



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 signo ture waterfalls, mountain lakes, cham pionship golf, a grand clubhouse with dining, extensive hiking trails, pool tennis & pickleball courts, a wellnes center, and a wide variety of residen

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.



**CONNESTEE FALLS COMMUNITY AMENITIES** 

GOLF

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

HIKING TRAILS Hiking trail maps available.

**DOG PARK** Community dog park.

**CLUBHOUSE** 

change.

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 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 FACTS & INFORMATION** 

POA

including the lakes, clubhouse, golf course, tennis courts, swimming pool, owned by the POA.

LOCATION

SIZE

Nearly 4,000 acres with 1,800 acres **SEWER** common green space, aproximately 1,500 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.

RESERVES FUNDING.

**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** All common property in Connestee Falls, Standard Lot: minimum s.f. to build 1,500 heated s.f.

hiking trails, and road system, are RANGE OF LOT & HOME PRICES **Lot:** \$5,000-\$200,000 Home: \$150,000-\$2,000,000

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

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.



CONNESTEE FALLS COMMITTEES & CLUBS

GENEALOGY

CREW

LINE DANCING

MAH-JONGG

MEMBERSHIP

**INFORMATION CM.** 

CAESAR'S HEAD

SCENIC OVERLOOK

**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

MEN'S BRIDGE

WOODCRAFTERS

GOLF ASSOCATION MEN'S 9-HOLE GOLF EXECUTIVE CM. **MEXICAN TRAIN** DOMINOES GOOD NEIGHBORS LENDING CLOSET MOUNTAIN READERS **HIGHWAY CLEANUP BOOK CLUB** HIKING TRAILS MAINT. MOUNTAIN GARDENERS NEEDLECRAFTERS NEWBIES

HIKERS HISTORY & ARCHIVES CM. ORGANIC GARDEN CLUB **INVESTMENT CLUB** PICKLEBALL CLUB JUDICIAL CM. POKER KIDS CLUB QUILTERS KNITTERS & SOCIAL EVENTS **CROCHETTERS** PLANNING CM. LADIES 18-HOLE GOLF STRATEGIC PLANNING CM. LADIES 9-HOLE GOLF STRINGS & LADIES BRIDGE THINGS ENSEMBLE LADIES LUNCHEON STUDENT SCHOLARSHIP PROGRAM LADIES SAMBA **CARD GROUP** TENNIS CM. LIBRARY CM. UKULELE STRUMMERS

CONNESTEE FALLS HIKING TRAILS & GUIDE

**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

JPONT STATE FOREST, 4 MILES

**CANTEEN** 

BEER GARDEN

HIKER & THE HOUND

OUTDOOR EQUIPMENT

TSHAKANAWI TRAIL **Length:** .3 miles **Difficulty:** Moderate

**EQUESTRIAN NATURE TRAIL** Length: 1.6 miles **Difficulty:** Moderate

**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

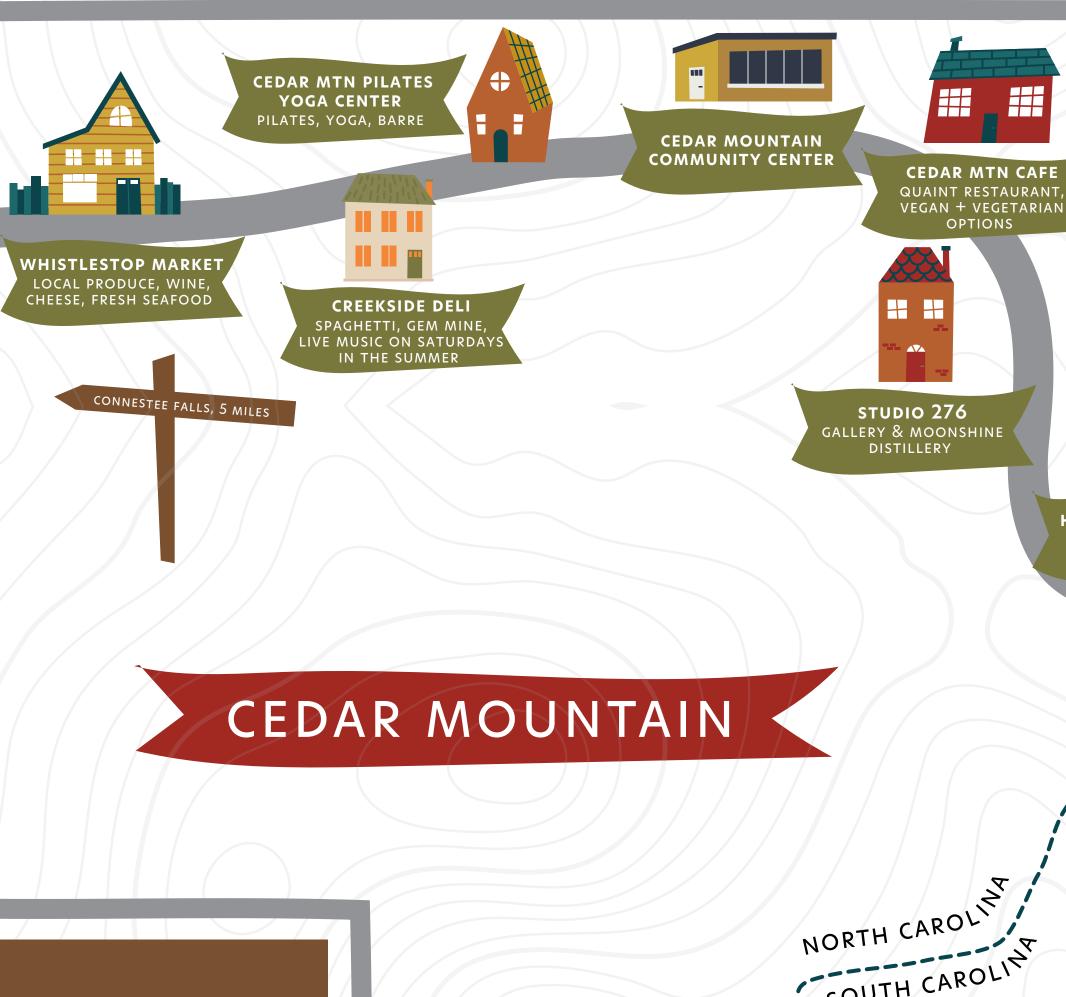
\*Please note mileage distances are for one way hikes.



## **CONNESTEE FALLS FEE SCHEDULE**

PROPERTY	2021	2020	RENTAL FEES, CONTINUED	2021	2020	OTHER
Amenity Fee <sup>14</sup> Amenity Fee for Lot Sales <sup>15</sup> Annual Assesment - Improved Property Annual Assesment - Unimproved Property A&E Filing Fee New Home Construction <sup>13</sup> Impact Fee (Garages + Carports) Impact Fee (Decks + Porches) Lot Combination Fee Performance Deposit (New Home) Performance Deposit (New Level/20%+)	\$12,000 \$0 \$3,498 \$2,099 \$300 \$1.50/sqft \$.75/sqft \$.50/sqft \$10,116 \$5,000 \$2,000	\$10,000 \$2,500 \$3,362 \$2,017 \$300 \$1.50/sqft \$.75/sqft \$.50/sqft \$10,116 \$5,000	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 \$400 \$20	No Charge \$125/\$325 \$300/\$500 \$300/\$500 \$60/\$120 \$60/\$120 \$100 \$20 \$350 \$10	Bar Codes, Members/Associate Bar Codes, Tenants/Renters Boat Registration (one time) Dog Bark (one time buy-in) Fishing License, 1 Day Guest <sup>11</sup> Fishing License, 7 Day Guest <sup>11</sup> Fishing License, Annual, Proper Fishing License, Tenant/Renter Organic Gardeners (one time b
Tenant/Guest Registration Fee (montly) Tenant Guest Registration Fee (annually)	\$100 \$400	\$2,000 \$100 \$400	WELLNESS MEMBERSHIPS	2021	2020	NOTES
ASSOCIATE/ALUMNI MEMBERSHIPS	2021	2020	Wellness Center, Annual, Family <sup>8</sup> Wellness Center, Annual, Single Wellness Center, One Month, Family <sup>8</sup>	\$525 \$300 \$60 \$40 \$10 \$10 \$45 \$400	\$300 \$60 \$40 \$10 \$10 \$10 \$45 \$400	<ol> <li>EXCLUSIVE USE REQUIRES 30 OR MORE PERSON</li> <li>RESERVATIONS ARE REQUIRED FOR EXCLUSIVE UFEES MAY BE ADJUSTED DUE TO SIZE OF PARTY/</li> <li>MAXIMUM PRO-RATED REFUND = 6 MONTHS.</li> <li>NO SUB-LEASING OF RV SPACES OR BOAT SLIPS.</li> <li>PORTION OF ASSESSMENTS IS DEDICATED TO RE</li> <li>FOUR HOUR RENTAL.</li> <li>AVAILABLE ONLY TO GUESTS OF MEMBERS.</li> <li>TWO ADULTS, OR ADULT AND DEPENDENT CHILE</li> <li>DAILY OR GUEST USE MUST BE DURING THE HOLE</li> <li>FOOD/BEVERAGE SALES MAY REDUCE USE CHA</li> <li>ISSUED ONLY IN NAME OF GUEST. NO ANNUAL</li> <li>MUST HAVE BEEN A CF RESIDENT FOR 7 YEARS</li> <li>LOTS PURCHASED PRIOR TO 4/1/2009 PAY FE OWNERSHIP (DOWN TO MINIMUM FEE OF \$50</li> <li>BILLED DEC. 31 THE YEAR OF PURCHASING THE</li> <li>BILLED DEC. 31 THE YEAR OF PURCHASING THE</li> </ol>
Alumni Membership <sup>12</sup> Associate Membership	\$300 \$2,099	\$300 \$1,915				
RENTAL FEES	2021	2020				
Atagahi Pavilion, Community Activity <sup>1,2</sup> Atagahi Pavilion, CF Member Private Party <sup>1,2,6,10</sup> Atagahi Pavilion, Outside Group <sup>1,2,6,10</sup> Boat Storage <sup>3,4</sup>	No Charge \$125 - \$225 \$200 - \$250 \$175	No Charge \$125 - \$225 \$200 - \$250 \$150				













ON THE MOUNTAIN.

VISIT OUR OFFICE 5388 GREENVILLE HWY BREVARD, NC 28712 828.884.7355

## CONNESTEE FALLS CHEROKEE STREET NAME TRANSLATION

Gogv Golanv Guledisgonihi Guque Gutsi Gusv Gvhe

## **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"

has more emphasis.					
NAME	MEANING	PRONUNCIATION			
Amakola Adawehi Adayahi Adelv Adohi Agaliha Ama Annakesta Anv Atisvgi Atsadi Ayugidv Awi Catatoga Chagee Cheestoonaya Cheowa Cherokee	Jumping Water Wizard Oak Silver Forest Sunshine Water Transylvania Balsams Strawberry Birch Fish Hazelnut Deer New Settlement Tugaloo River Rabbit Foot Division of Cherokee People of Cave Country	Ä dä wä hēē´Ä dä yä hēē´Ä dä ´läÄ dō ´hēē´Ä gä´ lä häÄ mä´Ä mä´Ä teē´shë gēēÄ jä dēē´Ä ū´gë dä´Ä wēē´			

PRONUNCIATION NAME MEANING Cheulah Cheif of Cheroke "Was Lost" Dalonigei Gold/Yallow Dä lōn´nä gä´hēēʻ Dawatsila Flying Squirrel Tō chēē ' White Pine Dō chew´wä´ Redbird Snowbird Toó tēē Too yä´ Dä dā kēō Dvdisdi Klë dë gēē Dvga Echota Elaqua Ā´lë quä Elseetos Enolah Black Knob Gä´dū Gagama Galuyasdi Gä gä′mä Cucumber Gä lū´yä stēē Gä lū´lō hēē´ Ganohenv Gä nō´hä nä´ Kä wō´nū´

Dove Quail

Beech

Bobcat

Villiage on TN River

Gēē gä dā ´ēē ´

Gōō lā ´dēs gōn ´ahēē ´

Gēē shlēē '

Kō´lä nä´

Gōō kwä′

Kä hā ′

MEANING PRONUNCIATION NAME Nō quë ´shēē Snake Cherokee Autho White Sides Cherokee C Kanasdatsi Kanvsita Dogwood Kassahola Kituhwa Klonteska Konnaneeta Little Bird Cherokee Chei Moytoy Spicewood Nokassa Notlvsi Nō ya´ Warm/South Ogana Ohwanteska Ortanola Lazy/Slow

Quanv

Saligugi Salola

E nä dä ´ Jōō´nū´lä hüs kēē´ Kä lë ´gā hēē ´ Kä nō´stä gēē´ Kōn nä ´stēē dä Secret Society Kä dū´wä´ Nō däs ´tēē Nō qwēē ´shēē Nō´chēē Chū gön ´nä wä ´ Ō´gä nä´ Ōō´dä wä dēē skä´ Ōō dä´nū lä´ View of Rocks Ossarooga Ottaray Western NC Peach Quä nä ′ Sakkoleeta Blue Bird Persimmon

Mud Turtle

Sequoyah Cherokee Ceremonial Moun Valley of Cheifs Soquili Sunnalee Light/Morning Chōō´nä´lā Svgata White Oak Taladu Cricket Tä´lä dū´ Tawsee Tugaloo River Settlem Cherry Tellico Cherokee Towi Chestnut Tinequa Tä nā ´quä ˙ Γludatsi Γlvdatsi salagi Cherokee Jï lë ´gēē ´ Tsataga 🛚 Chicken savoga Blue Bird Poplar Rabbit Crawfish Tsiya Tsisdu Jēē´tōō´ Tsisdvna Jēē´dä nä´ Thistle/Wren Tobacco suganawvi Jōō´lä Jōō yä´jä hēē´ Shä lēē gōō gä Tsvwagi Jōō´wä jēē´ Maple Ōo´dō quä´ Shä lōʻlēēʻ Sourwood

NAME

MEANING

**PRONUNCIATION** 

Shā dēē ´ Shā´lōō Shē quä wō´yä´ Ugugu Jloque Ulvda Unutsi Jsdasdi Uwaga Klë dä ´gēē ´ Uyasqa Wadigei Waga Wanei Waya Wesa Yanequa Yuda Yunega

Feather Oō gük´ Mushroom Ōō´lō quā´ Poison Ivy Ōō´lü dēē´ Üs´stä stēē´ Ōō´nō lā´ Rainbow Ōōn´chēē Mountain Üs´stä stēē´ Cabbage Ōō skā´wä´ Rattlesnake Moccasin **Passion Flowe** Wa´hēē´lēē Ōō´skä Kä′nä hü′ Screech Owl Wä hä hōō′ Wä nā ´hē ´ Wā´shä Wodigeasgohi Copperhead Wō dä gā ´ä skō ´lā

Big Bear

Chipmunk

White Man

Yō nä ā´quä´

Tä ū gä´

Yō nā′gä′

PRONUNCIATION MEANING ō´tä nä´wä´dūlēēshē Ōō´kā´lä dë yä´hēē Ōō gits´lä dēē Unvquolad Unvdatlvi Ōō nä dä shä ´hēē Utsonati Ōō jōn´nä tēē Utsuwodi Uwohali Ōō wō´dä gā´hēē Wahuhu