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**2022 CHICKASAW POINT FACT SHEET**

Originally developed as a leisure/vacation community, Chickasaw Point has evolved into a year-round residential golf course community. The community is governed by a seven-member volunteer Board of Directors elected by the property owners.

**CENTRALLY LOCATED**

Located on Lake Hartwell, just off SC Highway 11, 4.2 miles north from Exit 1 on Interstate 85.

Atlanta, GA	100 miles	Anderson, SC	25 miles	Seneca, SC	12 miles
Greenville, SC	50 miles	Charlotte, NC	100 miles	Clemson, SC	18 miles

**A LAKE HARTWELL COMMUNITY**

Lake Hartwell is a Corps of Engineers lake and contains 56,000 acres of water with 962 miles of shoreline.

**CHICKASAW POINT GOLF COURSE**

Chickasaw Point Golf Course is an 18-hole, par-72 public course with a unique layout and stunning mountain views that make it a must play for golfers of every skill level. The course also offers a full-service Pro Shop and an on-staff teaching pro. For tee times, call the Pro Shop at 864-972-9623.

**GOVERNING DOCUMENTS**

Chickasaw Point is a gated community protected by Covenants, Bylaws, Building Requirements, and a Rental Policy to maintain a community atmosphere of full-time and weekend residents.

**ANNUAL ASSESSMENT**

Annual assessments and special assessments are governed by the Covenants. The assessment year is May 1 - April 30. The 2022 annual assessment is \$2178 for a developed lot and \$580 for an undeveloped lot. Buyers purchasing a **developed** property pay a one-time \$1500 New Owner Capital Reserve Assessment at closing.

**AMENITIES COVERED BY ASSESSMENTS**

Community amenities include: 21 miles of hard surface roads, staffed gate, swimming pool, tennis/ pickleball courts, picnic area and pavilion, playground, marina courtesy tie-ups, beach, community center, campground, boat ramp.

**CHICKASAW UTILITY COMPANY**

Chickasaw Utility Company is a division of Chickasaw Association, Inc. Drinking water is purchased from Pioneer Rural Water Company, and wastewater is treated at the onsite treatment plant and discharged onto the golf course.