



Mountain Harbour Property Owners Association
1665 Mountain Harbour Dr., Hayesville, NC 28904
828-389-9000

Dear Prospective Buyer,

Welcome to Mountain Harbour, we are pleased that you are considering becoming a property owner and hopefully a homeowner in our beautiful community.

The Mountain Harbour Property Owners Association (POA) is tasked thru our covenants to make sure our property and golf course are properly maintained to the highest of standards.

You probably have questions, so to help you with this process, we have compiled this notebook for your help and guidance.

1. **Mountain Harbour Protective Covenants:** These are protective covenants that ensure that your investment in our community is protected. Clay County currently does not have any zoning laws. Therefore, you could buy property and your neighbor could be anything from a solar field, chicken coops, or a dump. These protective covenants are to protect you and your family, they are not designed to restrict you. You may soon view the covenants on our website, www.mountainharbourgolfclub.com.
2. **Building guidelines:** The Architectural Guidelines are in the covenants, but this summation is easier to implement. Again, we want to keep the warm natural feel of our neighborhood. These are included in this binder and will soon be available on our website: www.mountainharbourgolfclub.com
3. **Dues:** The POA has two required annual dues.
 - a. **POA dues:** These are for all property owners and are set each year depending on our previous year's expenses and projected budgets. We make every effort to keep our annual dues to minimum, without negatively affecting our assets. These come due at the first of the year and the 2020 dues are \$1700.00 for each property.
 - b. **Golf Course Membership:** Golf memberships are available for both single and family members. Memberships can be found under the tab Golf course memberships or you may contact the golf shop at 828-389-9000
 - c. **Sports Memberships:** Not a golf member, then a Sports Mandatory membership is required for \$450.00. This allows you and your family to enjoy the pool and fitness center at no additional charge and provides 5-free rounds of golf with a value of \$200.00 (5@\$40.00 each).



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4. **Utilities:** Our water and sewer systems are owned and operated by Carolina Water Services (800-525-7990). We have enclosed a map of the areas served, but we suggest you verify with the company regarding the services available for the lot or home you are considering purchasing. A larger map is available to be viewed in the Golf Shop.

5. **Internet:** We have several choices throughout our community. They do vary by location, so you need to verify prior to purchasing a lot or home. Blue Ridge Mountain EMC (706-379-4832) and Windstream Communications (706-896-4176) have fiberoptic available. The other services are listed under the Internet tab.

The POA Board: We have a board comprised of 7 property owners who have financial, marketing, leadership and organizational skills. Board meetings are held monthly and are open to all property owners. Financial reports are discussed, and the reports are available on our website, for property owners to view.

Social Activities: Our social committee organizes monthly community get togethers. Our golf grill is open for lunch during the season.

Marketing and Communication: Our website; www.mountainharbourgolfclub.com, will soon have all the information included in this binder. When you enter the site, you will be able to go to; Mountain Harbour Living, Mountain Harbour Golf, or Mountain Harbour POA, (Ridges). We will also have both a Facebook and Instagram sites.

Wildlife: It is abundant, since we do not allow any hunting in Mountain Harbour. Therefore, we have deer, turkey, ducks, birds, fox, owls, and occasionally, a bear. Come and watch with us.

We realize that this is a great deal of information. We all hope that many of your questions are now answered and your final decision is to join us in "God's Country," Mountain Harbour Living. If you need further answers, please do not hesitate to contact our Marketing Team Leader, Bill Meldram 404-431-7529, wmeldram@gmail.com.

Sincerely yours,

Jorge E Azor
President
Mountain Harbour Property Owners Association
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