



- **LOT PURCHASE DETAILS**

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 in all POA amenities and services. This POA website utilizes an “online auction” format as follows: An online-auction will open on the first Monday of each month at 10:00 AM, and will close on the following Thursday at 2:00 PM. Available lots will be displayed during this 4-day period, giving site visitors time to research, ask questions, place bids, etc. To learn more about a lot offered in the online auction list, you will simply click on that lot. You’ll then see more information about the lot, including the current bid price and a “Place Bid” button. If you bid on a lot, your bid price must be at least \$100 above the posted current bid. If another bid comes in higher than yours, you will be notified by email and will subsequently be given opportunities to bid again. The highest completed bid price at 2:00 PM on Thursday will be the winning bidder, and will be immediately notified by email, and will be required to complete their purchase as outlined in the “Terms” section below.

- **AVAILABLE LOTS**

During the 4-day online auction period, go to <https://lotsinbellavista.com/> to view and research the POA-owned lots currently available. These are vacant unimproved lots and are located throughout the various 300 Bella Vista subdivisions. If there are any lots located in the subdivision named “BV Original”, they should be purchased for membership privileges only. Lots located in all other subdivisions are classified as building lots and will qualify for a building permit if all Bella Vista City, Arkansas Department of Health, and Architectural Control Committee conditions are met. All lots confer membership privileges 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 2020.

- **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. **AND/OR** It is possible that certain lots available now through the POA were sold previously by the Arkansas Commissioner of State Lands for delinquent real estate taxes. If you were to purchase a property and it is then 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. If you were to purchase a property that was later found to have been sold previously by the Arkansas Commissioner of State Lands for delinquent real estate taxes, Quiet Title work may be necessary before you can get a title insurance policy to build a home. If you are the winning bidder of a lot, the above circumstance will not disqualify you from receiving your recorded deed from the POA and receiving your full POA membership privileges.

- **TERMS**

The winning bidder will be contacted by email within 24 hours. If the winning bid price is within the credit/debit card limit of the purchaser's card, a Visa, Mastercard, Discover, or American Express card will be accepted. If it is determined that a wire transfer is a more appropriate method, we will coordinate the wire transfer with the POA Accounting Department. If Covid restrictions allow, an in-person visit for payment at the POA office could be scheduled, if within 24 hours. Method of payment accepted for an in-person visit is cash, personal check, or money order. All sales are final, and the POA will prepare, record, and deliver the deed within 2 to 4 weeks of receiving verified payment.

- **POA MEMBERSHIP CARDS**

Membership cards are typically issued between 30 and 45 days after purchase date. If you would like to obtain membership cards in advance of receiving your recorded deed, please contact David Thornton via email at davidt@bvvpoa.com, or call David at 479-936-1864.

- **NAME ON DEED**

The winning bidder will be contacted by email within 24 hours. At that time, we will need to know the name that is to go on the deed. If you have any questions about this, please email us in advance at: davidt@bvvpoa.com.

- **ASSESSMENTS**

The winning bidder will be responsible for paying future POA assessments, currently \$16.00 per month, beginning the month following purchase. Assessments may be paid monthly, or pre-paid 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, or
- Payment over the phone with a Member Services representative at 479-855-8000 (option 2 when prompted).

- 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. The following shows general instructions on using the GIS website with a laptop or desktop PC. Phones and tablets may be different. 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. Then click the Menu icon (3 horizontal bars) 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: 2020" (or current year). 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, side to side, etc. 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 new bottom 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.