



GOVERNORS CLUB
Chapel Hill, North Carolina

GOVERNORS CLUB NEIGHBORHOODS

PRIVATE LIVING, BEAUTIFULLY CONNECTED

DISCOVER THE NEIGHBORHOODS OF GOVERNORS CLUB— CHAPEL HILL'S PREMIER PRIVATE CLUB COMMUNITY.

Set across 1,600 acres of rolling terrain, mature woodlands, lakes, ridgelines, and championship golf, Governors Club offers a rare balance of privacy, natural beauty, and everyday convenience. Behind the gates, residents find more than a place to live—they find a true sense of belonging, shaped by distinctive homes, thoughtful neighborhoods, scenic views, and a private country club lifestyle at the center of community life.

From low-maintenance villas and charming cottages to custom homes and expansive estate properties, Governors Club offers a range of living experiences for buyers seeking beauty, security, connection, and long-term value in one of the Triangle's most distinctive private communities.

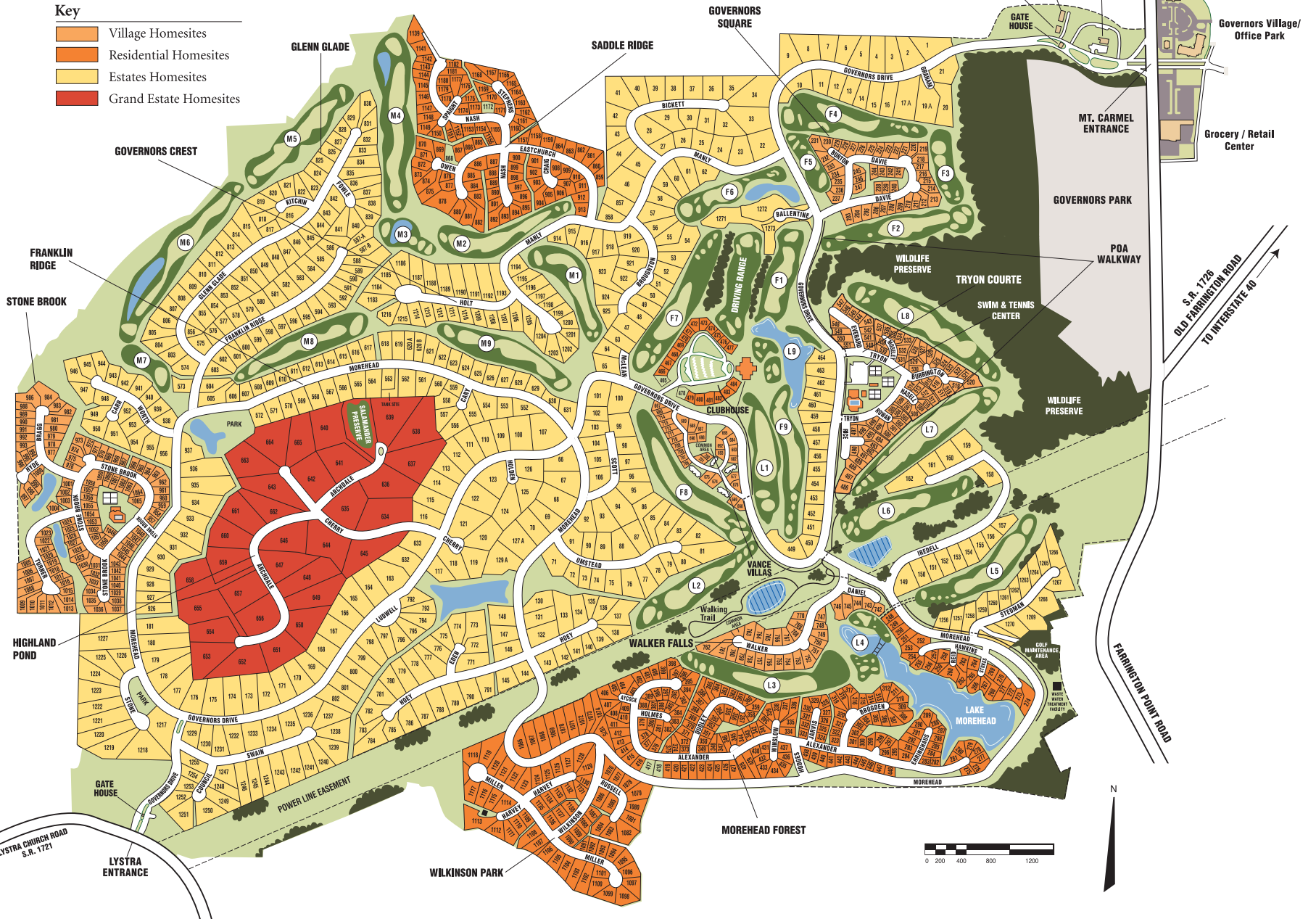
NEIGHBORHOOD MAP

Golf Holes

L = Lakes
F = Foothills
M = Mountain

Key

- Village Homesites
- Residential Homesites
- Estates Homesites
- Grand Estate Homesites



WELCOME TO GOVERNORS CLUB

A COMMUNITY DESIGNED FOR HOW YOU LIVE

Governors Club is a private, gated community in Chapel Hill, North Carolina, set on Edwards Mountain and woven around a 27-hole Jack Nicklaus Signature Golf Course. Its setting feels quiet and private, yet remains beautifully connected to Chapel Hill, Durham, Raleigh, Research Triangle Park (RTP), major universities, medical centers, dining, culture, shopping, airport and travel access.

What sets Governors Club apart is not a single feature, but the way everything comes together: the privacy of a gated community, the beauty of a wooded and rolling landscape, the prestige of a private country club setting, and the warmth of a neighborhood where people quickly feel at home.

DISTINCTIVE SETTINGS, ONE EXCEPTIONAL COMMUNITY

Each neighborhood within Governors Club offers its own sense of place, architectural character, landscape, and lifestyle experience. Some are defined by sweeping golf course views or lakefront settings. Others offer wooded privacy, elevated vistas, low-maintenance living, or proximity to the Clubhouse, Wellness Center, racquet courts, walking trails, and community amenities.

Together, they create a community with uncommon variety—allowing buyers to choose not only the right home, but the right way of living.

Whether you or your clients are seeking a lock-and-leave townhome, a golf course residence, a private wooded homesite, a family-friendly setting, or an estate property with room for outdoor living, Governors Club offers a rare range of possibilities within one of Chapel Hill's most established private communities.



INTERESTING FACT:

*Roads throughout the community are named
for former North Carolina governors.*

GOVERNORS CLUB ESTATES

ELEVATED LIVING WITH ROOM TO IMAGINE

For buyers seeking space, privacy, and a larger canvas for custom living, the Estates represent some of Governors Club's most distinctive residential opportunities.

Located throughout elevated areas of the community—including Franklin Ridge, Glenn Glade, Governors Crest, Morehead, and Governors Drive—these properties offer room for gracious homes, outdoor terraces, gardens, pools, water features, and thoughtfully designed landscapes.

Many estate settings enjoy golf course, lake, wooded, or long-range views, with some positioned atop Edwards Mountain to capture expansive vistas toward Chapel Hill, Durham, and Raleigh. These homesites and resales appeal to buyers who value both privacy and presence, a place to create a residence that feels personal, timeless, and beautifully connected to the land.



LIFESTYLE HIGHLIGHTS

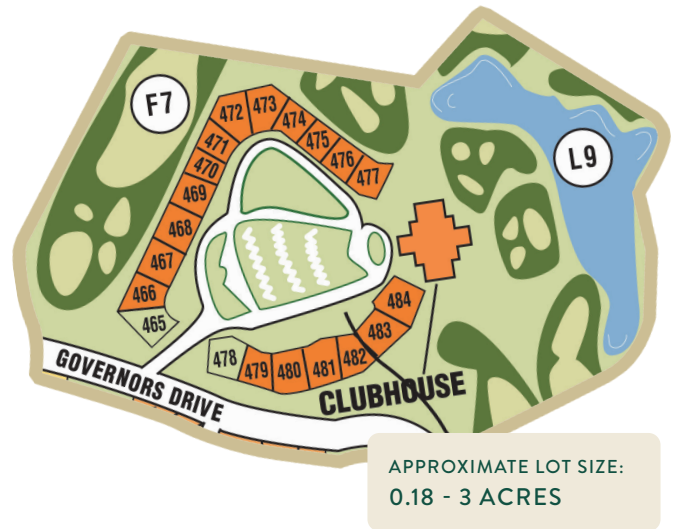
Expansive homesites, elevated views, custom architecture, outdoor living spaces, privacy, and proximity to the natural beauty of Governors Club.

CLUB COTTAGES

CLOSE TO THE CLUB, EFFORTLESS BY DESIGN

The Club Cottages offer a charming and highly convenient way to enjoy the Governors Club lifestyle. Set near the Clubhouse and golf course, this intimate enclave places residents close to dining, social activities, golf, walking trails, and the everyday ease of country club-centered living.

For buyers who want a refined home base with a strong sense of connection to the Club, the Club Cottages offer an appealing balance of comfort, convenience, and community. Their location makes it easy to enjoy a morning walk, meet friends for dinner, or take part in the social rhythm of the Club without ever feeling far from home.



LIFESTYLE HIGHLIGHTS

Close proximity to the Clubhouse, golf course setting, walking trails, social convenience, and a low-maintenance lifestyle feel.



GOVERNORS SQUARE

GOLF COURSE LIVING WITH EVERYDAY EASE

Surrounded by the golf course, Governors Square offers a scenic and convenient setting where many homes enjoy beautiful views from multiple vantage points. Its location near the Mt. Carmel entrance provides easy access in and out of the community, while still offering the privacy and beauty that define life inside Governors Club.

This neighborhood is especially appealing to buyers who want a polished, well-situated home with the benefit of professional yard maintenance. Sidewalk access makes it easy to walk, bike, and connect with Club amenities, creating a lifestyle that feels both active and effortless.

LIFESTYLE HIGHLIGHTS

Golf course views, convenient gate access, sidewalk connectivity, low-maintenance living, and close access to Club amenities.

MOREHEAD FOREST

LAKE VIEWS, OPEN SPACE, AND A RELAXED NEIGHBORHOOD FEEL

As one of the largest and most varied neighborhoods in Governors Club, Morehead Forest offers a range of settings, including lake, pond, golf course, and wooded views. Its dedicated green spaces and access to Morehead Lake create a peaceful environment that feels relaxed, scenic, and deeply connected to nature.

Residents enjoy opportunities for catch-and-release fishing, non-motorized boating, walking, and neighborhood connection. With its relatively flat terrain in many areas and multiple neighborhood social groups, Morehead Forest is ideal for buyers who want natural beauty, livability, and a strong sense of community.



LIFESTYLE HIGHLIGHTS

Lake and pond views, green space, fishing, non-motorized boating, walking access, neighborhood social connection, and a relaxed residential feel.



HIGHLAND POND

WOODED ESTATE LIVING WITH LONG-RANGE VIEWS

Highland Pond offers one of the most private and expansive settings within Governors Club. Positioned along one of Edwards Mountain's high crests, this neighborhood features large wooded homesites, varied architecture, dramatic topography, and remarkable long-range views.

The presence of the Salamander Preserve gives Highland Pond a distinctive connection to the natural environment, adding to its quiet, secluded character. For buyers who value space, privacy, architectural individuality, and a more estate-like setting, Highland Pond offers a rare opportunity within the community.

LIFESTYLE HIGHLIGHTS

Large wooded lots, estate-sized homes, long-range views, natural privacy, distinctive architecture, and proximity to protected natural areas.

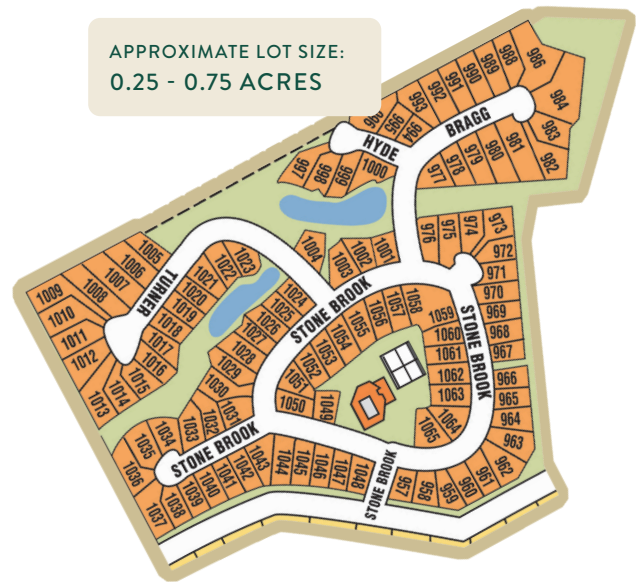
STONE BROOK

FRENCH-INSPIRED CHARM WITH PRIVATE NEIGHBORHOOD AMENITIES

Stone Brook is one of Governors Club's most distinctive neighborhoods, known for its Country French-inspired architecture, stacked stone and cedar exteriors, shutters, window boxes, rolling terrain, and pond views.

It also offers a rare amenity package reserved for Stone Brook residents and their guests, including a neighborhood pool, tennis courts, fire pit, waterfall, playground, and pavilion area. These shared spaces create a natural gathering place and give Stone Brook a particularly close-knit, social feel.

Located near the Lystra Road gate, Stone Brook also provides convenient access to nearby shopping, banking, medical services, and daily necessities.



LIFESTYLE HIGHLIGHTS

Architectural charm, private neighborhood amenities, ponds, social gathering spaces, convenient gate access, and a strong neighborhood identity.



SADDLE RIDGE

MOUNTAIN-LIKE TOPOGRAPHY AND EXPANSIVE VIEWS

Saddle Ridge sits along the northern section of Governors Club, overlooking the valley between Edwards Mountain and Edwards Ridge. With rolling hills, dramatic terrain, and expansive views, the neighborhood has a distinctive mountain-inspired feel within the heart of the Triangle.

Homes here reflect architectural variety and individuality, making Saddle Ridge especially appealing to buyers who want character, elevation, and visual interest. For those drawn to a home with a sense of arrival and a setting that feels removed from the everyday, Saddle Ridge offers a memorable experience.

LIFESTYLE HIGHLIGHTS

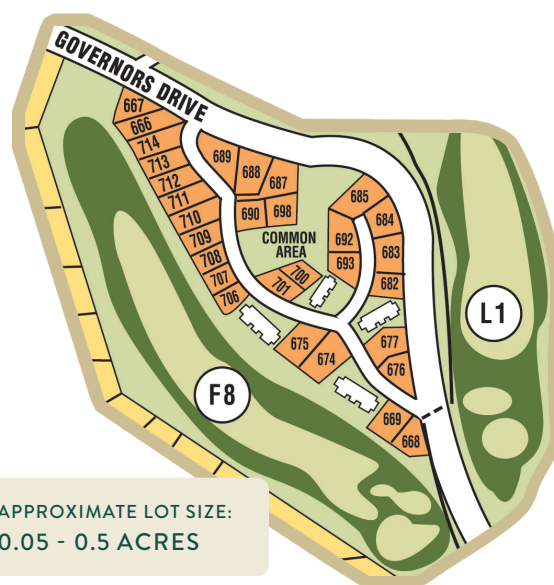
Rolling hills, distant views, golf course outlooks, architectural variety, and a dramatic natural setting.

VANCE VILLAS

CENTRAL, CONVENIENT, AND CLOSE TO THE CLUB

Vance Villas offers a central location within Governors Club, with town-home and single-family living options near the Clubhouse, golf course, and community sidewalks. Many residences enjoy views of the 17th fairway, the Club, or nearby golf course landscapes.

For buyers seeking a more manageable footprint without sacrificing access to the Governors Club lifestyle, Vance Villas provides convenience, connection, and a strong sense of place. Its central location makes it easy to enjoy dining, golf, walking, and social activities close to home.



APPROXIMATE LOT SIZE:
0.05 - 0.5 ACRES

LIFESTYLE HIGHLIGHTS

Townhome and villa living, golf course views, central location, Clubhouse proximity, sidewalk access, and lock-and-leave appeal.

APPROXIMATE LOT SIZE:
0.15 - 0.3 ACRES



TRYON COURTE

LOW-MAINTENANCE LIVING NEAR WELLNESS AND CLUB AMENITIES

Tryon Courte offers a highly convenient lifestyle in a golf course setting near the Governors Club Wellness Center, pool, fitness, and racquet facilities. Its horseshoe-shaped design creates a connected neighborhood feel, while the architecture provides a cohesive and polished streetscape.

With professional yard and landscape maintenance included through the neighborhood structure, Tryon Courte is especially attractive to buyers who want more time to enjoy the Club, the community, travel, or an active lifestyle. The neighborhood also offers easy access to sidewalks, golf, dining, and fitness amenities.

LIFESTYLE HIGHLIGHTS

Low-maintenance living, proximity to the Wellness Center, golf course surroundings, sidewalk access, and easy connection to Club dining and recreation.

WILKINSON PARK

PEACEFUL, PARK-LIKE LIVING NEAR MOREHEAD LAKE

Wilkinson Park sits along the central southern edge of Governors Club and offers a peaceful residential setting with varied architecture, gentle terrain in many areas, and natural proximity to Morehead Lake.

This neighborhood is especially appealing to buyers who enjoy walking, biking, birdwatching, and a quieter connection to the landscape. Wilkinson Park offers a relaxed lifestyle within reach of the broader Governors Club trail and sidewalk network.



APPROXIMATE LOT SIZE:
0.4 - 0.75 ACRES

LIFESTYLE HIGHLIGHTS

Park-like setting, walking and biking opportunities, proximity to Morehead Lake, waterfowl watching, varied homes, and a quieter residential feel.



APPROXIMATE LOT SIZE:
0.3 - 0.8 ACRES

WALKER FALLS

GOLF, WATER VIEWS, AND WALKABLE ACCESS

Walker Falls stretches along golf holes No. 3 and No. 4, offering many homes golf course, pond, or walking trail views. Brick courtyards lend the neighborhood a distinctive architectural detail, while customizations by owners and builders add individuality and charm.

Its location near the Wellness Center and community sidewalk system makes Walker Falls an appealing choice for buyers who want an active, connected lifestyle. Whether walking to fitness, enjoying golf course views, or relaxing near water, residents here enjoy a setting that feels both scenic and convenient.

LIFESTYLE HIGHLIGHTS

Golf course and pond views, walking trail access, distinctive courtyards, proximity to the Wellness Center, and neighborhood gatherings.



NEIGHBORHOOD SUMMARY

NEIGHBORHOOD	LOT SIZE	SEPARATE FEES
GOVERNORS CLUB ESTATE LOTS	0.5 - 2.0 ACRES	
CLUB COTTAGES	0.18 - 3 ACRES	<i>Property owners pay additional sub-association fees, have a separate Board of Directors but are governed by Governors Club POA covenants, bylaws, and rules</i>
GOVERNORS SQUARE	0.2 - 0.45 ACRES	<i>Property owners pay sub-association dues for yard maintenance.</i>
MOREHEAD FOREST	0.2 - 0.5 ACRES	
HIGHLAND POND	2.5 - 4 ACRES	
STONE BROOK	0.25 - 0.75 ACRES	<i>Property owners pay additional sub-association fees to support neighborhood amenities, including the private pool, tennis courts, fire pit, waterfall, playground, and pavilion area. The neighborhood also has its own Board of Directors</i>
SADDLE RIDGE	0.3 - 1.25 ACRES	
VANCE VILLAS	0.05 - 0.5 ACRES	<i>Property Owners pay an additional sub-association fee to cover upkeep of building exteriors and parking areas.</i>
TRYON COURTE	0.15 - 0.3 ACRES	<i>Property owners pay an additional fee for individual lawn and landscape maintenance, roof and gutter cleaning, and lawn treatments.</i>
WILKINSON PARK	0.4 - 0.75 ACRES	
WALKER FALLS	0.3 - 0.8 ACRES	

Vance Villas contains 16 town-home units and there are 18 Club Cottage properties. The remaining properties are detached single-family homes or lots designated for those types of structures. Lot sizes are approximate. All property owners pay the annual Governors Club assessment. Separate sub-association or other neighborhood fees may apply.



GOVERNORS
CLUB

FIND THE SETTING THAT FITS YOUR LIFE

More than 1,000 families call the Governors Club home, but Governors Club offers more than a collection of beautiful homes. It offers a way of life shaped by privacy, natural beauty, neighborly connection, and the ease of having golf, dining, fitness, recreation, and social opportunities close to home.

For buyers, each neighborhood presents a different expression of the Governors Club lifestyle—from golf course living and lake views to wooded privacy, low-maintenance convenience, and expansive estate settings.

For realtors, Governors Club offers a compelling story to share: a private Chapel Hill community with established value, distinctive neighborhoods, exceptional amenities, and a lifestyle that continues to resonate with discerning buyers.

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PRIVATE LIVING, BEAUTIFULLY CONNECTED.

GOVERNORS CLUB

PROPERTY OWNERS ASSOCIATION (POA)

10134 Governors Drive, Chapel Hill, NC 27517
919-942-0500 | GovernorsClubNC.com

POA Office Hours

Monday-Thursday: 8am–5pm

Friday: 8am-12pm

