



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



CONNESTEE FALLS CHEROKEE STREET NAME TRANSLATION

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

sound of the "a" in "car" and "father" The [°] 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 Ugedaliyvi Ugiladi Ugugu Uloque Ulvda Unoga Unole Unvquolad Unutsi Unvdatlvi Usdasdi	Bumblebee Cove Feather Owl Mushroom Poison Ivy Bass Wind Rainbow Snow Mountain
Usgewi Utsonati Utsuwodi Uwaga Uwohali Uyasqa Vdali Wadigei Waga Wahuhu Walelu	Holly Cabbage Rattlesnake Moccasin Passion Flowe Eagle Skull Lake Brown Cow Screech Owl Hummingbird
Waldsi Wanei Waya Wesa Wodigeasgohi Yanequa Yuda Yunega	Frog Hickory Wolf Cat Copperhead Big Bear Chipmunk 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 /l rd	Wä´hēē´lēē Ōō´skä Kä´nä hü´ Ōōwō´dägā´hēē´ Wä´kä´ Wä hä hōō´ Wä´lā lōō´ Quä lō´shē´ 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

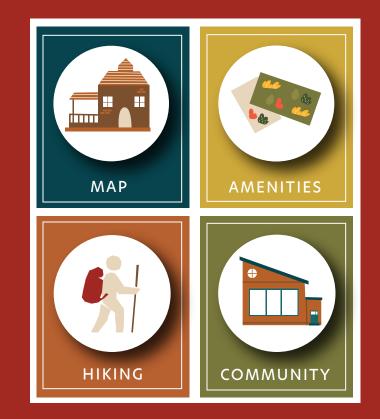
SALOLA TRAIL Length: 1.8 miles **Difficulty:** Moderate

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