

THE COVES CLUB

2025



the **COVES**
AT SMITH MOUNTAIN LAKE

A Progressive Real Estate Development in
Virginia's Blue Ridge Mountains

We invite you to visit The Coves and experience our beautiful collection of
custom homes, available lots, and diverse amenities.

The Coves:

Lakefront Living Redefined

Imagine waking up to panoramic Blue Ridge Mountain vistas, spending your afternoons exploring miles of scenic Smith Mountain Lake shoreline trails, and ending your evenings under a canopy of brilliant stars—uninterrupted by city lights or noise. One would think that such an idyllic lifestyle might come at the sacrifice of modern amenities and entertainment options. However, residents of [The Coves](#) get it all: a quiet, peaceful lakefront retreat combining innovative technological advancements, arts & culture, and a commitment to preserving the natural beauty of the region.

Complementing it all is an attractive mix of amenities and innovative home services provided by [The Coves Club](#), which make The Coves a truly special place for full-time or seasonal residents and guests of our community.

Established in 2016, [The Coves Club](#) was created to enrich life at The Coves by offering Members an ever-growing menu of services provided on an “opt-in” only basis - meaning no annual membership fee. All that’s necessary for annual membership renewal is the purchase of at least one listed service offered by the Club each year.



Services & Amenities Offered in 2025

Outdoors Access Package

This package includes access to our outdoor attractions including walking trails and scenic rest stops featuring 5 pavilions, 3 fire pits, a 9-hole disc golf course, and dock floaters for paddleboats, swimming, fishing, and lounging. \$250/year (contribution to facilities maintenance fund).

Charity Concert Series

Concert tickets are priced per event. Members who purchase 12 or more concert tickets each year qualify for having met the minimum “opt in” requirement for membership renewal. Please visit the [Coves Amphitheater website](#) for a concert schedule and to purchase tickets.

Private Concert SkyBoxes

Each SkyBox is private, temperature-controlled, and opens onto an enclosed deck with a panoramic view of Smith Mountain Lake. Ideal for private events, secluded office space, small group functions, and retreats. More information can be found on the [SkyBox page](#) of our website.



The Walking Trail Bridge



Private Concert SkyBox

Pre-Concert Private Dinners

Indulge in a themed menu crafted from the finest locally-sourced ingredients, prepared by renowned regional chefs. As a privileged guest, you'll gain behind-the-scenes access to the artist's private sound check, followed by an intimate meet-and-greet. Then, savor an authentic farm-to-table dining experience, where you'll personally meet the chefs and farmers who bring each dish to life. The night culminates with VIP concert seating at The Coves Amphitheater. ***Priced per event. Limited quantities are available.***

All Club Members may opt-in for our event mailing list for advance notice and pre-sale tickets to our highly anticipated series of dinners. ***Check the box on the order form to opt in to the dinner event mailing list.***

Overnight Guest Suites

The Club is offering the following **Extended Stay Suites** for use by members and their guests in 2025:

- **2 NEW Coves Cottages:** 1 bedroom queen apartments with long range views overlooking The Cliffs
- **Historic Barn:** Queen suite with kitchenette and cozy great room
- **NEW Barn Dayroom:** Full-size brass bed in an intimate apartment setting.

Suite preferences are subject to availability for specific dates, so reserve early. Suite capacity is limited to 2 adults & 2 children under the age of 12 (pull out beds available upon request).

There are two ways to reserve a Suite: as an **Introductory Access** first-time visitor or as a member who has purchased a block of **Extended Suite Access** credits.

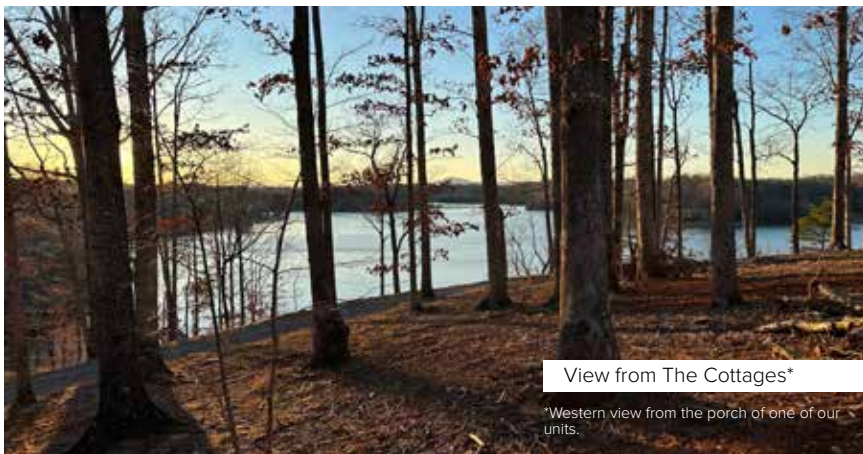


Charles Esten Meet and Greet



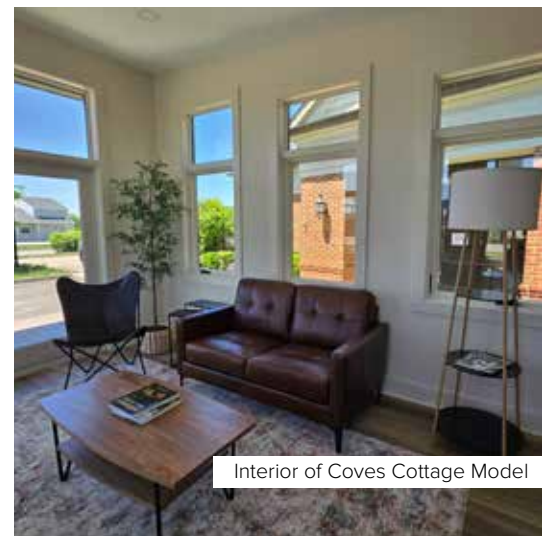
The Coves Cottages*

*An example of the finished product currently under construction.



View from The Cottages*

*Western view from the porch of one of our units.



Interior of Coves Cottage Model

Introductory Access Guests

For all Club Members, invited Club guests, and lot purchase prospects visiting The Coves or using Club Suites for the first time we are offering:

A one-time introductory 3-night residential experience in one of our overnight guest suites. Includes the Outdoors Package and boat docks during your stay, plus a \$75 **Southlake Spa** services credit. **\$500 (plus an optional \$25 fee if you bring your dog).**

Note: If you'd like to return to The Coves after your **Introductory Access** experience, you may purchase an **Extended Overnight Guest Package** (which for non-members will include a short-form Club membership application form).

Extended Overnight Guests

For **Resident Members** needing extra bedroom capacity, or for **Guest Members** wanting to enjoy extended time at The Coves during concert weekends, construction of a new home, or a relaxing visit any time of year.

Purchase a 10-night booking credit which for each visit includes the Outdoors Package and docks for your Boat or Jet Ski during each visit. Use the credits as your schedule allows. **\$2000 (plus \$75/visit cleaning fee and \$25/visit dog fee)**

Suite bookings are handled by our Club Manager, Debbie Crawford who can be reached at debrcraw@msn.com.

Covered Boat Slips

For boats up to 26 feet. Includes security camera monitoring, electricity, pressurized lake water for washing, plus car/ATV parking. **\$350/week or \$3400/year (plus optional \$400 for boat lift)**

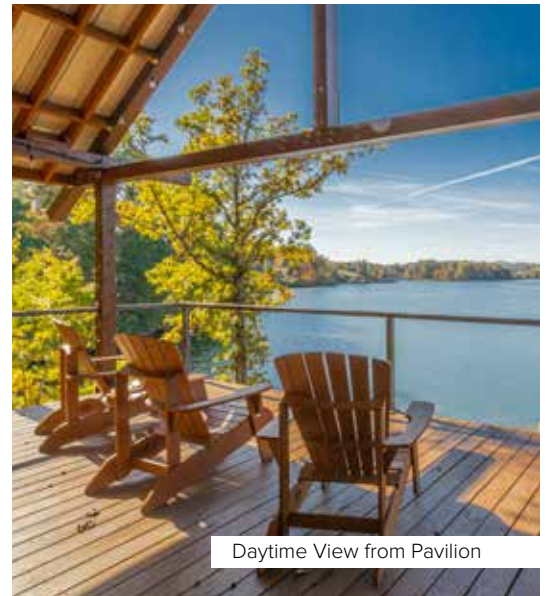
Jet ski parking ramps and open floater tie-downs for sailboats and watercraft with self-bailing cockpits are also available for 50% of the rates quoted above.

Boat/RV/Trailer Storage

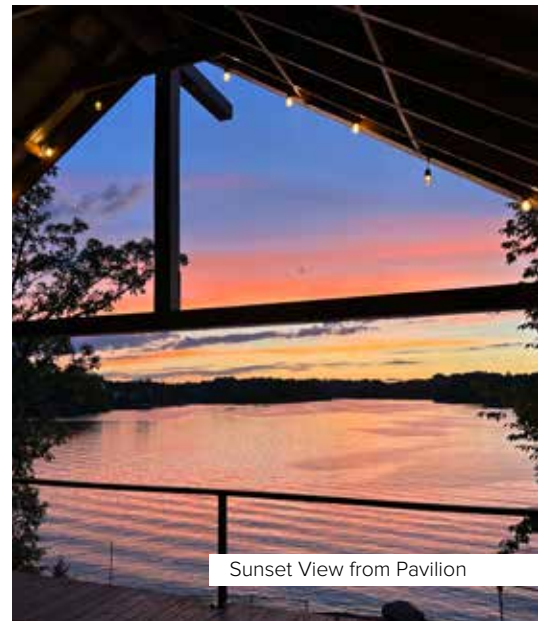
This fenced-in area accommodates up to 26' in length and includes lighting, security cameras, and freshwater hose bib. **\$800/year**

Personal Storage Pods

Store extra items in our deluxe 8'x12' air-conditioned storage pods. Located in a fenced-in area with lighting and 24/7 security camera monitoring. **\$1400 year**



Daytime View from Pavilion



Sunset View from Pavilion



Covered Boat Slips

Premium High-Speed Wifi

(Up to 120mbps download, 30mbps upload)

The Coves uses Shentel as our primary carrier with redundant back haul over StarLink satellite (providing automatic fail-over protection). Electricity for all WiFi transmission equipment (switches, antennae, and modems) is also backed up using bulk battery storage equipment replenished by our solar arrays.

This Premium High-Speed WiFi service also includes routine updating of software on customer-owned in-home Ubiquiti routers (subject to owner permission). For homes with work, healthcare, or security needs requiring 24/7 network access, we highly recommend both a 1st-response service agreement with our system maintenance contractor (SWATwireless) and a Verizon Cellular Backup router (see below). **\$1200/year**

NOTE: Starting in 2025, The Club and The Coves HOA are providing complimentary basic WiFi to all Coves property owners. This service will cover all lots, entrances, exits, and most public areas within the community at no additional cost to property owners.

The primary purpose of this 4Mbps download / 1Mbps upload connection is to support security cameras, an intelligent front gate controller, and emergency communications. However, it is not designed for streaming, video conferencing, gaming, or other high-bandwidth activities commonly used in households.

Private Verizon Cellular Backup Router

(Up to 30mbps down/5mbps up; certain data volume restrictions may apply)

Useful for a third layer of WiFi signal redundancy for homes requiring 24/7 network availability to support essential work, healthcare monitoring, or security needs that cell phone hotspots cannot satisfy. Also may be appropriate as an inexpensive primary WiFi option for seasonal/weekend homeowners whose speed requirements can be satisfied with relatively slower downloads. **\$600/year (minimum 2 year commitment)**

Solar Panel and Inverter Rental

For lots needing power, lighting, and security cameras or for homeowners wanting bulk battery power to trickle charge whole-house battery systems in grid-down situations, our solar arrays and mass storage battery banks make it possible to deliver up to 7000W to individual lots, docks, or homes. **Please select “request an estimate” on your order form.**



High-Speed WiFi Tower



Backup Solar Arrays

Lot Purchase Financing

Ideal for families ready to commit to The Coves but need time to design their dream home and prepare for construction. Subject to credit check. 6% fixed, 25% down, 5-year term on 30-year amortization. ***Please select the option for "Lot Purchase Financing" on your order form.***

Southlake Spa Membership

\$100 spa credit for all new Coves Club **Resident Members** (for use within one year of moving in). Please visit www.southlakesaltroom.com for a list of services. Please select the option for "Southlake Spa Membership" on your order form.



View from Lot 74 (For Sale)

2025 Resident Member Bundle

\$1500/year

Every year, The Club has offered Resident members a simple way to access the best of what The Coves has to offer homeowners - and save a little money in the process. This year's package includes:

- Premium High-Speed WiFi
- Outdoors Package
- Two (2) scheduled day-use credits of an air-conditioned Coves SkyBox for non-concert use as a remote office or small private social functions. Includes wifi and access to premium bathroom facilities.
- 20% year-end rebate on all individual ticket purchases for the Charity Concert Series.
- **Resident Members** who reserve a Coves Concert SkyBox will receive a total of 6 tickets included with each concert (versus 4 for sales to the public.)
 - | An additional 6 ticket purchasers may be issued wristbands to join you in your SkyBox for a total party size of 12.
 - | To minimize time standing in lines, food & beverage service options will be extended to SkyBox hosts 10 days prior to the concert.
 - | All SkyBox reservation fees go directly to our charity partners.



Cliffs Drive Welcome Pavilion

Membership Categories

The Coves Club offers two membership types: Resident and Guest. Membership is by invitation only, followed by a simple application review. Invitations are extended through referrals from current members, neighbors, and friends of the community.

■ **RESIDENT**

For owner-occupants of completed homes in The Coves.

■ **GUEST**

For non-residents who want to experience Club amenities and services, which can include Coves lot owners, people interested in one day owning property in The Coves, plus neighbors, friends, and supporters of our community.

Invitation and Initiation Fee

Club membership is by invitation only, renewed annually, and for Resident Membership requires a one-time initiation fee of \$35,000. This initiation fee is waived for new homes built by our preferred builder partner, Mountain Retreat Living (a division of Southern Heritage Homes.) When homes are sold in the future, memberships in good standing may be transferred to new owners subject to an application review.

Guest Members are currently not required to pay an initiation fee, only to purchase one service offering per year.



Aerial View of The Coves

In Development

The Club has a commitment to constant improvement in what we offer our membership. The following amenities and services are in development during 2025:

Additional day uses of **Coves SkyBoxes** to include remote office space, artist retreats, and hosting small dining and social functions.

Design sections of our trail to include **native plants and flowers** as elements of an educational nature walk.

Design and construction planning for **pickleball courts, enclosed boat-storage bays, and increased capacity at our community docks** to better serve more residents with larger boats, v, sailboats, and more.

Configuration of **The Cliffs Meadow** to include a large event tent, bar, fire pits, and specialty lighting to support private events.

Trail expansion plus signage and lighting upgrades.

Implementation of a **neighborhood watch service** in a secure, private digital forum.

Development of **The Coves Village**. This project is being designed for new club members in need of long and short-term rental cottages in the acreage immediately across from the front entrance of The Coves.

For More Information

If you'd like to be contacted for possible membership, [please fill out our inquiry form](#). Please note that membership does not require property ownership.