



Chickasaw Association, Inc.
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2024 CHICKASAW POINT FACT SHEET

Chickasaw Point is a gated, golf course community located on Lake Hartwell in upstate SC. 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, the community is only 4.2 miles north from Exit 1 off Interstate 85.

A LAKE HARTWELL COMMUNITY

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

FIBER BASED BROADBAND AVAILABLE

Upcountry Fiber offers high speed fiber Internet, 200+ channels of HD TV and phone services to the Chickasaw community. For more information, visit <https://www.upcountryfiber.com/>

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.

THE OVERLOOK RESTAURANT AND BAR

With a state-of-the-art kitchen, amazing food, a full-service bar, both a covered and open air deck with views of the golf course from every window, The Overlook is the perfect place for lunch, dinner, or your next big event. The restaurant is open Thursday 11AM-8PM, Friday & Saturday 11AM-9PM and Sunday 11AM - 3PM.

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. All governing documents can be viewed online at <https://www.chickasawpoint.com/documents>

ANNUAL ASSESSMENT

Annual assessments and special assessments are governed by the Covenants. The assessment year is May 1 - April 30. The 2024 annual assessment is \$2578 for a developed lot and \$947 for an undeveloped lot. Buyers purchasing a **developed** property pay a one-time \$2750 New Owner Capital Reserve Assessment at closing.

AMENITIES

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. The minimum monthly utility bill is \$105.00 (\$72.80 for sewer + \$32.20 for 0-1000 gallons of water). Additional water rates: 1001-3000 gallons at \$17.70/thousand, 3001 gallons and above at \$12.50/thousand.