



Thanks for considering ownership in the Bella Vista Property Owners Association (POA). Upon completion of the purchase of a lot, the owner is entitled to membership privileges which includes access to all POA amenities and services, including 108 holes of golf, a golf range/practice center, seven private lakes including a sand beach, indoor and outdoor swimming pools, tennis, racquetball and basketball courts, miniature golf and playgrounds, walking and biking trails, a gun range, fitness and recreation centers, and improved & primitive camp sites and an RV park.

- AVAILABLE LOTS

Go to <https://lotsinbellavista.com/> to view and research POA owned properties. These are vacant and unimproved lots and are located throughout various Bella Vista subdivisions. Any lots in the "BV Original" subdivision are Membership Lots only and do not qualify for a building permit. Lots in any other subdivision are classified as Building Lots, but the POA must disclaim that they "may or may not be suitable for building dependent on size, shape, topography, soil type/content, and other factors." All lots confer membership to the owner. It is your responsibility to know which type of lot you are purchasing.

- WARRANTY

There are no warranties of title. We have done our best to eliminate any issues with title, but the POA, its directors, employees or agents do not warrant title. The POA encourages all prospective purchasers to do their own title research.

- TAXES

All lots will have taxes paid through 2018.

- RIGHT OF REDEMPTION

It is possible that certain lots which the POA took ownership of through a foreclosure action, may be subject to a right of redemption by the prior owner or owner's agent for up to one (1) year from the date of such foreclosure action. If you purchase a property and it is redeemed by the prior owner, you will receive payment of the purchase price plus six percent (6%) interest, plus any accrued assessment or taxes from the previous owner.

- TERMS

Site visitors may have the option to purchase the lot(s) with a credit card via secure online form, by clicking the "Buy Now" button. When purchasing online the lot will immediately be considered sold, and will soon be removed from the website. You'll receive an email receipt. You may also pay in person with cash, or via US Mail with a check or money-order, by sending an email with the parcel number of the lot you wish to purchase to davidt@bvppo.com. All sales are final, and the deed will be recorded and issued within 2 to 4 weeks.

- POA MEMBERSHIP CARDS

After your purchase, the POA will prepare, record, and mail your deed and member cards within 2 to 4 weeks. If you would like to obtain membership cards in advance of receiving your recorded deed, contact David Thornton via email at davidt@bvvpoa.com, or text/call David at 479-936-1864. You will also have the option of purchasing a Photo ID Card, which allows access to member amenities at a discounted fee rate. Please contact Member Services for further information about this option.

- NAME ON DEED

If you purchase online, it is critical that you give us your name exactly as you want it to appear on the deed. For example, if you want the deed in one name only use "Mary Smith, a married (or unmarried) woman", or "John Doe, a married (or unmarried) man". If you want it deeded jointly use "John Doe and Mary Doe, husband and wife", or "John Doe, a married (or unmarried) man and Mary Smith a married (or unmarried) woman". If you have any questions about this, please email us in advance at: davidt@bvvpoa.com.

- ASSESSMENTS

Buyers of lots are responsible for future monthly POA assessments, currently \$16.00 per month, beginning the month following purchase. Assessments may be paid monthly, or prepaid quarterly, semi-annually or annually. Assessments are due the first day of each month and are considered delinquent on the last day of the month. Six percent (6%) interest may be charged on assessments that are delinquent 30 days or more. Assessment payments may be made by the following methods:

- Automatic bank draft withdrawals from checking or savings accounts,
- Online Payments at <https://bellavistapoa.com/members/>, under "Assessments,"
- Monthly payments by mail with assessment coupons, or
- Payment over the phone with a Member Services representative at 479-855-8000, Option 2.

- RESOURCES FOR GETTING ADDITIONAL INFORMATION ABOUT THE LOTS:

The Benton County Geographic Information Systems (GIS) website can be a good resource for learning more about lots that may interest you. You can go to: <https://bentoncountyar.gov/gis/>. Once on their site click on "Interactive Maps", then on "Basemap". A shaded window will pop up with a county disclaimer, which will require you to click on "Accept" to continue. Next, a tutorial box will appear, which you can use for more detailed instructions, or you can close that window and follow the basic instructions below. Click the Menu icon at the upper left of the screen and select "Layers". The Layers box will pop up on the upper right of the screen. Scroll down in that box until you see "Places", which by default is selected with a checkmark. Click the checkmark to deselect "Places". Scroll further in the "Layers" box and select "Aerial: 2018". Then scroll further and deselect "Hillshade". Now you can zoom in and out on the map using the scroll wheel on your mouse or the +/- keys on the map page. You can also click to grab the map with your mouse to move the map up and down and side to side. To search for a lot using the parcel number click the Menu bars at the upper left of the screen and select "Search". The Search box will pop up on the upper right of the screen. Choose the "Text" tab. In the "Select search layer to begin" dropdown list, be sure "Parcels" is selected. In the Search field put the parcel number in the following format 00-00000-000 and hit enter. The lot will come up on the screen with a red border, and a row with more information on the lot will rise from the bottom of your screen. You can hide this row by clicking "Results" at the top right of the screen. Zoom in/out on the lot as you wish. Click on the subject lot (or any other lot) to obtain more information about that lot. The Benton County GIS mapping system is very detailed and offers users a number of functions. For more information on using these functions you can access the tutorial by clicking the Menu bars at the upper left of the screen and select "Help & Info". All information acquired from this site is provided by Benton County as a service to the public and the Bella Vista Property Owners Association is not responsible for its accuracy.