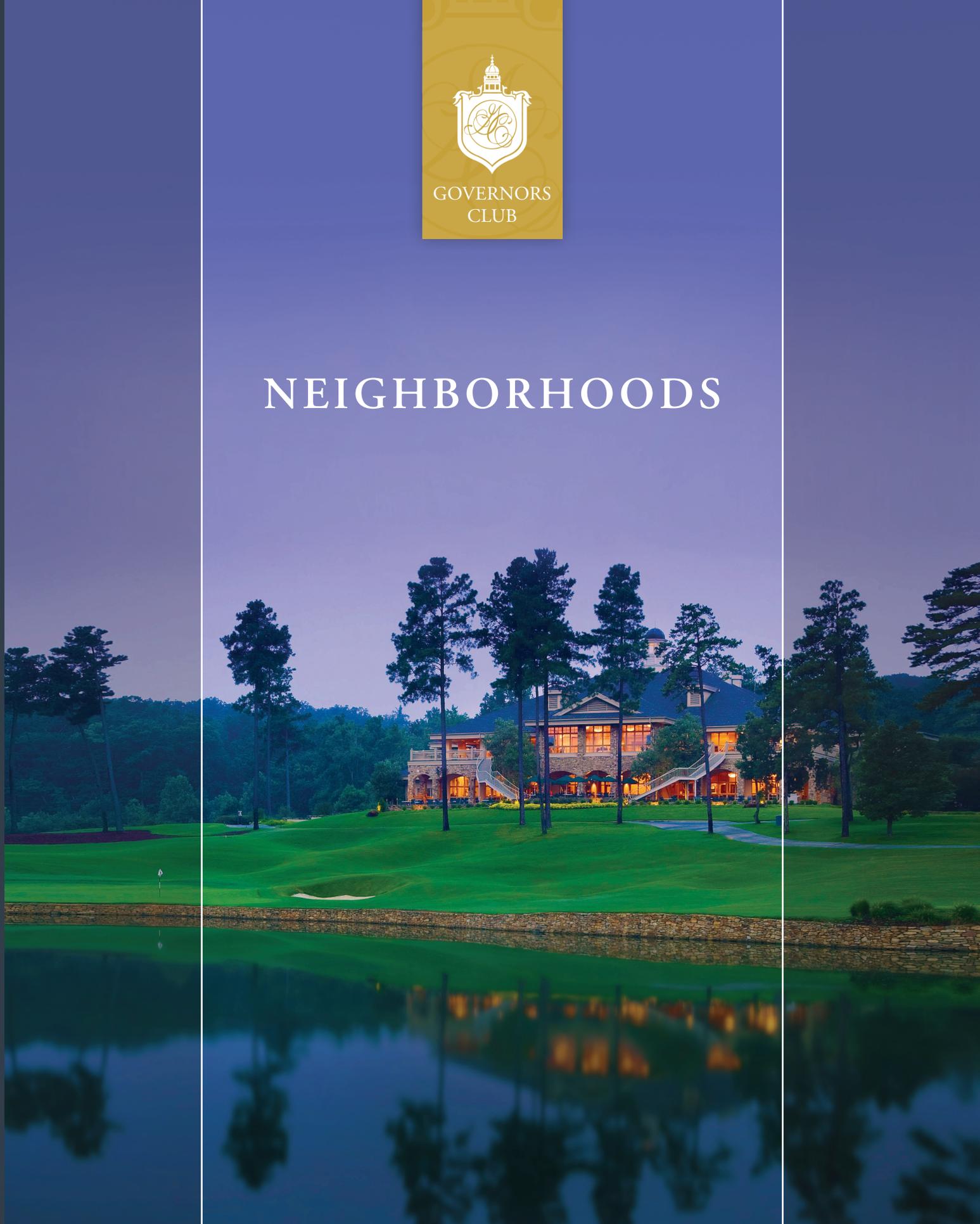




NEIGHBORHOODS



GOVERNORS CLUB
**PROPERTY OWNERS
ASSOCIATION (POA)**

10134 Governors Drive
Chapel Hill, NC 27517
(919) 942-0500

Monday-Thursday 8am-5pm
Friday 8am-12pm

GovernorsClubNC.com



★★★★★

WELCOME TO CHAPEL HILL'S
**PREMIER PRIVATE
COMMUNITY**

Established in 1988, Governors Club is a unique, 1,600-acre gated community located on Edwards Mountain—the highest point between its location and the North Carolina coast.

Residents enjoy a peaceful, wooded country setting coupled with the beauty and exclusivity of a private, 27-hole Jack Nicklaus Signature Golf Course, which meanders through much of the property. Roads throughout the community are named for former North Carolina governors.

THE
NEIGHBORHOODS

Governors Club consists of 11 residential neighborhoods, each with its own special features. There are over 1,200 properties ranging in size from .05 to 3.5 acres, including private home sites, existing custom homes and new luxury homes. Estate lots (the larger acreage sites) are scattered throughout the community and are often known by their geographic location, such as Upper Morehead, Lower Morehead and Upper Governors.

There are also 16 townhome units (Vance Villas) and 18 Club Cottage properties. The remaining properties are detached single-family homes or lots designated for those types of structures. These are grouped in compact neighborhoods, some having their own distinctive architecture and amenities. Homebuyers have a wide variety of lifestyle and architectural choices, from village homes or townhomes to grand estates.

Events for the entire community are hosted at the Property Owners Association building (near the Mt. Carmel entrance), including quarterly open houses featuring resident-created art. The space can also be reserved by owners and neighborhood social groups. The adjacent Bark Park provides a safe place for dogs to run and socialize, and special events bring together dog owners in the community.

Currently more than 1,000 families call the Governors Club home. There are households with children, professionals pursuing careers in the Triange and those who have selected Governors Club as an ideal place to retire. The community provides an exceptional family living environment with walking paths, fishing lakes and much more. It also offers residents the opportunity to be part of an exceptional, award-winning country club.

Welcome home to Governors Club...



GOVERNORS CLUB®

Governors Club Limited Partnership
Developer

Jack Nicklaus Design, Inc.
Golf Course Architects

Edward Pinckney/Associates, Ltd.
Landscape Architects & Planners

McKim & Creed Engineers, PA
Civil Engineers



Golf Holes

- L = Lakes
- F = Foothills
- M = Mountain

9/2010

Key

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

10/2000

Master Plan Subject To Change

GOVERNORS CLUB ESTATE LOTS

.50 TO 2 ACRES

Governors Club Estate Lots offer close access to the community sidewalk system. Some have golf course views and overlook the lakes. They are located on the higher elevations atop Edwards Mountain and some offer an extraordinary, panoramic 20-mile view of Chapel Hill, Durham and Raleigh. The sunrises and sunsets are fabulous.

On the map these are identified as Franklin Ridge, Glenn Glade and Governors Crest. There are additional lots located on Lower and Upper Morehead and Upper Governors Drive.

SPECIAL FEATURES: *These properties feature large lots, many of an acre or more, and varied architecture. Estate lots offer extra space for terraces, water features, swimming pools and landscaped gardens.*

CLUB COTTAGES

0.18 TO 3 ACRES



The club cottage section of Governors Club consist of twelve cottage lots. The Inn at Governors Club features four vacation cottages adjacent to the Governors Club clubhouse that are available for rent. The club cottages have a separate Board of Directors but are governed by the covenants, bylaws and rules of the Governors Club Property Owners Association. Residents pay additional sub-association fees.

SPECIAL FEATURES: *The homes are on the golf course and close to the walking trails.*

GOVERNORS SQUARE

0.2 TO .45 ACRES



Governors Square is surrounded by the golf course, giving most homes lovely views from nearly every window. Property owners in this neighborhood pay sub-association dues for yard maintenance. They also pay an annual assessment levied by the Governors Club Property Owners Association on all properties in Governors Club.

SPECIAL FEATURES: *Located close to the Mt. Carmel Church gate, most lots have great golf course views. The community sidewalk allows easy access to Governors Club Country Club amenities, biking and walking.*

HIGHLAND POND

2.5 TO 4 ACRES



Highland Pond is a neighborhood of grand estate lots characterized by its diverse and interesting architecture and wooded lots. It is located on one of the two high crests of Edwards Mountain with views of up to 15 to 25 miles.

Residents share their neighborhood with the Salamander Preserve, a pond managed by the North Carolina Botanical Foundation Conservation Department as a research and breeding area for spotted and marbled salamanders.

SPECIAL FEATURES: *Highland Pond has large wooded lots with varied topography, beautiful views and estate-sized homes.*

MOREHEAD FOREST

0.2 TO 0.5 ACRES



Morehead Forest is the largest of the neighborhoods within Governors Club and perhaps the most diverse, with golf course and lake views. The green spaces shown on the map are dedicated wooded open spaces. The community sidewalk system starts on the north side of Morehead Lake, providing easy access to Morehead Forest property owners. A future sidewalk connecting Morehead to Wilkinson Park is part of the Governors Club Long-Range Plan.

Some of these lots have beautiful water views with glorious sunrises and sunsets. Because this community is large, it is organized into three different neighborhood social groups.

SPECIAL FEATURES: *Morehead Lake is available for catch-and-release fishing or non-power boating. Homes on the north side of the lake are close to the community sidewalk system. Land is relatively flat. Some lots have lake, pond and golf course views.*

SADDLE RIDGE

0.3 TO 1.25 ACRES



Saddle Ridge sits majestically at the northern section of the community, overlooking the valley between Edwards Mountain and Edwards Ridge. It features rolling hills with expansive views. The diverse architecture and mountain-like topography give this neighborhood its own special feel.

SPECIAL FEATURES: *Characterized by widely varied topography, some lots have golf course and distant vista views, with widely-varied topography.*

STONE BROOK

0.25 TO 0.75 ACRES



Stone Brook is characterized by Country French architecture, with stacked stone and cedar exteriors featuring window boxes and shutters. Two ponds are nestled at the base of rolling hillside lots. The neighborhood is located near the Lystra Road gate, putting residents close to shopping, banking and UNC medical services.

Stone Brook is unique as the only neighborhood with its own pool, tennis courts, fire pit, waterfall, playground and pavilion area. These amenities are available only to Stone Brook residents and their guests, and are often the center of neighborhood social gatherings. To support these amenities, Stone Brook residents pay additional sub-association fees. Stone Brook has its own Board of Directors which oversees the business of the neighborhood.

SPECIAL FEATURES: *The architecture, rolling terrain, ponds and private amenities give Stone Brook a unique identity.*

TRYON COURTE

0.15 TO 0.3 ACRES



Tryon Courte is a horseshoe-shaped neighborhood bounded by the golf course on two sides. The homes surround the Governors Club Country Club wellness center (a swimming pool, fitness and tennis complex). To ensure continuity of architectural style, construction in this community is based on six customizable plans featuring red brick facades. Tryon Courte property owners pay an additional fee for individual lawn and landscape maintenance, roof and gutter cleaning, and lawn treatments.

SPECIAL FEATURES: *Yard maintenance is performed by professionals. Homes are close to the Governors Club Country Club Wellness Center. This community is adjacent to the community sidewalk for biking and walking. It also offers easy access to the golf and dining facilities of the Governors Club Country Club.*

VANCE VILLAS

0.05 TO 0.5 ACRES



Vance Villas is comprised of 16 two- to three-bedroom townhomes and lots for 30 single-family homes. Many of the townhomes and villas border the 17th fairway. The other side of the street offers views of the Governors Club Country Club and the Lakes No.1 fairway.

Townhome residents pay an additional sub-association fee to cover upkeep of the building exteriors and parking areas.

SPECIAL FEATURES: *Close to the community sidewalks and the Clubhouse, Vance Villas are centrally located within Governors Club.*

WALKER FALLS

0.3 TO 0.8 ACRES



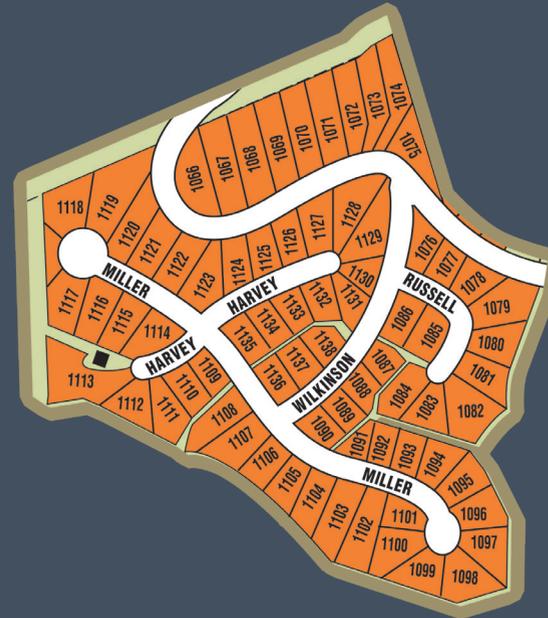
Walker Falls stretches along golf holes No. 3 and No. 4. Those lots not fronting the golf course back up to community walking trails. The brick courtyards in front of the homes are a feature unique to this neighborhood. Some owners and builders have added customizations. Walker Falls residents also have water views of two different golf course ponds.

Residents in this neighborhood pay an additional sub-association fee for common ground maintenance. Like all Governors Club neighborhoods, Walker Falls residents enjoy participation in neighborhood get-togethers once or twice a year.

SPECIAL FEATURES: *Properties have golf course and pond views as well as proximity to the community sidewalk system. The neighborhood is an easy walk to the Governors Club Country Club Wellness Center.*

WILKINSON PARK

0.4 TO 0.75 ACRES



Wilkinson Park is on the central southern edge of Governors Club. Many lots are flat or have a slight roll, with steeper elevations at the western end of Miller. The varied architecture and topography add interest to the community. The Governors Club Long-Range Plan includes a sidewalk from this neighborhood that will connect to Morehead Forest and the current sidewalk system on the north side of Morehead Lake.

SPECIAL FEATURES: *This is a great area for walking and biking, with proximity to Morehead Lake for catch-and-release fishing or waterfowl watching.*

NEIGHBORHOOD	SIZE OF LOTS
GOVERNORS CLUB ESTATE LOTS	0.5 to 2.0 ACRES
CLUB COTTAGES	0.18 TO 3 ACRES
GOVERNORS SQUARE	0.2 TO 0.45 ACRES
HIGHLAND POND	2.5 TO 4 ACRES
MOREHEAD FOREST	0.2 TO 0.5 ACRES
SADDLE RIDGE	0.3 TO 1.25 ACRES
STONE BROOK	0.25 TO 0.75 ACRES
TRYON COURTE	0.15 TO 0.3 ACRES
VANCE VILLAS	0.05 TO 0.5 ACRES
WALKER FALLS	0.3 TO 0.8 ACRES
WILKINSON PARK	0.4 TO 0.75 ACRES

**Lot sizes are approximate*