



## CAROLINA HILLS AT MEADOWBROOK

**Simplicity—Beauty—Comfort—Tradition**

**Autumn 2009**



**Carolina Hills at Meadowbrook** is a new master planned residential community, surrounding the existing Meadowbrook Golf Club in Polk County, North Carolina. It is being developed by The Deck family that built, owns, and operates Meadowbrook Golf Club since 1963. Our professional team includes internationally acclaimed Golf Course Architect, Rick

Robbins. Over the past century, our family has nurtured the traditions and values that make this beautiful corner of the Carolinas so special. Nestled among the hills and near the majestic Blue Ridge Mountains, this land has special meaning for us. It began as the family farm over a century ago, and later was transformed into Meadowbrook Golf Club.

Phase One of Carolina Hills at Meadowbrook is offering a choice of Custom Lots and Patio Homes.

We offer a restful retreat from today's world and a stirring mix of scenic beauty. Carolina Hills at Meadowbrook provides a true sense of community combined with an activity-centered lifestyle that will appeal to your entire family!



**Official Opening of the New Driving Range**

### **Come Visit! "Stay and Play"**

When you visit with us for two days, we think you'll want to stay.

Come join us at Carolina Hills and be among the first to see our new community, and learn more about the surrounding area, the restaurants, the shops, and many cultural attractions. While you're here, stay at a charming Bed and Breakfast, The Firehouse Inn, and play golf for 2 days at Meadowbrook Golf Club inside Carolina Hills.

For only \$139\* per couple, enjoy 2 nights accommodations at the celebrated Firehouse Inn including 2-days of Golf at Meadowbrook Golf Club, and we'll introduce you to Carolina Hills, and to this special corner of North Carolina.

\*Our Stay and Play package is available to anyone interested in touring the property. Contact us at 828.447.4646 to arrange this introductory visit. Pre-registration is required. A Warm and friendly welcome is guaranteed!

### **Tell Me About Your Patio Homes and Custom Lots.**

Our mid-priced community consists of a total of 516 acres with 260 acres of greenbelt. Home sites in Phase 1 grace Jacobs Ridge

overlooking the golf course, woodlands, and mountains. There will be a variety of Patio Homes clustered along the new 10<sup>th</sup>

hole in Calvert Commons. Special offers are available through our Founder Members Program.

### **Announcing:**

Pre-Construction Guarantee Program Escrow Account for infrastructure completion in Phase One.

HUD Application is now approved.

Bank Financing Available on any Lot or Home!



## Carolina Hills at Meadowbrook

1211 Meadowbrook Road

Rutherfordton, NC 28139

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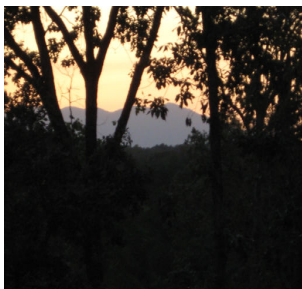
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or a No Obligation Tour Today!

**GO GREEN** and help save paper.  
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receive updates electronically.



The new 10th hole is looking great! The green complex has been sodded, bunker liner is in, and the green seeded. Superintendent Johnny Baker has already started walk mowing the new putting surface. New tees for 10 and 11 have been overseeded with rye grass as have the fairways.

Perimeter areas have been seeded with a blend of native grasses called Irish Links. These will give a natural look to the holes while

## WHAT'S NEW?

aiding in soil control and maintenance. These 2 new holes to open in 2010.

**All 18 holes of the golf course will remain open during renovation and improvements. In addition to the golf course renovation are the planned new Golf Clubhouse, and planned amenities for residents including: walking trails, parks and nature areas, tennis, swimming and fitness. Golf memberships will be an available option to any property owner.**

### Announcing

#### "1st Nine" Discount

Special savings on custom lots for the 1st 9 buyers!

10K discount plus 10% off; 3 yrs Golf membership, 3 yrs. POA dues

Contact us for details.