KNITTERS** & CROCHETTERS LADIES 18-HOLE GOLF LADIES 9-HOLE GOLF LADIES BRIDGE LADIES LUNCHEON LADIES SAMBA CARD GROUP LIBRARY CM. LINE DANCING MAH-JONGG MEMBERSHIP **INFORMATION CM.** 



- PILATES, YOGA, AND BARRE

| NAME       | MEANING                  | PRONUNCIATION  |
|------------|--------------------------|----------------|
| Sedi       | Walnut                   | Shā dēē ´      |
| Selu       | Corn                     | Shā´lōō        |
| Sequoyah   | Cherokee                 | Shē quä wō´yä´ |
| Setsi      | Ceremonial Mound         | . ,            |
| Sgili      | Witch                    | Skēē´lēē´      |
| Soco       | Valley of Cheifs         |                |
| Soquili    | Horse                    | Shō quō lēē ′  |
| Sunnalee   | Light/Morning            | Chōō´nä´lā     |
| Svgata     | Apple                    | Shüg tä ′      |
| Tala       | White Oak                | Tä´lēē         |
| Taladu     | Cricket                  | Tä´lä dū´      |
| Tawsee     | Tugaloo River Settlement |                |
| Тауа       | Cherry                   | Tä´yä´         |
| Tellico    | Cherokee Town            |                |
| Tili       | Chestnut                 | Tū´lēē´        |
| Tinequa    | Mole                     | Tä nā ´quä ´   |
| Tlugvi     | Tree                     | Skä`ēē         |
| Tludatsi   | Lion                     | Klë dä´gēē´    |
| Tlvdatsi   | Lion, Panther            |                |
| Tsalagi    | Cherokee                 | Jï lë ´gēē ´   |
| Tsataga    | Chicken                  | Jēē ta´ga´     |
| Tsavoga    | Blue Bird                |                |
| Tsisqua    | Bird                     | Jēē squō wä´   |
| Tsiya      | Poplar                   | Jēē ū          |
| Tsisdu     | Rabbit                   | Jēē´tōō´       |
| Tsisdvna   | Crawfish                 | Jēē´dä nä´     |
| Tsitsi     | Thistle/Wren             |                |
| Tsolv      | Tobacco                  | Jō´lä          |
| Tsuganawvi | South                    |                |
| Tsula      | Fox                      | Jōō´lä         |
| Tsuyvtlvi  | North                    | Jōō ya´ja hēē´ |
| Tauraai    |                          |                |

Maple

Sourwood

Jōō´wä jēē´ Ōo´dō quä´

| NAME   | MEANING  |
|--|--|
| Udvawadulisi<br>Ugedaliyvi<br>Ugiladi<br>Ugugu<br>Uloque<br>Ulvda<br>Unoga<br>Unole<br>Unvquolad<br>Unutsi<br>Unvdatlvi<br>Usdasdi | Bumblebee<br>Cove<br>Feather<br>Owl<br>Mushroom<br>Poison Ivy<br>Bass<br>Wind<br>Rainbow<br>Snow<br>Mountain                         |
| Usgewi<br>Utsonati<br>Utsuwodi<br>Uwaga<br>Uwohali<br>Uyasqa<br>Vdali<br>Wadigei<br>Waga<br>Wahuhu<br>Walelu                       | Holly<br>Cabbage<br>Rattlesnake<br>Moccasin<br>Passion Flowe<br>Eagle<br>Skull<br>Lake<br>Brown<br>Cow<br>Screech Owl<br>Hummingbird |
| Waldsi<br>Wanei<br>Waya<br>Wesa<br>Wodigeasgohi<br>Yanequa<br>Yuda<br>Yunega   | Frog<br>Hickory<br>Wolf<br>Cat<br>Copperhead<br>Big Bear<br>Chipmunk<br>White Man  |

|                 | PRONUNCIATION   |  |
|-----------------|---|--|
|                 | Öö'tä nä 'wä'dülēēshē'         Öö kā'lä dë yä 'hēē'         Öō gits 'lä dēē '         Öō gik '         Öō lō quā '         Öō 'lö dēē '         Üs 'stä stēē '         Öō nō lā '         Öō nä dä shä 'hēē '         Üs 'stä stēē '         Öō nä dä shä 'hēē '         Üs 'stä stēē '         Öō nā dä shä 'hēē ' |  |
| 9               | Ōō jōn´nä tēē´  |  |
| wer<br>/l<br>rd | Wä´hēē´lēē<br>Ōō´skä<br>Kä´nä hü´<br>Ōōwō´dägā´hēē´<br>Wä´kä´<br>Wä hä hōō´<br>Wä´lā lōō´<br>Quä lō´shē´<br>Wä nā´hē´   |  |



MEN'S BRIDGE MEN'S 9-HOLE GOLF MEXICAN TRAIN DOMINOES MOUNTAIN READERS BOOK CLUB MOUNTAIN GARDENERS NEEDLECRAFTERS NATURAL RESOURCES STEWARDSHIP CM. NEWBIES ORGANIC GARDEN CLUB PICKLEBALL CLUB POKER QUILTERS SOCIAL EVENTS PLANNING CM. STRATEGIC PLANNING CM. STRINGS & THINGS ENSEMBLE STUDENT SCHOLARSHIP PROGRAM TENNIS CM. UKULELE STRUMMERS WOODCRAFTERS



### AMAKOLA TRAIL Length: .6 miles **Difficulty:** Easy

AMAKOLA LOOP TRAIL Length: .9 miles Difficulty: Easy CARSON CREEK TRAIL Length: .5 miles

Difficulty: Moderate MIDDLE FALLS TRAIL Length: .3 miles Difficulty: Easy

**OGANA TRAIL** Length: 1.6 miles **Difficulty:** Moderate

**ECUSTA TRAIL** Length: .6 miles **Difficulty:** Easy

TSHAKANAWI TRAIL Length: .3 miles **Difficulty:** Moderate **EQUESTRIAN NATURE TRAIL** Length: 1.6 miles **Difficulty:** Moderate

## CONNESTEE FALLS HIKING TRAILS & GUIDE

KELLEY MTN TRAIL Length: .6 miles **Difficulty:** Moderate

**OAKANOAH TRAIL** Length: .6 miles Difficulty: Easy

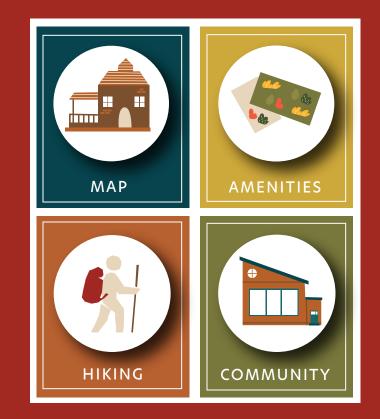
SALOLA TRAIL Length: 1.8 miles **Difficulty:** Moderate

TALL PINES TRACE Length: 2 miles **Difficulty:** Easy

WHEN PLANNING A HIKE, **PLEASE FOLLOW THESE** SUGGESTIONS: Wear good hiking shoes Carry plenty of water Have insect repellent available Have a copy of the trail map with you Pack healthy snacks

\*Please note mileage distances are for one way hikes.





LET US BE YOUR GUIDE ON THE MOUNTAIN.

> VISIT OUR OFFICE **5388 GREENVILLE HWY** BREVARD, NC 28712 828.884.7355