

**CHEROKEE VILLAGE SUBURBAN
IMPROVEMENT DISTRICT NO. 1**

**Regulations & Charges
for use of Facilities**

(Subject to change without notice)

**January 1, 2020
Revised**



**SUBURBAN
IMPROVEMENT DISTRICT**

Cherokee Village, located in the beautiful Ozark foothills of northern Arkansas, comprises more than 13,000 acres extending into both Sharp and Fulton counties. Conceived in 1954, it was developed by Cooper Communities, Inc. as a vacation-retirement area. There are more than 24,000 lots originally purchased by individuals for home sites, for investment, or for enjoyment of the amenities in the Village.

Upon substantial completion of Cherokee Village, Cooper Communities deeded all the amenities to the Suburban Improvement District. The amenities now include two golf courses, seven lakes, three recreation centers, fire protection services, and a number of parks and other facilities

Three Commissioners were appointed by the Circuit Court to be responsible for the operation of the District. The Commissioners have the authority and the duty to act in the best interests of all property owners. They are responsible for the custody, maintenance and physical operation of the facilities owned by the District.

To carry out their mandate, the Commissioners have authority to levy assessments and to establish user fees to raise needed funds. The levy, voted by the Commissioners each year, is applied to a professional assessment of the benefits of the various amenities as they apply to each lot. The levy is included as a separately identified item on the respective county tax bills.

**REGULATIONS GOVERNING
USE OF IMPROVEMENT
DISTRICT FACILITIES**

Use by Individuals

1. Use of recreational and meeting facilities is restricted to property owners, their guests, and others at the discretion of S. I. D. Management. Any person wishing to use a S.I.D. facility may be asked to produce a current S.I.D. Property Owner card or guest card before admission is granted. S.I.D. Identification Cards can be obtained at the S.I.D. office located in the Town Center and should be carried at all times. A non-property owner may be a guest of a property owner and thus be permitted to use certain S.I.D. amenities; however, such use may be restricted and at a different fee.

2. Any property owner is permitted entry and use of S.I.D. facilities during scheduled hours of operation of the respective facilities upon showing his current property owner's card. A fee is charged for certain recreational facilities as outlined elsewhere in these regulations.

3. Membership privileges will be automatically revoked if the property owner is not current on their S.I.D. assessments.

4. Permission for the reservation and use of any S.I.D. facility by an individual must be made in writing to the S.I.D. office and authorization will be given in writing. The fee(s) must be paid in advance.

5. A Facility Rental Form supplied by S.I.D. must be completed by the user and submitted to the S.I.D. office after each meeting or event.

Use by Organizations

1. Any organization wishing to use a S.I.D. facility free of charge, must be approved by S.I.D. and must file a list of its officers and a copy of its constitution and by-laws, outlining the purpose of the organization, at the S.I.D. office.

- a. Organizations must be open to all property owners.
- b. Dues must be minimal and no admission fee charged.
- c. Officers of the organization must be property owners.

2. Certain large groups organized within the Village whose officers and directors are property owners, whose attendance is not necessarily limited to property owners and whose service is for the benefit of all property owners, may use a facility if approved by the S.I.D. Commissioners. Any organization whose entire Board of Directors are property owners has rights over an organization whose Board of Directors consist of one or more non-property owners. The same applies to organizations whose membership is entirely property owners as opposed to one whose membership includes non-property owners.

3. For any groups or organizations that promote shows with display booths and/or concessions, and charge admission and/or sell merchandise for financial gain scheduled at any S.I.D. facility, said group/organization shall pay a base rate as required for the facility per day. If booth space at such shows is sub-rented, there shall be an additional one-time charge of \$15.00 per booth.

4. Permission for the reservation and use of any S.I.D. facility by an organization must be made in writing to the S.I.D. office and authorization will be made in writing.

5. A Facility Rental Form supplied by S.I.D. must be prepared by the organization after each meeting or event and submitted to the S.I.D. office.

Boat Slip Rentals

Thunderbird Marina \$550.00 (covered) \$440.00 (uncovered)

Other Lakes Slips \$400.00 (uncovered)

(Fees quoted do not include applicable tax)

GENERAL RULES AND FEES

Meetings, Special Groups, Parties and Events

User Rental Fee

(Usage Hours - 8:00 a.m. - 12:00 a.m.)
ALL FEES MUST BE PAID IN ADVANCE
(Fees quoted do not include applicable tax)

Facility	MIN. BASE RATE 3 HRS	HOURLY RATE 4-8 HOURS	CONTINUOUS USE 8 a.m.-12 a.m.
Omaha Center * Auditorium Rec. Room	\$125.00 \$ 50.00	\$30.00 \$12.50	\$350.00 \$150.00
Thunderbird * Lower Building	\$ 75.00	\$20.00	\$250.00
North Recreation Center*	\$100.00	\$25.00	\$275.00
Cedar Valley Park Usage hours - 8:00 a.m. - 10:00 p.m.	\$ 25.00	\$ 7.50	\$ 55.00

Each facility renter will be charged a base rate per day for 3 hours. Each additional hour over 3 hours will be paid by the hour up to 8 hours a day. A full day rental will be a total accumulation of 8 hours or more per day and charged a full rental day.

**Set-up & tear-down fee \$35 on weekdays
\$55 on weekends/holidays*

RECREATIONAL FACILITIES

**Property Owner can pick up dependent
and guest cards at S.I.D. office**

Swimming Rates

(Includes miniature golf & shuffleboard)

	Property Owner & Dependent	Guest
Omaha Center (per day)	\$2.50	\$3.50
<i>**No Lifeguard Provided at Omaha Pools Hours - Noon to 7:00 p.m.</i>		
Thunderbird Center (per day)	\$2.50	\$3.50
<i>Hours - Noon - 7:00 p.m.</i>		

Swim Passes are available for property owners & PO Guests. Passes can be purchased at the S.I.D. Office.

SWIM PASSES

Property Owner & Dependent Individual	Property Owner Individual	Guests Individual
\$35.00	Free	\$45.00

Gitchegumee Beach* Free Free

*NO LIFEGUARD PROVIDED.

Note: Pools and beach open Memorial Day through Labor Day.
CHILDREN 12 AND UNDER MUST BE ACCOMPANIED BY AN ADULT.

Omaha Health & Fitness Club & Pickle Ball

Property Owner Annual Dues \$100.00 per person
 Daily Use Fee \$ 3.00 per person

****FITNESS CENTER FOR AGES 18 & OLDER****

Tennis Courts

The tennis courts are located at the North Recreation Center. Courts are reserved each M-W-F between 9:00 a.m. – 11:00 a.m. for the Cherokee Village Tennis Club. All other times are first come, first serve. Fees are as follows:

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| 1. Property Owner & Dependent | \$ 1.00 |
| 2. Property Owner Guest | \$ 2.00 |
| 3. Annual Fee - Property Owner | \$35.00 |
| 4. Annual Fee - P.O. & Spouse/
P.O. Couple | \$55.00 |

Golf Courses

Detailed rules and regulations governing play on the golf courses are available at either of the Pro Shops.

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| 1. Green Fees * | 9 Holes | 18 Holes | All Day |
| a. Property Owner,
Dependents, & Grandchildren under 21 | \$16.50 | \$22.00 | \$34.00 |
| b. Property Owner Guest | \$20.00 | \$30.00 | \$45.00 |
| c. Youth (17 & Under) | \$12.00 | \$12.00 | \$12.00 |
| d. Golf Package ** | \$59.40 | \$79.20 | |

*Fees include \$4.00 per round for capital improvements.
 ** (4 rounds of play - Property Owners only)

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| 2. Golf Cart Rental (One round of play) | | | |
| a. Power Carts (per player) | \$ 6.50 | \$13.00 | \$19.50 |
| b. Pull Carts | \$ 3.00 | \$ 3.00 | |
| c. Daily trail fee | \$10.00 per day | | |
| d. Club Rental | \$10.00 | | |

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| 3. Annual Dues * | ** (unlimited play) |
| a. Property Owner | \$800.00 |
| b. Property Owner Couples | \$1200.00 |
| c. Dependents (under 21) | \$170.00 |
| * Discount may apply | |

* Late Payments on annual dues are subject to penalty.
**** Annual golf dues include capital assessment fees as follows:
 \$200 for singles, \$300 for couples & \$50 for dependents.**

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| 4. Privately Owned golf carts: | |
| Annual trail dues per cart | \$120.00 |
| Annual battery charging dues | \$120.00 |
| Annual cart storage dues | \$120.00 |

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| 5. Driving Range (South Course only) | |
| Charge per bucket - small | \$3.00 |
| large | \$5.00 |

Campgrounds

PROPERTY OWNERS:

RV's and Camper Trailers	\$15.00 per night
Tents	\$ 7.00 per night

PROPERTY OWNER GUEST:

RV's and Camper Trailers	\$22.00 per night
Tents	\$15.00 per night

(Dump Station is available - \$5 per use)

For campground information call - 870-257-2468
PLEASE OBSERVE QUIET HOURS 10:00 P.M. – 8:00 A.M.
ALL PETS MUST BE ON A LEASH

Schedule for Lake Permits

All powered water craft with motors 10 H.P. and above:
 Property Owner Annual Permit\$50.00
 Property Owner & Guest 14 Consecutive Days\$35.00
 Renters Annual.....\$65.00
 Canoes, Kayaks, and Paddle Boats\$10.00

All other water craft:
 Property Owners\$35.00
 Property Owner & Guest 14 Consecutive Days \$20.00
 Renters Annual.....\$45.00

Exemptions: Tubes or any similar flotation devices.

Boat permits must be secured at the S.I.D. General Office, and must be attached to boat. They are due and available on January 1 of each year. When securing a permit please bring the following - State Boat Registration Certificate, Proof of Liability Insurance for motors exceeding 50 H.P. (AR State Law effective 7/1/99), and S.I.D. Property Owner card or guest card.

Lake Rules and Regulations

The seven lakes in Cherokee Village are private lakes, owned and operated by the Cherokee Village Suburban Improvement District. They may be used only by CV Property Owners and their guests. Lake Safety officers monitor the lakes and the accesses to them. They are empowered to enforce the provisions of this document. Those violating these rules and regulations are subject to loss of privileges, ticketing and/or removal from the lakes by Arkansas Game & Fish officers or the local law enforcement.

DEFINITION:

“Watercraft” Any craft capable of being used for transportation on water.

Exceptions: Tubes or any similar flotation devices.

1. Maximum speed: 30 M.P.H. on Lakes Thunderbird and Omaha. All other lakes are restricted to NO WAKE.
2. All power watercraft must be equipped with mufflers.
3. Racing between power watercraft is prohibited.
4. All rules of the U.S. Coast Guard and of the Arkansas Game and Fish Commission shall be followed: In any case of difference with S.I.D. rules, the S.I.D. rules will supersede.
5. Watercraft being operated in a reckless or annoying manner will be removed from the lakes.
6. Power watercraft, must yield right-of-way to sailboats, anchored watercraft, hand-powered watercraft, and watercraft powered under 6 H.P.
7. NO WAKE within 100 feet of any shoreline or other watercraft.
8. All watercraft must follow a counter-clockwise direction.
9. Water skiing is only allowed on Lake Thunderbird and Lake Omaha.
10. Water skiing not permitted between ski buoys and shorelines, nor at any time within 100 feet of shoreline or marina.
11. Watercraft pulling water skiers must have an observer in addition to the watercraft operator or be equipped with a wide angle mirror.
12. Water skiing permitted in a counter-clockwise direction only between the hours of 9:00 a.m. and sunset.
13. No person shall swim more than 100 feet from shoreline unless attributed to skiing.
14. No person owning or having control of a watercraft of ten horsepower (10 H.P.) or more shall permit a person under fifteen (15) years of age to operate said watercraft.
15. Fishermen are requested to help keep unwanted fish out of our lakes and to refrain from dumping unused minnows in the lakes.
16. Trotlines, jug fishing, limb lines, bow fishing, spear gun fishing, and any other similar types of fishing is PROHIBITED on all Cherokee Village lakes. Also, trotline fishing is PROHIBITED on the South Fork of the Spring River within the Cherokee Village boundaries.

17. NO JET POWERED PERSONAL WATER CRAFT will be allowed on Cherokee Village lakes (effective Jan 1, 1998). We define PWCs to include Jet Skis, Water Bikes, Seadoos, Wave Runners, Hydro Planes, etc.

18. No swimming within 100 feet of any SID marina, dock, launch ramp or spillway.

19. No fishing from or within 100 feet of any S.I.D. marina, boat slips, or launch ramps.

20. No aircraft of any type permitted on any Cherokee Village lake.

21. Wake surfing is allowed only within the designated area on Lake Thunderbird. Ballasts may only be filled in the designated area and only while wake surfing.

22. Boat operators are not to operate their water craft in a manner that produces an excessive wake - thereby causing damage to the shoreline, the dam and/or to other property owners' property.

Associate Memberships

For 2020, the Improvement District will be offering Associate Memberships to Improvement District facilities. The Associate Program allows participants to enjoy Cherokee Village amenities without purchasing a lot or paying property taxes. The Membership Program is limited and will be sold on a first come, first serve basis. Associate Members will enjoy the same availability as property owners to golf memberships, boat permits, swim passes, health club memberships, annual tennis passes and more. The fee for 2020 is \$300+ tax. Call the Improvement District office for more information.

Mailing Address:	CVSID - PO Box 840 Cherokee Village, AR 72525
Physical Address:	249 Iroquois Drive, Cherokee Village, AR 72529
Phone:	(870) 257-2468 or (870) 257-2302 (870) 257-2321 (Fax)
Office Hours:	Monday - Friday 8:00 a.m. to 4:30 p.m.
Website:	www.cvsid.org
E-mail:	info.cvsid@gmail.com