



Recommended Showing Instructions for Cherokee Farms

The community of Cherokee farms has so much to offer. Please use this to guide you through the area and community. Be sure to take advantage of all the community offers.

Please visit www.CherokeeFarms.info for general community info.

Current Events and Community Documents (Plat, Deeds & Restrictions, ect.) can be downloaded at www.CherokeeFarmsHOA.com and the Equestrian Facility's website is www.CherokeeStables.biz

Please contact us for a **LOT INFORMATION PACKAGE** with brochures and lots of information.

- Please call us in advance and we can set up complimentary horse rides for you, your clients and family. There is an onsite stable master that can guide you on a safe and fun tour.
- Take a tour of the Equestrian Facility and Community Lodge. Introduce yourselves to the 8 community horses. The Equestrian Facility is open year round and provides discounted and priority service to homeowners, but if homeowners don't use the facility, they don't pay for anything. HOA dues are only \$300 A YEAR and used for maintaining the open space of the neighborhood.
- Next to the barn is the Community Lodge, where many events take place.
- Be sure to preview the Community Park, fishing ponds (2) & 22 Acre Nature Preserve with walking trails and Calabash Creek. Many lots back up to the Nature Preserve or Community Pasture for extended views and nature access.

Some area and local attractions include:

- Brand new elementary school (Larne Elementary) 1/2 mile from Cherokee Farms.
- Less than 3 miles away – YMCA, Post office, Downtown Clover, Fire Department, Grocery Stores, Drugstore, Filbert Peach Stand, Stacey's Nursery, Courtney's Bar-B-Que, Clover Middle/High School
- Less than 6 miles away – Lowe's, Towns of York & Lake Wylie and the Planned York Town Center (theater, bowling alley, shopping, restaurants, medical center)
- Less than 14 miles - Lake Wylie, Target, Best Buy
- Less than 30 miles away – Charlotte NFL Panthers football, Uptown/Center City Charlotte, Airport

DRIVING SHORTCUTS:

Quickest way to Lake Wylie (Approx. 12 min): Turn left out of the development onto JIM McCARTER Rd, go approx. ½ mile and turn left onto BOYD Rd. Continue until it dead ends into LINCOLN RD and turn left. Continue until it dead ends into SR 55 and turn right. Continue until it intersects with SR-49 and turn left into Lake Wylie.

Quickest way to Clover (Approx. 4 min): Either turn left out of development onto JIM McCARTER Rd and go approx ¼ mile and turn left onto TOM JOYE RD and follow into town or turn right out of development and go ½ mile until it dead ends into US-321 and turn right and follow it into town. Continue straight for 12 miles to get to Gastonia, NC.

Quickest Way to York (Wal-Mart and Lowe's) (Approx 8 min): Turn left out of the development onto JIM McCARTER Rd and continue until it dead ends into LINCOLN Rd and turn right. Continue until it intersects with SR-5 (traffic light) and turn left. Continue until SR-5 intersects with SR-161 (Old York Rd) and turn right. Shopping is ahead on left.

Thanks & please let us know if we can help out in any way.

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CHEROKEE FARMS

LOT INFORMATION SHEET

READ THIS BEFORE SIGNING ANYTHING

The Developer, Huffman Development, LLC, has prepared and issued this document that offers information regarding Cherokee Farms and the estate tracts being offered for sale by the Developer. It is not prepared or issued by the Federal Government.

LOCATION: Cherokee Farms is located in York County, South Carolina, 1 mile southeast of Clover, South Carolina on Jim McCarter Road, between Lincoln Road and US 321 South (Filbert Hwy). It is not in the city limits. Cherokee Farms is 29 miles from the center of Charlotte, North Carolina. The entire community is 110 acres and surrounded on all four sides by residential, deed restricted and already subdivided and developed land. No large gas line or large power line easements exist anywhere on the property.

LOT SIZES AND PRICES: The average lot size is 1.35 acres (1 acre minimum) and lot prices start in the \$60Ks. Contact our sales agents for current pricing, availability and purchase incentives.

TAXES: Real estate taxes for 2009 for primary residents in Clover School District 2 are based on appraised value multiplied by an assessment ratio of 4% and a mileage rate of 0.1196 (owner occupied).

ASSESSMENTS: There will be a maintenance and operation fee of \$300 PER YEAR PER LOT to be assessed around May 1st of each year. See Declaration of Covenants and Restrictions for Cherokee Farms for more information.

EASEMENTS: Public drainage, utility, trail and Restrictive Development Area easements exist as shown on the recorded plat. See Cherokee Farms Final Plat and the Declaration of Covenants and Restrictions for Cherokee Farms for more information.

RESTRICTIONS: Single family residential use only, 2200 square feet minimum of heated living area required (1 story), 10% surface limit on vinyl, no 'all brick' homes, side entry garage, tree cutting restrictions, Architectural Review Committee approval required. See Declaration of Covenants and Restrictions for Cherokee Farms and Cherokee Farms Homeowners Association for more information. Cherokee Stables, LLC (Equestrian Facility and Lodge) is a privately owned and operated facility and the availability and cost associated with its use is not guaranteed. Homeowners are not charged any fees associated with the Equestrian Facility unless they rent the facility or participate in the provided services. Homeowners are granted a free easement access to the Equestrian Facility property to walk the property, fish in the ponds, visit the horses, ect.

UTILITIES: Water: Individual Well (Contact a Well Installer for prices and details) Sewer: Individual Septic Tank. (All lots are pre-approved by SC DHEC for a conventional septic system (gravity or pump system for at least a 3 BR home.) *The Developer recommends prospective buyers contact SC DHEC for a Pre-Prurchase Site Inspection at 803-909-7380 to ensure the proposed homeplan, drain filed and lot are compatible. (Certain fees apply)* Power: Underground service by Duke Energy Co. Telephone/Cable/Internet: Underground service provided by BellSouth or Time Warner. Natural Gas: Underground service provided by York County Natural Gas Authority.

DRIVEWAYS: Driveways must be constructed over concrete pipe where needed. Culvert fees for each lot have been paid in advance by the Developer. All roads are public and county adopted and maintained. Garages must be side entry and face away from the main entrance.

CUSTOM HOME BUILDERS: Buyers may bring their own builder or contact one of the builders who have already built a home in Cherokee Farms. New builders must be approved by the Developer in writing and must be a South Carolina Licensed Builder.

DIRECTIONS: **From I-85:** Exit (# 17) in Gastonia, NC onto US-321 South. Go South through Clover, SC and 1 mile South of Clover, turn Left onto Jim McCarter Road. Cherokee Farms is 1/2 mile on the Left.

From I-77: Exit (# 90) at Carowinds to NC/SC 49 South (S. Tryon/York Rd/Charlotte Hwy) Go through Lake Wylie, SC and in 1 mile continue Left on US-49 South and follow for 2 miles. Turn Right onto SR-55 ("5 Points"/Church Park Dr) and follow 4 miles. Turn Left onto Lincoln Road and follow 2.5 miles. Turn Right onto Boyd Road and follow 2 miles. Turn Right onto Jim McCarter Road. Cherokee Farms is 1/2 mile on the Right.

CLOVER SHOPPING IS 1.5 MILES FROM THE ENTRANCE

Turn Right out of the Entrance, go 1/2 mile, turn right on US 321, go 1+ miles

OR Turn Left out of the Entrance, go 1/4 mile, turn left on Tom Joye Rd, and follow 1+ miles



The Developer reserves the right to alter prices and development plans at any time.

The future value of land is uncertain and dependent upon many factors.

DO NOT expect all land to increase in value.

