



## **THE CHARACTER OF BIG CANOE**

Adopted December 15, 2004

Big Canoe is a private, gated master-planned community designed to achieve a harmonious integration of the natural beauty of the land with those elements most desired in a resort and residential community. It is a community in the true sense of the word, multi-generational, offering a small-town atmosphere.

Deeply held common values help define the character of the community of Big Canoe. Privacy and security are highly valued by all owners. A keen appreciation of the preservation of the natural environment and its ecological systems forms one of the core values uniting Big Canoe's diverse population. This population includes full-time residents, part-time residents, landowners, guests, vacationers, renters and event attendees.

An atmosphere of warmth, hospitality, tolerance, consideration and respect governs all matters among owners, guests, management and service providers. This attitude of compassion and consideration extends beyond the borders of Big Canoe through caring outreach to the local surrounding area and beyond.

Big Canoe is governed from within through the Property Owners Association (POA). The POA is charged with implementing the covenants, administering the rules and regulations, providing community services including security, operating the amenities and maintaining common property and assets. Governance is representative of and responsive to the Big Canoe population, and opportunities are available for service and contribution from those willing to do so. Management of POA operations and provision of community services is efficiently conducted to maximize quality and enhance the property values of Big Canoe owners while minimizing waste and maintaining reasonable assessments and fees.

A wide and expanding range of amenities, events and activities are provided, offering alternatives for recreation, learning and relaxation, and responding to the changing needs of the community. Amenities include golf courses, tennis courts, swimming pools, a fitness center, lakes and beaches, boat rentals, a rock slide, hiking trails, play fields, parks, children's play areas, nature preserves and more, along with cultural, educational, family and social activities and events. Effort is also made, where feasible, to encourage commercial services as needed and desired by the Big Canoe population.

The POA and the Developer strive to maintain the natural beauty of the environment. A large percentage of land is devoted to green space. Facilities are constructed and maintained to reflect a semi-rustic but high-quality, upscale atmosphere in keeping with the mountainous character of the community. Architectural Control is an important component in the preservation of the character of Big Canoe.

Change within Big Canoe is managed with the objective of maintaining the fundamental character of the community and its environment. This philosophy of change is in concert with the recognized need to continue to respond to the evolution of the needs and desires of Big Canoe's current and future population. This positive management strategy supports the continued development of Big Canoe in a manner that enhances property values for all.