



Omnem
Carpe Diem
(Seize Every Day)



Imagine looking out your window and seeing the sun set over vast mountain ranges. The pinks, purples and oranges fill the sky as you step onto your deck to take it all in. Breathe in the crisp mountain air, marvel at the lush green landscape and wonder why you didn't get here earlier. This fantasy becomes a reality at The Cove at Flat Gap, a private community that blends easy living with the rich heritage of the mountains of Western North Carolina.

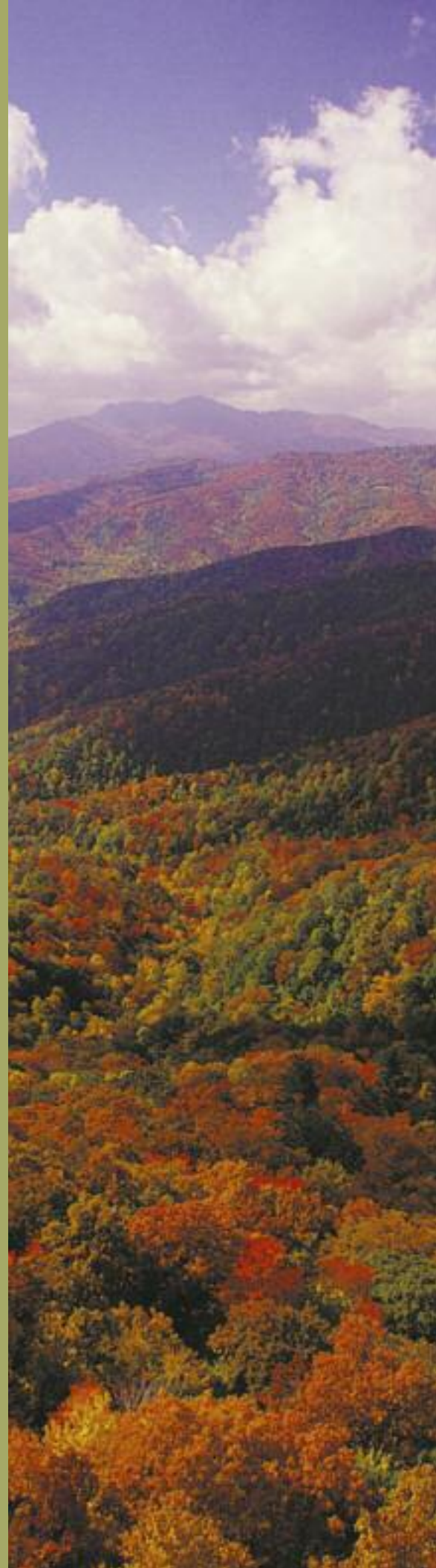
The Jewel of the Mountains

Generations Land Companies is proud to present the final phase of this magical community. The Cove at Flat Gap offers convenient mountain living at an affordable price, and with a limited number of homesites available in its final phase, this boutique community will be home to only a few more fortunate people.

A New Life Awaits

The Cove at Flat Gap has been carefully planned to preserve the charm of this spectacular setting while providing for a life unlike any other. Community features include:

- Gated community
- Homesites of 1-3 acres
- Expansive mountain views
- Screened community pavilion with outdoor fireplace
- Walking trails throughout the property
- Property borders U.S. Forest Service land
- Close proximity to arts, entertainment, restaurants and services





About the Area

Nearby Cities

- 1 mile to Western Carolina University
- 1 hour to Asheville or Highlands
- 2.5 hours to Atlanta
- 3 hours to Charlotte
- 5 hours to Charleston, SC
- 8 hours to Washington, DC
- Just a short plane ride from anywhere on the East Coast.

Nearby Water

TUCKASEEGEE RIVER

The Tuckasegee River is the largest body of water in Jackson County, and was called “Western North Carolina’s best trout stream for fly anglers,” by the Charlotte Observer. “The Tuck” is a perfect beginner river popular with tubers, rafters, kayakers, and canoes.

THORPE RESERVOIR

Just 30 minutes away is Lake Glenville (Thorpe Reservoir) the Gem of the Cashiers-Glenville area. This pristinely clear lake boasts glistening sandy banks for swimming, sun bathing and water skiing and excellent fishing for small and largemouth bass, walleye, trout and bream. A leisurely cruise aboard a pontoon boat to view the three cascading waterfalls that flow into the lake will begin a love affair that will last a lifetime.

FONTANA LAKE

Just an hour drive is the beautiful Fontana Lake. The 29-mile long, 11,700-acre Tennessee Valley Authority (TVA) lake has more than 240 miles of shoreline. And its deep, cold waters provide the ideal habitat for a variety of fish. Fontana Lake is unique because shoreline development has been kept to a minimum. More than 90 percent of the land around the lake is owned by either the National Park Service or the US Forest Service. Fontana lake provides a number of recreational diversions including fishing, boating and water skiing. And the scenery from the lake is unmatched. Those fortunate enough to go boating on Fontana Lake have a unique perspective of the Great Smoky Mountains National Park. At places, the view is unobstructed from the lake level to the top of

towering Clingmans Dome, the Park’s highest peak. The Appalachian Trail, which extends over 2,000 miles from Georgia to Maine, crosses the top of Fontana Dam.

LAKE JOCASSEE

Lake Jocassee, consisting of 7,656 acres, was created by damming the tributaries of the Keowee River by Duke Power. Since its waters come directly from cold, protected Appalachian streams, the lake remains cold and clear throughout the year. It is an excellent area for scuba diving, swimming and paddling, as well as fishing. Just south of Lake Jocassee is Lake Keowee, below the dam, which is one of the most popular lakes around.

Other nearby lakes include Bear Lake, Lake Glenville, Fontana Lake, Cedar lake and Wolf Lake to name a few. Or if you are a waterfall fan make sure to check out www.ncwaterfalls.com for a long list of nearby falls.

WHITewater RAFTING

The Nantahala, Oconaluftee and Little Tennessee Rivers provide whitewater fun for all ages. The most challenging is the Nantahala River, which is dam controlled and features Class III rapids. www.greatsmokies.com/rafting.asp

Nearby Parks

GREAT SMOKY MOUNTAIN NATIONAL PARK

Ridge upon ridge of endless forest straddles the border between North Carolina and Tennessee in Great Smoky Mountains National Park. World renowned for the diversity of its plant and animal life, the beauty of its ancient mountains, and the quality of its remnants of Southern Appalachian mountain culture, this is America’s most visited national park. And it’s just 30 minutes away from your front door! www.nps.gov/grsm

PINNACLE PARK

Pinnacle Park is a 1,100 acre tract of land owned by the town of Sylva and previously used as the watershed. In 1991 it was leased to the Pinnacle Park Foundation for developing hiking trails – wonderful trails (moderate to difficult) that go by streams, waterfalls and beautiful vistas. The pinnacle is 5,008’ elevation and has a spectacular panoramic

view of Sylva and surrounding areas. www.townofsylva.org

NANTAHALA NATIONAL FOREST

Nantahala is an Indian name meaning “Land of the Noonday Sun.” This name is most appropriate as the sun only reaches the floor of the deep gorges and valleys when directly overhead at midday. The Spanish conquistador Hernando DeSoto explored the area in 1540, and in 1920 the Forest was established. It is the largest of the four national forests in North Carolina lying in the mountains and valleys of Western North Carolina, with elevations as high as 5,800 feet at Lone Bald in Jackson County, to a low 1,200 feet in Cherokee County along the Tusquitee River and is the home of many Western NC waterfalls. The last part of the Mountain Waters Scenic Byway travels through this forest. www.sc.unca.edu/nfsnc

PISGAH NATIONAL FOREST

Located in the heart of North Carolina’s Blue Ridge Mountains, the Pisgah National Forest gives East Coasters plenty of reasons to stay put. As the Blue Ridge Parkway winds its way through the forest’s hazy peaks, it passes Mount Mitchell, the highest summit east of the Mississippi River. Further south you’ll find Craggy Gardens, one of the best places in the world to see rhododendron in bloom. In the Pisgah you can hike through virgin forest, mountain-bike over endless single-track, paddle work-class whitewater, fly-fish and climb. www.cs.unca.edu/nfsnc

CHEROKEE NATIONAL FOREST

Located in Southeast Tennessee, the southern portion of the Cherokee National Forest, with its thousands of acres of forested mountains and rivers, forms the heart of the Tennessee Overhill. Fall color extravaganza and the explosion of wildflowers create a spectacular backdrop for waterfalls, rivers, streams and trails. The Cherokee National Forest also offers opportunities for hiking, biking, horse-back riding, camping, hunting, water recreation, fishing, scenic drives and much more. www.fs.fed.us/r8/chokeee/

JOYCE KILMER MEMORIAL FOREST

This magnificent 3,800-acre forest is a remnant of an old-growth cove hardwood forest. Enormous yellow poplar, hemlock, basswood, beech and other trees tower over the two loop trails.

This forest stands as a living memorial to Joyce Kilmer – teacher, journalist, soldier and poet – best known for his poem “Trees.”

gorg.away.com/gorp/resource/us_wilderness_area_nc_joyce.htm

NORTH CAROLINA ARBORETUM

Miles of nature trails, cultivated gardens and state-of-the-art greenhouse complex.

www.ncarboretum.org

Nearby Attractions

THE BLUE RIDGE PARKWAY

The Blue Ridge Parkway runs from Shenandoah National Park down through Cherokee. The world famous parkway offers great hiking trails, picnic areas and magnificent views.

www.blueridgeparkway.org

DEALS GAP (The Tail of the Dragon)

U.S. Highway 129, connecting Western North Carolina with East Tennessee, is world-famous among motorcyclists and sports car drivers for its eleven-mile section with 318 continuous curves.

www.dealsgap.com

CHEROKEE HERITAGE MUSEUM AND GALLERY

The Museum highlights Cherokee's past through displays of art and cultural items such as masks, crystals, the uketena and more. It also includes a gallery of Native American crafts and art. Plus there is a lot more to see at the Cherokee Indian Reservation, including a casino.

www.cherokee-nc.com

GREAT SMOKY MOUNTAINS RAILROAD

The Nantahala Gorge Excursion from Bryson City is a 4.5-hour, 44-mile round-trip ride. The train travels to the Nantahala Gorge and returns. This magnificent trip offers highlights like the Horseshoe Curve, Fontana Lake Trestle, Tennessee River and the Nantahala River. Passengers ride in comfortable, reconditioned coaches, crown coaches, club cars, dining cars, cabooses and open cars, which are ideal for viewing and picture taking. www.gsmr.com

Nearby Golf

MAGGIE VALLEY COUNTRY CLUB

Maggie Valley Club Golf Course offers a unique challenge for beginners and the most seasoned players. This established, 6,500-yard course is surrounded by centennial trees and includes 30 acres of fairways leading to large bent grass greens.

www.maggiervalleyclub.com

LAKE JUNALUSKA GOLF COURSE

Enjoy a round of golf on our on-site 18-hole golf course. Perfect for a tournament with colleagues or just a round with your friends.

www.lakejunaluska.com

LAUREL RIDGE COUNTRY CLUB

Laurel Ridge Country Club's list of amenities include a heated pool with scenic waterfall; four clay tennis courts; a 6,000 square-foot pavilion overlooking holes #9, #10 and #18; a clubhouse with restaurant; and fully stocked Pro Shop.

www.laurelridgegolf.com

WAYNESVILLE COUNTRY CLUB

Our picturesque 27-hole course consists of three separate and distinct par 35, 9-hole courses that start and finish at the clubhouse. There are three starting tees, making each 9 holes play from as little as 2,245 yards to as much as 2,969 yards. Blue junipers clearly mark 150 yards to the center of our painstakingly manicured bent grass greens.

www.wccinn.com

FRANKLIN GOLF COURSE

Nestled in the beautiful mountains of Western North Carolina, Franklin Golf Course has been a family tradition since 1923. Our convenient location, beautiful views, challenging course and a family atmosphere make it a great choice for golfers of all ages and skill levels.

www.franklingolfcourse.com

COUNTRY CLUB OF SAPPHIRE VALLEY

This course, located at the base of a valley, is surrounded by mountains. The terrain is fairly flat, but is 3,500 feet above sea level, so you can expect your shots to carry a little farther than normal. Even though the fairways are lined with oak and maple trees, they still afford generous landing areas. Some holes feature dogleg fairways, while others are highlighted by spectacular views of the mountains. In addition, a small creek comes into play on a couple of holes.

HIGH HAMPTON COUNTRY CLUB

Each of the 18 holes on the golf course is a new scenic experience. All trees, fairways and greens are lined by tall trees and offer scenic vistas. Designed by the late eminent golf course architect George W. Cobb, ASGCA, the course features bent grass greens and plays at 6,012 yards from the back tees. www.highhamptoninn.com

WILLOW CREEK GOLF CLUB

Players of all abilities will enjoy Willow Creek's par 72, 6,890-yard championship layout. Designed by renowned architect Tom Jackson, Willow Creek's manicured course conditions and challenging design provides a fun, player-friendly experience for beginners. Advanced players will enjoy numerous risk-reward opportunities that are sure to provide an exciting, memorable golf experience. www.willow-creekgolf.com

MILL CREEK RESORT AND COUNTRY CLUB

This is one of the best-kept secrets in the Smoky Mountains, and now you are in on the secret. Here in the mountains of North Carolina you will enjoy hospitality at its best, with deluxe accommodations, breathtaking views, and 18-hole championship golf course and amazing tennis

facilities. www.mcgolfresort.com

Nearby Skiing

CATALOOCHEE SKI AREA

Our winter playground is nestled in the Great Smoky Mountains with breathtaking views of the surrounding peaks – and riding the chairlift has never been more rewarding. Smooth, gentle slopes like Easy Way and Rabbit Hill, serviced by a beginners' chairlift, gives the novices the elbow room they need to learn the basics and practice their skills. Intermediate skiers and snowboarders find plenty of action on Rock Island Run and Lower Omigosh, while seasoned experts can face the steepness found on Upper Omigosh. For skiers and snowboarders looking for a thrill, our Cat Cage Terrain Park delivers with ramps, trails and boxes. www.cataloochee.com

SAPPHIRE VALLEY

The Sapphire Valley Ski slopes are an integral part of a 5,700-acre, four-season resort nestled in a pristine mountain valley high in the North Carolina Blue Ridge Mountains, with an average elevation of 4,300 feet. www.skisapphire.com

Sugar Mountain Ski Resort: www.skisugar.com

Ski Beech Mountain: www.skibeech.com

Appalachian Ski Mountain: www.appski.com

Hawksnest Ski and Golf Resort:

www.hawksnest-resort.com

LINKS TO MORE INFO:

The Biltmore Estate: www.biltmore.com

The Appalachian Trail: www.appalachiantrail.com

Town of Sylva: www.townofsylva.org

www.greatsmokies.com

www.mountainlovers.com

www.romanticasheville.com

www.cherokee-nc.com

www.waynesvillelive.com

www.smokymountains.net

Festival and event list:

www.cojoweb.com/ref-cultural.html



The Cove at Flat Gap
866-591-5263



Architectural GUIDELINES

MINIMUM SQUARE FOOTAGE

- 1,800 heated square feet for a one-story home
- 2,000 heated square feet for a two-story home (min. 1,500 on main floor)

SETBACKS

No structure shall be built or maintained within 30 feet from any property line or the edge of any roadway easement

HOUSE EXTERIOR

Exterior walls must be constructed out of brick, stone, logs, heavy timber, stucco siding, wood siding, Hardiplank and/or cedar shakes. All on-site stick built.

EXTERIOR PAINT

Natural earth tones complementing the design of the home and the neighborhood as a whole.

WOOD DECKS

Stained or painted natural earth tones that complement or preferably match the home.

VEGETATION

Removal of indigenous plants/trees with an 8" or greater trunk being more than 2 feet above the ground is not permitted without ARB approval.

FENCES

Chain link fencing shall not be allowed. Natural wood materials are required and split-rail and stacked designs are encouraged. Invisible fencing is permitted.

SIGNS

No signage allowed. Exemption requests can be submitted to the ARB.

GRADING & DRAINAGE

A grading plan is required on all sites. Special care must be taken to divert runoff water away from septic drain fields.

DRIVEWAYS

Gravel driveways are not accepted. Driveways must consist of asphalt, brick, concrete or pavement.

WALKS & TERRACES

A front walkway must be provided from the driveway to the front door.

ANCILLARY BUILDINGS

All additional freestanding structures located on the building lot must be designed as an integral part of the house and site. The design shall be the same color, materials and design as the house.

VEHICULAR STORAGE

Boats, motor homes, trailers, etc. shall be located and screened so that they are not visible from adjoining common areas, roadways or private yards.

MAILBOXES

Each home will receive mail service independently. Mailboxes are expected to complement each home and the neighborhood as a whole and must be approved.

LIGHTING

Landscape lighting is encouraged. Floodlights are restricted in the neighborhood.

SUBDIVIDING

No portion of any lot shall be subdivided other than by Declarant.

UTILITY EQUIPMENT

Outdoor trash enclosures are required. Garage services area, heating and air conditioning equipment, electrical meter and trash containers shall be screened with appropriate materials.

LAWNS & PLANTING

The selection of plant materials must be complementary to the house design. A plant schedule, type, size and specifications shall be submitted to the ARB review.

CONSTRUCTION COMPLETION

Construction time shall not exceed 1 year upon groundbreaking unless otherwise approved by the ARB.

SATELLITE DISHES & ANTENNAS

These devices must be approved by the ARB first and screened from view of all public roads, common areas and adjoining yards.

UTILITIES

Electric and telephone shall be placed underground.

ARCHITECTURAL REVIEW

A site and house plan must be submitted to the ARB for approval before building shall commence. Cost for review process to be determined by HOA.

Generations Land Companies, the developer of The Cove at Flat Gap, brings you an array of boutique communities that captivate, rejuvenate and inspire. From the majestic mountains of Western North Carolina to Georgia's fun-filled Clark Hill Lake – and more locations on the horizon – Generations properties are hand-selected for their desirable land, natural beauty and proximity to conveniences. The company also focuses its resources on amenities that can be enjoyed by everyone while keeping its communities at an affordable price point. That's why The Cove at Flat Gap is such a special find. With its abundant mountain views, preserved natural setting and convenient location, it's a place where many have dreamed about living. We invite you to become a part of this wonderful community by calling 866-591-5263.



866-591-5263
www.generationsland.com