

Lake Keowee

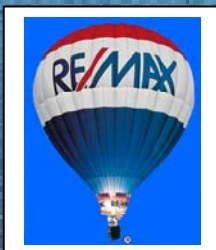
Waterfront & Golf Course Living

Keowee Key . . . nestled on majestic Lake Keowee and tucked serenely in the foothills of the Blue Ridge Mountains is one of the southeast's premier residential communities.



Offering all the amenities of the finest resorts . . . homes, condos, villas and home sites, country club dining, 18 holes of challenging golf, boating, racquet sports, and much more.

ReMax Foothills at Lake Keowee . . . Wayne & Candace specializing for over 11 years in the Keowee Key community plus waterfront homes & building sites everywhere on Lake Keowee!



WAYNE & CANDACE

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ReMax Foothills

at Lake Keowee

Majestic **Lake Keowee**, tucked serenely into the foothills of the Blue Ridge Mountains, offers generous lake-wide opportunities for waterfront living of unparalleled quality, and one of the southeast's premier residential communities...Keowee Key.

Keowee Key is a secure community of fully developed facilities occupying more than 1500 acres. Residents come from all parts of the country and have many interests and talents. The community offers over 50 types of clubs and activity groups for those who care to join and, amenities galore: a championship golf course, country club, health and fitness center, indoor and outdoor swimming pools, beaches, walking, bicycling, and jogging trail, tennis courts, racquet ball, shuffle board courts, boating marinas and much more.

Single Family Homes, Condominiums, Townhouses, Villas, and Building Sites are available for purchase in Waterfront, Golf Course and Wooded Interior locations. A large variety of floor plans are offered, many custom designed for low maintenance with landscaping done in a natural setting. Existing homes range in cost from \$250,000 to over \$1.5M. If you chose to build a new home, local construction companies have hundreds of house plans to discuss with you. The construction companies also have architectural and design services. Townhouse, condominium, and Villa prices range from \$165,000 to over \$900,000.

Manned security gates and security patrols protect the community 24 hours a day. 911 emergency care is active and Keowee Key has it's own fire station. Near town for convenient grocery and everyday shopping, medical and hospital care...and also near enough to the big cities and major universities for cultural and educational activities . . . however, Keowee Key is just far enough away to have a smooth, easy going uncluttered lifestyle.

Lake Keowee. Located in the northwest corner of South Carolina, Lake Keowee offers 330 miles of shoreline surrounding 18,500 acres of pristine freshwater fed from the Blue Ridge Mountains. The mild four seasons climate provides year 'round outdoor activities. A wide selection of existing homes and building sites are available for purchase, plus new communities are developing with opportunities opening for prospective buyers. You'll find **Wayne Hobin and Candace Setzer** experienced specialists in homes and building sites in all areas of the lake.

ReMax Foothills at Lake Keowee agents have over 40 years experience in the Keowee Key community PLUS waterfront homes & building sites everywhere on and around Lake Keowee! **Wayne and Candace** are YOUR property experts for home sites, homes, condominiums and townhouses.



ReMax Foothills

at Lake Keowee

WHAT MAKES KEOWEE KEY SPECIAL?

LOCATION - Nestled in the foothills of the Blue Ridge Mountains, we are located on magnificent Lake Keowee, a crystal clear 18,500-acre lake with over 330 miles of shoreline.

CLIMATE - We experience a mild four-season climate suitable for year-round outdoor activities including golf, boating, fishing, tennis, hiking and more.

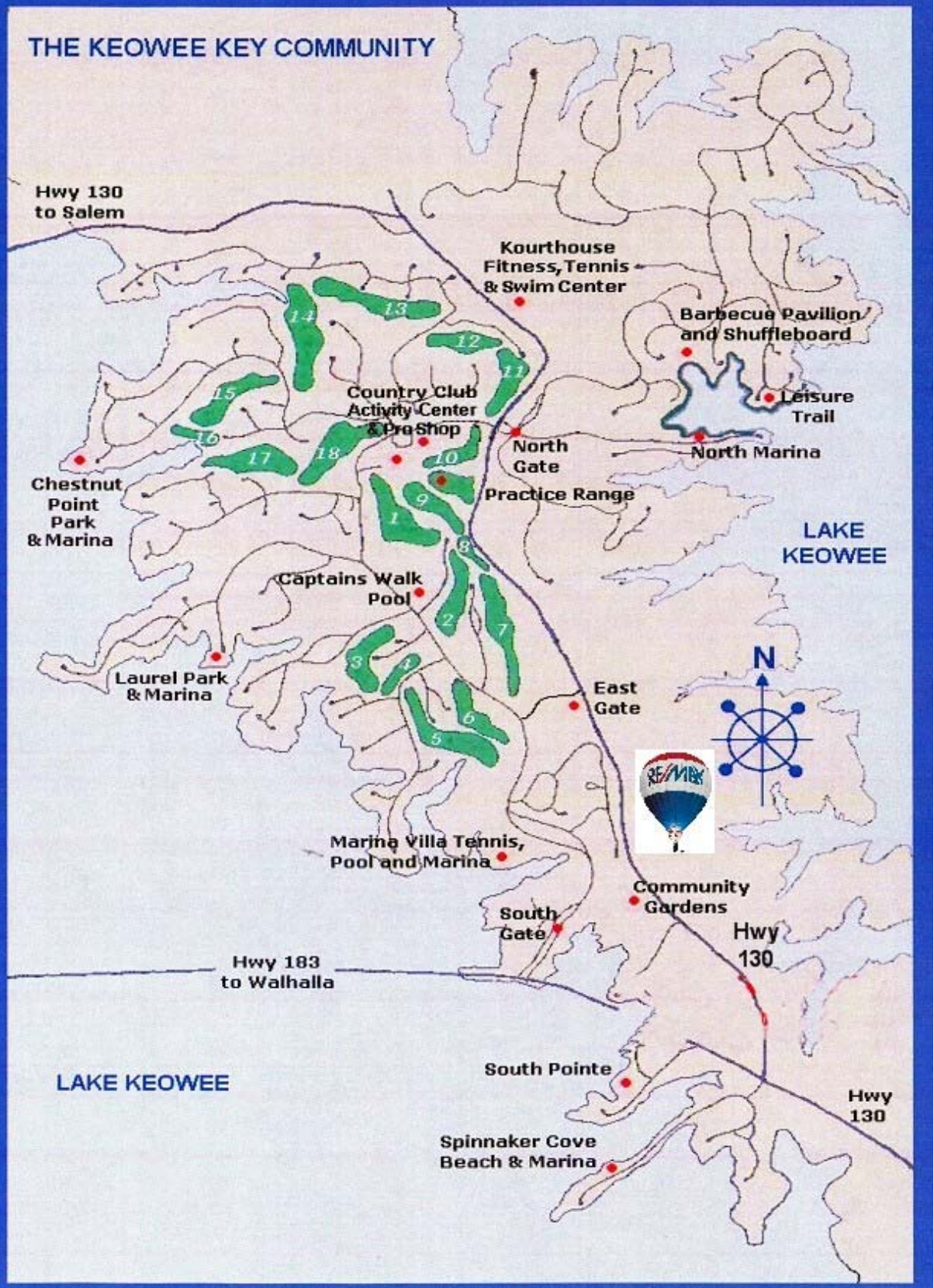
AMENITIES - Our vast array of amenities includes **NEWLY RENOVATED:** George Cobb championship-quality 18-hole, golf course, country club, **MAGNIFICENT** fitness center, three swimming pools, the largest of which is a 25-meter indoor pool, sandy beaches, picnic and park areas, an indoor racquetball courts, ten tennis courts, a paved and lighted walking trail, five marinas with boat slips, a boat launching ramp, and much more. All are fully developed and are owned and managed by the residents.

VARIETY OF PROPERTIES - Over a thousand single-family homes, three-hundred condominium and townhouse units, and a variety of building sites including properties on the lake, on the golf course, or nestled in the woods. Our homes vary in size from 1400 square feet to over 7000 square feet. Most are custom built, providing a variety of styles, and are designed for low maintenance. We have resale homes available from under \$250,000 to over \$1.5M, condominiums and townhouses from less than \$150,000 to over \$900,000 plus building sites from approximately \$20,000 to \$350,000+.

RESIDENTS - Keowee Key has an active, vital resident population representing a wide age range. Residents come from all parts of the country and have a wide variety of interests and talents as reflected by our more than 50 clubs and activity groups.

CONVENIENCE - Nearby towns and cities provide convenient shopping plus medical and hospital care. Clemson University, less than twenty minutes away, provides an array of cultural and education activities. Just a little further away are several major metropolitan areas offering additional cultural, educational and commercial opportunities. However, Keowee Key is just far enough away from all these to allow a peaceful, uncluttered lifestyle.

THE KEOWEE KEY COMMUNITY





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at Lake Keowee

KEOWEE KEY PROPERTY OWNER FEES 2011

IMPROVED LOT PROPERTY OWNERS ANNUAL

FEE.....\$2,953 (1)

There is a one time \$2500 entry fee to the Property Owners at time of purchase

This fee not only covers the cost of roads and paving, 24-hour security, grounds keeping, lighting, signage, administration and current capital improvements assessments, but also **entitles the property owner and all ‘out of area guests’ (2) access to and use of all amenities.** This includes three swimming pools (two outdoors, one indoors/heated), ten tennis courts, racquet ball court, three sand beaches, leisure trail, picnic areas, shuffleboard, volleyball, croquet, fitness center equipment and classes, activity centers, golf course (3) and country club (4).

- 1 Paid in installments
- 2 Out of area guests’ must reside more than 40 miles from Keowee Key
- 3 Compulsory access fees for members and OUTSIDE area guests are \$18 for 18 holes and \$10 for 9 holes. Guests inside 40 miles \$45 M, T, W, & Th & \$50 on Fridays, weekends and holidays for 18 holes & \$28 for 9 holes.
- 4 For those persons residing in Keowee Key more than 60 days per year or those persons residing less than 60 days who rent their property, there is a dining minimum of \$195 per quarter per couple or \$97.50 per single. All beverage and food charges, taxes and tips are applied to the dining minimum. Those exempt are subject to ½ the minimum.

Trash Collection	\$178 per year
Boat slip rental	\$600 per year
Annual driving range	\$165 per year
Locker – Large	\$75 per year
Medium	\$45 per year

**UNIMPROVED LOT
PROPERTY OWNER ANNUAL FEE (NON-AMENITY).....\$1,467.00**

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Keowee Key Property Owners' Association, Inc.

2011 Assessment Billing Information

The chart below provides a schedule of the 2011 assessment due dates. Here is a recap:

Annual Assessments

The Annual Capital and Club Debt assessments will be due in total in January. Each Improved and Unimproved Property will be billed \$150 for the Club Debt Service. Each Improved Property will be billed \$30 for the Annual Capital assessment, while Unimproved Properties will pay \$12 in 2011. These charges will appear along with the 1st Quarter Operating Assessment and are due on or before January 31.

Quarterly Assessments

In the first week of January, April, July and October property owners will be billed one fourth of the Annual Operating Plan (\$427.75 for each Improved Property and \$308.50 for each Unimproved Property). Additionally, the Major Capital assessment approved in April 2005 will be billed and due quarterly at the rate of \$58.25 per quarter for each Improved Property and \$17.75 per quarter for each Unimproved Property. These quarterly billings are due on or before the last day of each billing month.

Monthly Assessment

Each Improved Property will be assessed one-twelfth of the annual Single Amenity Support Subsidy of \$829. The billings will be \$69.00 per month except for December, which will be \$70.00. This assessment will be included on the regular monthly billing for Club charges, trash removal, etc. The billing will be mailed around the 7th of each month and is due by the end of the month.

Improved Property Owners							Unimproved Property Owners				
Billing / Due Date	Operations	Amenity Support Subsidy	Club Debt	Major Capital	Annual Capital	Total Assessments	Operations	Club Debt	Major Capital	Annual Capital	Total Assessments
Jan	\$ 427.75	\$ 69.00	\$ 150.00	\$ 58.25	\$ 30.00	\$ 735.00	\$ 308.50	\$ 150.00	\$ 17.75	\$ 12.00	\$ 488.25
Feb		69.00				69.00					
Mar		69.00				69.00					
Apr	427.75	69.00		58.25		555.00	308.50		17.75		326.25
May		69.00				69.00					
Jun		69.00				69.00					
Jul	427.75	69.00		58.25		555.00	308.50		17.75		326.25
Aug		69.00				69.00					
Sep		69.00				69.00					
Oct	427.75	69.00		58.25		555.00	308.50		17.75		326.25
Nov		69.00				69.00					
Dec		70.00				70.00					
Total	\$1,711.00	\$829.00	\$ 150.00	\$233.00	\$ 30.00	\$2,953.00	\$1,234.00	\$ 150.00	\$ 71.00	\$ 12.00	\$1,467.00

GOLF FEES:

Annual User Fees: (All prepaid user fees included as a result of paying the Single Amenity Support Subsidy of \$779/year by Improved Lot Owners and Amenity Lot Owners).

None

Per Round Golf Fees (covering course & cart, if desired):

Improved lot owners, amenity lot owners, immediate family, long term renters and out-of-area guests*	\$ 18.00	/18 Holes
Improved lot owners, amenity lot owners, immediate family, long term renters and out-of-area guests*	\$ 10.00	/ 9 Holes
Unimproved lot owners	\$ 40.00	/18 Holes
Unimproved lot owners	\$ 24.00	/ 9 Holes
Local guests - (within 40 mi. of KK M,T,W,Th)(Non Holiday)	\$ 45.00	/18 Holes
Local guests - (within 40 mi. of KK, M,T,W,Th)(Non Holiday)	\$ 25.00	/ 9 Holes
Local guests - (within 40 mi. of KK, F,S,Su & Holidays)	\$ 50.00	/ 18 Holes
Local guests- (within 40 mi. of KK, F,S,Su & Holidays)	\$ 28.00	/ 9 Holes
Short term Renters - M,T,W,Th (Non Holiday)	\$ 45.00	/ 18 Holes
Short term Renters - M,T,W,Th (Non Holiday)	\$ 25.00	/ 9 Holes
Short term Renters - F,S,Su & Holidays	\$ 50.00	/ 18 Holes



ReMax Foothills

at Lake Keowee

KEOWEE KEY FACILITIES AND AMENITIES

COUNTRY CLUB

Four dining rooms
Private dining facility
Cocktail lounge
Between Rounds Deli
18-hole golf course
Pro Shop
Golf Pros
Putting greens
Driving range
Meeting rooms

FITNESS CENTER

Cardiovascular & weight
training equipment
Classes (aerobics, yoga,
aquasize, etc.
Indoor racquetball court
Whirlpools
Saunas
Locker rooms
Massage facilities
¼-mile jogging track
Soft, hard & clay tennis courts

SWIMMING POOLS

Two outdoor pools
One 25-meter all-weather
indoor pool

BEACHES

Three sandy beaches

TENNIS

Ten tennis courts (clay type, Omni
synthetic & hard court surfaces)
Eight at Fitness Center
Two at Marina Villa
Activity Center
Active tennis programs for
Men's A & B
Ladies' A,B and C
Tennis pro available

MARINAS

Five boat slip marinas
Gas facilities

SECURITY

24-hour roaming security
Manned security at gates

LEISURE TRAIL

2 5/8-miles of level & lighted
walking trail
Beautifully landscaped and
bordering on Lake Keowee
Children's playground
Picnic Pavilion
Barbeque pits & gazebos
Badminton, volley ball and
Shuffleboard

GARDENS

Community gardens



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KEOWEE KEY CLUBS, ACTIVITIES AND EVENTS

THE ARTS

Art classes & Seminars
Blue Ridge Art Association
Picture People

BOATING & FISHING

Bass Masters
Keowee Anglers
KK Boating Association
Friends of Lake Keowee Society

BRIDGE GROUPS

Bridge groups & lessons
Couples Bridge
Ladies' Bridge
Men's Bridge
Duplicate Bridge

COMMUNITY SERVICE

Adopt-A-Highway
Blood Drive Donation
Blood Match Program
Fire & Rescue Squad
Guardian ad Litem
Habitat for Humanity
Homework Center
Hospice of the Foothills
Hospital Volunteers
Humane Society Volunteers
Lions Club
Literacy Volunteers
Neighbor Care
Rotary Club
Skuttlebutt News

DINING, DANCING, THEATER

Dance Classes
Dance/Dinner Club
Dinner Theater
Keowee Dance Club
Oconee Community Theater

FITNESS

Aerobics
Aquasize
Hiking Club
Synchronized Swimming

GARDENING

Blue Ridge Orchid Society
Garden Club
Lake and Hills Garden Club

MUSIC

Barbershop Harmony
Dixie Keys Jazz
Foothills Choral
Keowee Koralliers Choir

SPECIALTY GROUPS

Bonsai
Ceramics
Clemson Group
Computer Club
Drawing/Painting
Keowee Investors
Keowee Key Stamp Club
Keowee Quilters
Key Group (Investments)
KeyMac Computer Group
Knitting/Crocheting
Lake & Mountain Quilters
Newcomers Club
Popular Lecture
Sculpture
Super Tuesday Presentations
The Greats (parents of residents)
Whitewater Investors
W.O.W. Investment Club

SOCIAL GROUPS

Chapter Two Singles
J.U.L.I.E.T.
R.O.M.E.O.

SPORTS

Bowling Leagues
Keowee Racquetball Fun
Shuffleboard
Collegiate Kick Off
Recreation Club
Pentanque Club

STUDY GROUPS

Bible Study
Great Books Discussion Group

RECREATION CLUBS

Special Events & Trips
Peace Center for Performing Arts
Atlanta events
Master Golf Tournament
Travel Services

GOLF

Men's 18-Hole League
Men's 9-Hole League
Women's 18-Hole League
Women's 9-Hole League
Lessons and Clinics

TENNIS

Men's A Group
Men's B Group
Ladies' A, B and C Groups



ReMax Foothills

at Lake Keowee

AREA CULTURAL ACTIVITIES

CLEMSON UNIVERSITY

Dramatic Presentations
 Guest Artist Series
 Concert Series:
 Symphony
 Jazz Ensemble
 Pops Concerts
 Chamber Music
 Guest Performers
 Exhibits
 Strom Thurmond Institute
 Cooper Library Rare Book Collection
 SC Botanical Garden
 Brooks Center for the Performing Arts
 Bob Campbell Geology Museum
 Agricultural Center
 Garrison Arena – rodeos, competitions
 Varsity Sports
 Clemson Players
 Fort Hill
 Seminars
 Lectures



ANDERSON

Art Center
 Electric City Playhouse
 Anderson County Museum

PENDLETON

50 to 75 Homes on the
 National Historic Register
 Farm Museum
 Festivals
 Antiques
 Farmers' Society Hall/Restaurant
 Exchange Street Pub and Grille
 Pendleton Playhouse
 Pendleton House
 Ashtabula Plantation



SENECA

Blue Ridge Arts Council
 Lunney Museum
 Public Library
 Oconee Community Theatre
 Duke Power World of Energy



GREENVILLE

Peace Center for the Performing Arts
 Bi-Lo Center Auditorium
 Hockey
 Greenville Little Theater
 Center Stage
 Theater on the Green
 Greenville County Museum of Art
 Bob Jones University and Art Collection
 Furman University and Symphony Series
 Greenville Ballet
 Greenville Zoo



BREVARD

Brevard College, School of Music

FLAT ROCK

Flat Rock Playhouse
 Carl Sandburg's Home

HIGHLANDS & CASHIERS

Players Theater
 Auction – Highlander Games
 Art Galleries
 Antiques
 Boutique Shopping
 Quaint Restaurants

