



Thanks for considering membership in the Bella Vista Property Owners Association (the POA). It is our plan to offer 300 Bella Vista lots during a Membership Drive sales promotion beginning at 9:00 AM on March 25, 2019 and ending at 9:00 PM on March 29, 2019.

The new lot owner, upon completion of the purchase of a lot, 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.

- **SALE LIST**

Go to <https://lotsinbellavista.com/sale/> to view and research up to 300 lots, which are vacant and unimproved, and are located throughout various Bella Vista subdivisions. Membership lots located in the "BV Original" subdivision do not qualify for a building permit. Lots in other subdivisions may or may not be suitable for building dependent on size, 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're 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**

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 the property were to be 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 will be able to purchase the lot(s) with a credit card via secure online form, by clicking the "Buy Now" button between 9:00 AM on March 25, 2019 and 9:00 PM on March 29, 2019. When purchasing online the lot will automatically be considered sold and will be removed from the website. You may also pay in person with cash, check, money-order, or credit card, by emailing the parcel number of the lot you wish to purchase to [davidt@bvvpoa.com](mailto:davidt@bvvpoa.com). All sales are final and the deed will be recorded and issued within 3 weeks.

- **POA MEMBERSHIP CARDS**

After your purchase, the POA will prepare, record, and mail your deed within 3 weeks. We will mail your membership card(s) along with your recorded deed. If you would like to obtain a membership card in advance of your recorded deed call 479.855.8000 Option 2 or go to one of our Member Services offices and present your confirmation of purchase and your card(s) will be issued to you in advance of the recorded deed.

- 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/unmarried woman", or "John Doe, a married/unmarried man". If you want it deeded jointly use "John Doe and Mary Doe, husband and wife", or "John Doe, a married/unmarried man and Mary Smith a married/unmarried woman". Questions about this?

Email us at: [davidt@bvvpoa.com](mailto:davidt@bvvpoa.com).

- ASSESSMENTS

Buyers of lots during the Flash Sale Membership Drive will be credited with paid-in-full POA assessments through December 31, 2019. Future monthly assessments (currently \$16.00) will begin in January 2020. 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.