

# WELCOME

## WHERE COMMUNITY THRIVES

*Imagine a place where you and your loved ones share relaxing, fun days and create lasting memories. What would that place be like? Peaceful and close to nature? A safe place for children to explore and play? A place that feels like it could be a million miles away, but in reality, is a short and scenic drive from your door?*



**NOW THAT YOU'VE GOT IT IN MIND**, we'd like to introduce our town, Carlton Landing. While here, you'll discover a thousand ways to connect with nature, with your family, and with yourself in this special place.

**LOCATED ONLY A FEW HOURS FROM BUSTLING CITIES**, once in Carlton Landing, you find that the pace can naturally slow down. We call this running on 'lake time'. Your kids can wake with the sun. Slow walks on the nature trails, through the community garden or over the vast park spaces invite you to shift your gaze from screens to the surrounding sky.



**WITHIN THIS SERENE SETTING**, the town exists to care for human needs rather than the needs of automobiles and industry. This style of planning creates a community where you can explore the entire town using seamlessly connected sidewalks by foot or bicycle. Just a few short steps from your front door you can enjoy countless activities, restaurants, swimming and boating, community events and more. Reduced speed limits, comfortable proximity of the homes and communal spaces, and the increased connection with neighbors offer a safer environment where children have freedom to wander and explore unencumbered.

**IT'S LIKE TELEPORTING BACK TO A SIMPLER TIME** where kids journey out after breakfast and explore until their hearts content, where 'screens' take a backseat to bicycles and friends, and the only facetime you'll be doing is in person. Come experience this revival of how we can do life together!



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**CARLTON**  
LANDING

*www.CarltonLanding.com*



# WAYS TO LIVE



*Growing up, our family loved time spent at the lake. That's why we created Carlton Landing — to offer folks the chance to experience amazing times at Lake Eufaula. Spending more time at the lake means more great memories and deeper, more fulfilling relationships. It's what makes life more meaningful.*

*People often ask how they can take the next steps in becoming a part of the Carlton Landing Family.*

*Below are five ways you can do just that:*

## **1. RENT A HOME THROUGH THE VACATION RENTAL PROGRAM**

Our Vacation Rental Program provides professional home management and caretaker services for dozens of homes in Carlton Landing. As a guest renter, you have access to all of the community amenities that Carlton Landing owners enjoy. Whether a cozy cottage or spacious lake house, our vacation rental homes come equipped with everything you need for the perfect lake getaway!

## **2. BECOME AN OWNER IN THE RESIDENCE CLUB**

Membership has its privileges! This ownership option delivers a compelling combination of luxury, convenience and flexibility — all at a fraction of the price of full-home ownership. Owners enjoy membership in the Carlton Landing Boat Club and Resort Pool Club. Also, owners can convert time in Carlton Landing for luxury vacations worldwide through our partnership with Elite Alliance.

### 3. BUY AN EXISTING HOME FOR SALE

If you are ready to jump-in and become part of our great community, then go ahead and buy an existing home. Homes and cottages are available in a wide variety of locations, shapes, sizes, styles, and price points. These homes are “move-in ready”, so you can move-in just moments after closing. If you have an outside realtor, no problem. Before you know it, you’ll be hosting friends and family and calling yourself a local!

### 4. BUILD A PRE-APPROVED PLAN

So, you want to choose your lot and home plan, but still move-in before next lake season? Then you should go the pre-approved plan route. Here, you can select your custom finishes from a menu of options and work with a member of our Builder’s Guild. Pre-Approved home plans are typically built within 6-8 months. Before you know it, you’ll be moving into the lake home of your dreams!

### 5. BUY A LOT AND DESIGN A CUSTOM HOME

If you want everything to be just the way you like it, and you realize that good things take time, then you go the custom home route. Your architect will receive a copy of “A Living Tradition” (the design code) and can design a home to your unique specifications. You’ll have up to two years to go through design review and commence construction with one of our Builders Guild Members.

*There you have it. Five ways to join the Carlton Landing community. I hope that one of these fits your particular situation, budget, and preferences. If you have any questions or are ready to take the next step, please contact Dyane and Katie, our Carlton Landing KW Sales team at 918.452.2509. We’ll be happy to help you out in any way we can.*

*Best regards,*



Grant Humphreys  
Town Founder

# CARLTON LANDING BUILDERS' GUILD

## Meet the Builders

*Our guild members comprise an elite network of builders and craftsmen backed with prestigious portfolios, a thorough knowledge of the Carlton Landing design standards, and specialized expertise. Browse any of our available homes or build one that is uniquely yours and can last as an investment for generations.*

### SCISSORTAIL HOMES



We are a family owned company that has provided quality homes to our customers at the best value possible. Through hard work & dedication we have become a premier builder for prominent neighborhoods and distinguished customers. We have progressed to this position by remembering our customers home first. Our custom homes are as unique as the people we build them for. This is where our aware winning Architects set us apart from the competition. We work hand and hand with all of our clients through the entire design process and stay committed to our customers all the way through the final walk through.



**JJ and Lindsey Morris | 405-205-7830**  
**scissortailhomes@gmail.com**

*www.ScissortailHomesOK.com*

### ARTISAN TRADES



Award winning designer and builder, Clay Chapman, specializes in solid brick masonry Architecture that blends old world craftsmanship with modern building techniques. Chapman leads the Hope for Architecture building initiative; a structural masonry revival focusing on sustainable, long range solutions to disposable building.

With 30 years of design/build experience, we work closely with our clients to build each home as if it were our own. From minimal one bedroom cottages to stately custom homes, we aim to provide a long lasting, inspiring place of retreat for you and your family.

*Let building incite wonder and celebrate possibility, then call it Architecture.*



**Clay and Katie Chapman | 404-617-3132**  
**christianclaychapman@icloud.com**

*www.HopeForArchitecture.com*

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## BUILDING CULTURE



We offer a real response to the problems of commodity housing: solid brick homes that nourish the human soul with beauty, authenticity and simplicity. Blending the best of old and new, we carefully design every detail, consider every selection, and continually experiment with better ways to build. We believe houses can be more than commodities or investments; they can be homes—places we love, care for and feel intimately connected to. We are fighting for a New Renaissance in building and architecture—where a commitment to beauty, craftsmanship and enduring materials contributes to human flourishing.



**Austin Tunnell | 346-234-3712**  
**[austin@buildingculture.com](mailto:austin@buildingculture.com)**

*[www.BuildingCulture.com](http://www.BuildingCulture.com)*

## KERNEY HOMES



As Carlton Landing's leading homebuilder, Kerney Homes has developed an unmatched reputation for quality and service. There are no homes too big or too small for Kerney Homes. Select from one of our many existing home plans designed by nationally recognized architects, or let's collaborate on a custom design for the home of your dreams.

*Bring us your Lake Home vision and we can make it reality.*



**Michael Kerney | 240-463-3236**  
**[mike@kerneyhomes.com](mailto:mike@kerneyhomes.com)**

*[www.KerneyHomes.com](http://www.KerneyHomes.com)*

## ANCHOR HOME



Anchor Home is a home grown product of Carlton Landing. We offer homes that focus on thoughtful human design and sustainable practices while providing excellent customer service. Our passion is to create the destination lake home that anchors the best memories and stories to be shared throughout the generations of ownership.



**Daryl Nieto**  
**[daryl@anchordc.com](mailto:daryl@anchordc.com) | 405-509-3827**

*[www.LakeHomesOK.com](http://www.LakeHomesOK.com)*

Contact Katie Chapman & Dyane Holybee - The Carlton Landing KW Sales Team  
to get started with any member of our Builders Guild - 918-452-2509.

# FREQUENTLY ASKED QUESTIONS



## *What exactly is Carlton Landing?*

Oklahoma's newest town, with our own mayor, board of trustees, and the right to vote. As a town, our property taxes can be utilized to invest in public amenities that benefit the community. Amenities like the Nature Trails and Town Swim Beach are both the result of a vote chosen by the members of this town.

## *How many homes are there in Carlton Landing and how many for the future?*

As of 2019, there are 240 houses in Carlton Landing and the long-term master plan covers an area of 3000 acres, 2500-3000 homes, following a 30-40 year plan to complete.

## *What is the population of Carlton Landing?*

Approximately 24 families currently call Carlton Landing their full-time home. The other 200 families make up second homeowners, some visit every week, others seasonally, and many choose to take advantage of the Vacation Rental Program.

## *How much work is it to own a lake home here?*

You can make it as hands off as you would like. We have some great local service providers that offer

weekly walkthrough inspections, general repair, house cleaning and laundry, and pretty much anything else that comes with lake living.

## *Can I purchase a home and rent it out?*

Absolutely! Many families purchase a home and rent it out when they're not using it through the Carlton Landing Vacation Rental Program to help offset expenses of home ownership. To learn more about this program, contact the Hospitality Team at 918-452-2205.

## *What are the boating options at Carlton Landing?*

The Carlton Landing Boat Club is the easiest way to enjoy the lake, giving you have access to an entire fleet of pontoon and ski boats. It's as simple as getting online to make a reservation and arriving to a full tank of fuel and fully equipped boat with life jackets, tubes, skis and all that you need to make your time on the lake hassle free. No cleaning, no maintenance, no worries. There is also a 60 slip marina where you may rent a boat slip and store your personal boat, with plans to expand to 300 for a full service marina.

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### *How much is the tuition for the Carlton Landing Academy?*

As the first rural public chart school, Carlton Landing Academy is tuition-free offering an exemplary learning environment to for students K-8.

### *This place looks resembles Seaside and Watercolor, Florida.*

Fun fact! The same architecture firm that designed Seaside and Watercolor, DPZ Architects headed by Andres Duany, also sculpted beautiful Carlton Landing for you to enjoy.

### *What are the food options in town?*

We've got something for even the pickiest eaters! We have several family-owned and operated businesses like Mama Tigs Wood Fired Pizza, The Meeting House and seasonal food options at the Food Truck Park. Check them out on Facebook. A short drive from the entrance of Carlton Landing in the town of Eufaula there is a local grocery store called Nichols. For more major grocery shopping, there are Walmart's north and south of Carlton Landing, in Checotah and McAlester respectively.

### *Are there planned activities at Carlton Landing?*

With a focus on community, Carlton Landing actively organizes events and workshops throughout the year including community dinners, makers craft workshops, potlucks, live music and plenty of games for kids and the young at heart.

# THE RESIDENCE CLUB



## THE RESIDENCE CLUB AT CARLTON LANDING

Residence Club ownership offers you a significant price advantage, plus freedom from the worries and upkeep of traditional vacation homes. Available in three floorplans, the Club residences feature elegant interior design created in consultation with Paige Schnell of Tracery Interiors, a nationally recognized interior design firm from Rosemary Beach, Florida.

As a Club Owner, you enjoy deeded real estate ownership and a Carlton Landing Boat Club membership. You also have privileged access to a global family of coveted vacation properties through Elite Alliance exchange program. Your Club Residence is available for frequent and flexible lodging during each of Lake Eufaula's enticing seasons.

Club Residences are located just across the street from Lake Eufaula, courtesy boat docks, and a resort-style pool. Additional amenities are envisioned for the future, including a fitness center, dining options, and a community marketplace. The swim beach, nature trails, and several parks are just a few steps away.

Residence Club ownership is your passport to vacation at other luxury residence clubs through the Elite Alliance exchange program. The simple exchange process transforms your real estate ownership into a key that unlocks the door to seamless travel adventures - ski trips, golf getaways, beach escapes and much more - at a growing array of coveted destinations worldwide. Properties in the Alliance meet premium standards of quality, service, location and amenities. You will experience the luxury, convenience and personal attention you've come to expect, whenever and wherever you go on an Elite Alliance vacation. To see the many destinations available or more information, visit the Elite Alliance website at [www.EliteAlliance.com](http://www.EliteAlliance.com).

# *The Residence Club*

## FREQUENTLY ASKED QUESTIONS

### WHAT IS THE RESIDENCE CLUB AT CARLTON LANDING?

The Residence Club at Carlton Landing is an equity residence club™ providing owners with shared ownership of charming, fully furnished lakeside residences within the Carlton Landing resort community. Owners lodge in meticulously appointed residences and have Boat Club privileges. The Club staff ensures worry-free ownership and hassle-free vacations.

### WHAT ARE THE ADVANTAGES OF RESIDENCE CLUB OWNERSHIP?

Residence clubs combine the benefits of vacation home ownership with resort amenities and hotel services. Residence club ownership provides generous and flexible vacation use, removes the worries typically associated with absentee ownership, and significantly reduces the financial burden. The Residence Club at Carlton Landing provides the added benefit of lifetime Boat Club privileges.

### DO CLUB OWNERS OWN REAL ESTATE?

Yes. Ownership is evidenced by a real estate deed, which is recorded and guaranteed by a title insurance policy. Each owner is conveyed a one-seventh, debt-free, undivided deeded interest in one of the Club's fully furnished residences.

### AS AN OWNER, HOW OFTEN CAN I VACATION AT MY CLUB?

As often as you wish, subject only to the Club's reservations policies and availability. Owners have the flexibility of reserving Planned Vacations well in advance and also visiting on a short-notice basis. Each year, owners may reserve 21 days of Planned Vacations in advance. This leaves abundant

additional occupancy for space available vacations during the year. If all owners use their club equally throughout the year, each would enjoy a minimum of seven weeks annually. However, there is no limit on use. If some owners visit their Club less, others can visit more.

### IS THE RESIDENCE CLUB AT CARLTON LANDING A TIMESHARE?

No. Timeshare is typically the right to use only a specific week or weeks and lodging is limited to a specific residence. Residence Club owners have access to all Club residences within their ownership category (Park Street, Lakeview, and Veranda), with the right to unlimited use during all seasons, subject only to the reservation policies and availability.

### DO OWNERS PAY ANNUAL FEES?

Yes. The comprehensive annual fees pay for the professional management and operation of the Club accommodations and pro rata share of the costs associated with the Boat Club. Included in these annual fees are funds for staff salaries, housekeeping, supplies, maintenance, trash removal, legal/accounting, utilities, transportation, management fee, boat maintenance, reserves scheduled replacement of Club residence furnishings and appliances. These fees are a fraction of the costs associated with traditional ownership of a vacation home and boat.

### DO OWNERS PAY ANY LODGING OR HOUSEKEEPING FEES WHEN THEY VACATION AT THEIR CLUB?

Owners pay only a post-occupancy cleaning fee. An optional daily tidy service is available upon request for a fee.



# THE BOAT CLUB

## *All The Benefits Without All The Hassle*

The Boat Club takes the hassle and expense out of boat ownership. We handle the hard work, and all you have to do is show up and enjoy the boats. As a Boat Club member, your family and guests have access to our fleet of luxurious ski boats and pontoon boats. You also have access to the resort's water toys and gear, including lifejackets, water skis, tubes, wakeboards, and kneeboards.



### WHAT ARE THE CONTRACT TERMS?

Each contract expires on October 31 of each year. Renewal begins Nov 1. Any break in the renewal process may lead to a new initiation fee requirement.

### WHAT IF I HAVE LITTLE TO NO EXPERIENCE IN OPERATING A BOAT?

No problem! We require and provide all boaters, experienced and inexperienced, boat safety training, including instruction on the water. We will gladly stay with you until you are comfortable operating the various boats of the fleet (one boat is not equal to another).

### WHAT TYPE OF INSURANCE IS PROVIDED OR DO MEMBERS PROVIDE THEIR OWN COVERAGE?

As a club member, you are covered under the club's insurance policy.

### ARE THERE ANY HIDDEN EXPENSES?

Members are responsible for dues, fuel, and all damage repairs to boats and/or equipment.

### MAY WE VISIT THE OPERATION AND SEE THE BOATS?

Absolutely! Tours are strongly encouraged or stop by the dock for a visit. We'd love the opportunity to share more about the Club with you. Please email Tad Clark at [Tad@carltonlanding.com](mailto:Tad@carltonlanding.com) to schedule a tour or find out more information.

### IS THERE A LIMIT ON THE NUMBER OF TIMES PER YEAR YOU CAN BOAT?

No, we encourage you to get out on the water as often as your schedule allows.

### WHO CAN I BRING WITH ME ON A BOAT?

Anybody, as long as a member is on board.

## *The Boat Club*

### FREQUENTLY ASKED QUESTIONS

#### WHAT IS THE BOAT CLUB?

The Carlton Landing Boat Club is a private, members-only club, much like a golf or tennis club. For approximately a third of the cost of owning a boat, you will enjoy access to a fleet of luxury watercraft. The Club boats are for the exclusive use of Club Members, their family and invited guests. Club Members have unlimited access to the Club boats subject to the Boat Club's reservation policies. Also, as a member of the Boat Club, we provide all the water toys – complimentary wakeboards, kneeboards, tubes, skis and life-jackets. You just show up to share priceless memories with your family and friends, and our staff will handle the rest.

#### WHAT ARE THE ADVANTAGES TO BOAT CLUB MEMBERSHIP COMPARED TO OWNING A BOAT DIRECTLY?

#1 – Membership in the Boat Club SAVES YOU MONEY. Owning a boat is an expensive proposition! First, consider the cost to purchase a new boat, trailer, and boat lift. Then, add the annual expenses including slip rental, storage fees, seasonal maintenance, insurance, registration, tags and taxes. And don't forget the costs to equip your vessel – life-jackets, wakeboards, skis, tubes, anchors, bumpers, tag lines, covers, etc. Altogether, the costs are daunting! Conversely, membership in the Boat Club costs less than 1/3 the cost of boat ownership.

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# The Boat Club

## FREQUENTLY ASKED QUESTIONS

### #2 – Membership in the Boat Club GIVES YOU OPTIONS.

Say you want to teach your child or grandchild how to ski. Great – make a reservation for a luxury Cobalt 200 ski boat and you’ve got the best ski water on Lake Eufaula right outside your front door. But then the next day, you hear that the sand bass are schooling and it’s time to grab your rig and hit the lake. So you reserve a Harris 220 FloteBote with the upgraded fishing package. You’ve got the GPS, depthfinder and livewell just waiting for you.

### #3 – Membership in the Boat Club means YOU HAVE MORE TIME and LESS HASSLE.

The best part of membership in the Boat Club is the ease of use. Our professional staff stands ready to take care of your needs. They handle the boat maintenance, seasonal care of the equipment, and will always present you with a clean boat in good condition with a charged battery, a straight prop and a stocked ice chest.

### WHAT ARE THE DIFFERENCES IN THE MEMBERSHIP LEVELS?

*(see all current pricing on our website)*

**Admiral** – This premier level of membership is available exclusively to individuals who own real property or manage vacation rental property in Carlton Landing. This membership can then be used by rental guests during their stay in Carlton Landing subject to the terms of an Individual Membership. Member has access to all Admiral Fleet boats and is guaranteed one reservation per day subject to the requisite 72 hour notice.

**Commodore** – This next tier member has access to all main fleet boats and may schedule reservations up to one hundred eighty (180) days in advance. Commodores may have up to twelve (12) reservations in the system at any given time. An unlimited amount

of reservations may be made within fifteen (15) days of the reservation date.

**Captain** – This second tier member has access to all main fleet boats and may schedule reservations up to one hundred twenty (120) days in advance. Captains may have up to nine (9) reservations in the system at any given time. An unlimited amount of reservations may be made within fifteen (15) days of the reservation date.

**Commander** – For those who enjoy the lake best away from the holiday crowds, this membership is for you. Commanders have access to all main fleet boats and may schedule reservations up to thirty (75) days in advance. Commanders may schedule up to six (6) reservations at a time. An unlimited amount of reservations may be made within fifteen (15) days of the reservation date.

### WHAT TYPES OF MEMBERSHIPS ARE AVAILABLE?

**Individual Membership** – Persons with an Individual Membership, as evidenced by the execution of this Agreement, are entitled to all the rights and privileges of the Boat Club subject to all reasonable rules and regulations and terms of this Agreement.

**Family Membership** – Persons who are in the immediate family of an Individual Member, that is, spouses and children [between the ages of twenty-one (21) and twenty-five (25)] shall be entitled to the rights and privileges of that membership subject to all reasonable rules and regulations and this Agreement. Under the Family Membership, access and reservations for the Boats may be granted to any qualified family member who is also qualified to operate a Boat under this Agreement.

**Household Membership** – Persons who are owners of record of real property within Carlton Landing



may join as a Household Membership. In such event, up to five (5) signers who are owners of that household or immediate family that are in residence on the reservation date (adult child, brother, sister, mother, father, aunt, uncle, and/or first cousins) shall be entitled to the rights and privileges of membership subject to all reasonable rules and regulations and this Agreement. Owners of separate households within Carlton Landing or owners of a single household outside of Carlton Landing do not qualify for the Household Membership.

### HOW DO I RESERVE A BOAT?

Reservations are scheduled using our online reservation system available through the login on the Boat Club home page. Members are given a username and password. Reservations are revolving. As soon as you use or cancel one reservation, you have the opportunity to create a new reservation. In addition, you are not limited to the amount of times you may use a boat.

### WHAT IF I WANT TO MAKE A RESERVATION WITH LESS THAN 48 HOURS' NOTICE?

48 hours' notice is required for online reservations. However, if you would like to reserve a boat with less than 48 hours' notice, please visit the boat dock and speak with a member of the Boat Club Staff.

### WHAT HOURS ARE THE BOATS AVAILABLE?

Season hours are from May 15th to September 15th *(dates and hours are subject to change)*

#### Weekends and Holidays

Morning Outing – 4 hour blocks starting at 8:00am to 9:00am and concluding at 12:00pm to 1:00pm, depending on the boat.

Afternoon Outing – 4 hour blocks starting at 12:30pm to 1:30pm and concluding at 4:30pm to 5:30pm, depending on the boat.

Evening Outing – starting at 5:00pm to 6:00pm and concluding at 9:00pm to dusk, depending on the boat.

#### Weekday Outing

Full day outing available – schedule with the dock master.

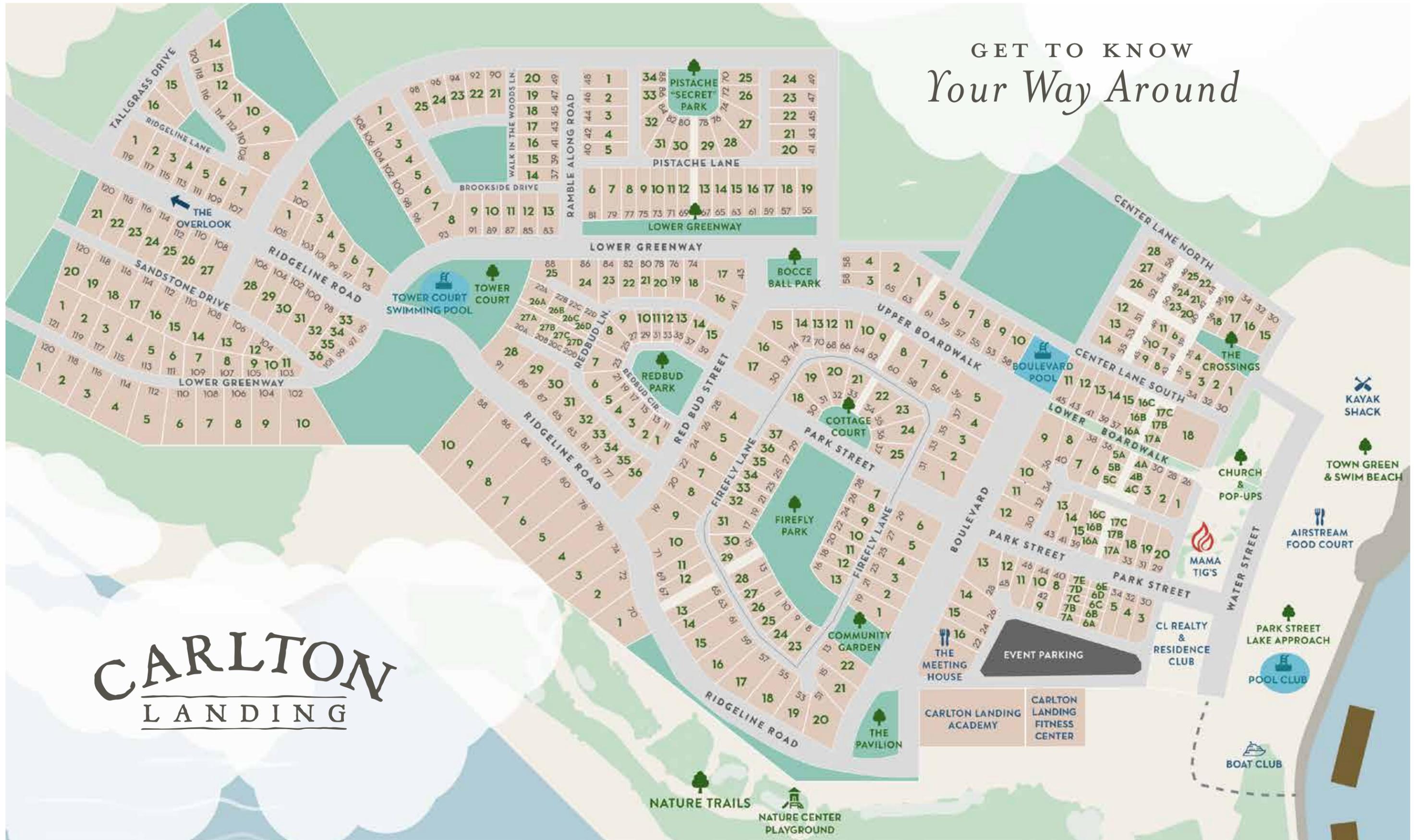
*Note: No boat may be reserved after the latest evening return time or overnight. We reserve the right to cancel reservations due to any just cause or inclement weather at any time.*

### HOW DO I KNOW I WILL BE GUARANTEED A BOAT/HOW DIFFICULT IS IT TO GET A BOAT?

It's been shown that boat clubs have been able to accommodate 97%+ of all boat reservation requests. The earlier you make your reservation (convenient online reservation system you control), the more likely you'll get your boat of choice.

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GET TO KNOW  
*Your Way Around*



**CARLTON**  
LANDING



**1. PAVILION PARK**  
Your go-to spot for shade, countless potluck dinners, concerts and s'more roasting around the fire pit.

**2. FIREFLY PARK**

A central green park space with plenty of room for playing catch, spikeball, walking the dogs or hosting a birthday party. If you're looking for a casual hang out spot, stroll to Firefly Park on any given evening and join in on taking in the fresh air and beautiful sunsets.

**3. REDBUD PARK**

A shady spot for kids to roam, head up Park Street and throw down a blanket or tie up a hammock in the shade. nestled within friendly front porches, children have the freedom to run, bike and scooter around.

**4. PISTACHE PARK**

The centerpiece of the newly developed Pistache area, this park has play equipment like a slide, swings and hammocks, decorate rocks for picnicking, and a fire pit, making it the perfect backdrop any time of day.

**5. BOCCE BALL PARK**

A throwback favorite, perfect spot of laidback fun.



**6. THE TOWN GREEN**

Perched above the Swim Beach, this is a happening place any time of day. A popular site for outdoor movies, 4th of July and quick access to the pop-up shops and nearby Food Truck Park.

**7. SWIM BEACH**

Cross over the Town Green to a sandy stretch of fun. The perfect place to splash in Lake Eufaula or embark on a kayak or paddle board ride.

**8. THE BOARDWALK POOL**

The Summer hot spot. Enjoy a community pool with splash pad, hot tub, and complimentary propane grills and picnic area. When you're not splashing, enjoy the shaded decks, umbrellas and ping pong table.



**9. THE TOWER COURT POOL**

Nestled in a natural open park space with ample room for lounging in the shade or sun-bathing on the pool deck. Look for the 40-foot tower to guide you there!

**10. THE COMMUNITY GARDEN**

Beautiful in all seasons. Home to not only fresh herbs, greens and beautiful flowers but a flock of chickens in a quaint coop. The garden truly is a community effort with several of our residents caring for different aspects.

**11. BOAT CLUB**

Takes the hassle and expense out of boat ownership. They handle the hard work, and all you have to do is show up and enjoy the boats. As a Boat Club member, your family and guests have access to our fleet of luxurious ski boats and pontoon boats.



**12. BOAT DOCK**

A great place to cast off in the Boat Club or visit with a fishing pole and lounge in the shade to catch any crappie. The perfect Saturday morning past time!

**13. NATURE CENTER PLAYGROUND**

Tucked into the wooded entrance of the nature trails, a shaded jungle gym perfect for climbing, sliding and balancing!

**14. NATURE TRAILS**

Take in the quiet on the ever-expanding nature trails. Sights include picturesque lake views, and hand-made forts created and cared for by the children who call Carlton Landing home.



**15. PING PONG TABLES**

There are four ping pong tables ready and equipped throughout town: one at Pavilion Park, one on the Park Street Lake Approach, one by Bocce Ball Park and one at Boardwalk Pool.

**16. CARLTON LANDING COMMUNITY CHURCH**

Where the motto is 'Come as You Are'. All are welcome every Sunday at 10 am in the church tents.

**17. CARLTON LANDING ACADEMY**

Oklahoma's first rural public charter school. While there are students who live in Carlton Landing and can walk to Academy, as a public charter school, the Academy is open to any student and students come from several towns across multiple counties.

**18. CARLTON LANDING FITNESS CENTER**

The newly opened center offers top of line equipment, offering memberships and day passes!

**19. FOOD TRUCK PARK**

Retro airstreams serving treats like snow cones and BBQ, stop by in the Summer season to see what's available.



**20. MAMA TIGS**

A true family run business serving authentic wood-fired pizzas, tasty salads and seasonal specials and a favorite for sand volleyball, giant jenga and outdoor music.

**21. THE MEETING HOUSE**

A favorite hang out spot for all ages. With bed & breakfast lodging on the 2nd floor, a frequently changing menu, delicious coffee, and a selection of wines and beer, this is a stop you don't want to miss.

**22. CL WELCOME CENTER & REALTY OFFICE**

Whether you're interested in home ownership or just want to say hello, the Carlton landing Welcome Center has a friendly face and a golf cart tour of town waiting for you!



**23. RESIDENCE CLUB**

As a Residence club member you can enjoy deeded real estate ownership, boat club ownership and access to the Pool Club (coming soon!).

**24. SEASONAL POP-UP SHOPS**

Swing by on Saturdays to see what retailers have popped up and what produce is being offered by the local farmers market.



**25. THE OVERLOOK**

The picturesque view greeting you in and out of town. The perfect spot to pause on a stroll and take in Lake Eufaula. The backdrop for many a wedding ceremony.

# LISTINGS

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**CARLTON**  
LANDING

*- The Essence of Life Well Lived -*

29 Water Street, Carlton Landing, OK 74432 | KW Sales Team - Katie Chapman and Dyane Holybee | 918.452.2509



[WWW.CARLTONLANDING.COM](http://WWW.CARLTONLANDING.COM)



*Carlton Landing*  
**VACATION RENTAL PROGRAM**

<i>Step 1</i>	<i>Step 2</i>	<i>Step 3</i>	<i>Step 4</i>
<b>INFORMATION</b>	<b>FURNISHINGS</b>	<b>ADVERTISEMENT</b>	<b>WEBSITE</b>
<ul style="list-style-type: none"> <li>• Interest Info</li> <li>• Signed Agreement</li> <li>• Owner Page</li> <li>• Contract Set Up</li> </ul>	<ul style="list-style-type: none"> <li>• Linen Estimate</li> <li>• Process Order upon approval</li> <li>• Deliver/stock (2 weeks)</li> <li>• Contract Set Up</li> </ul>	<ul style="list-style-type: none"> <li>• Photograph</li> <li>• Cottage Sign upon approval</li> <li>• Welcome Binder</li> </ul>	<ul style="list-style-type: none"> <li>• Unit Description</li> <li>• Pricing Plans</li> <li>• Owner Portal</li> <li>• Activate upon approval</li> </ul>



If the home rental program sounds interesting to you, we encourage you to reach out to our Hospitality team at (918) 452-2205 or [hospitality@carltonlanding.com](mailto:hospitality@carltonlanding.com).



[WWW.CARLTONLANDING.COM](http://WWW.CARLTONLANDING.COM)



*Carlton Landing*  
**VACATION RENTAL PROGRAM**



**CONSIDERING RENTING YOUR HOME  
AS PART OF HOME OWNERSHIP?**

*Carlton Landing is about getting the most out of the outdoors, beautiful natural surroundings, and all the comforts of home, making vacationing here a great and appealing option for families. Many homeowners choose to make use of our turnkey Vacation Rental Program to use when their home is not occupied.*

*At the end of 2019, the rental program had 40 active units.*



## Homes in the Rental Program

There are many options when it comes to styles of homes here in town. Every home is unique in Carlton Landing, which gives our guests a wide variety to choose from. To accommodate a sometimes very specific list of needs from our guests, we have everything available from a studio garage apartment to a large five bedroom house. You are welcome to scroll through the homes on our website to view the lovely variations. Because each home is owned by individual owners, you will see a plethora of styles and décor.

Let's review the advantages or profit of the home rental program. Here are some average income totals over the last year 2019: (This is the number actually paid to the owner). Also included is the average nightly rate for similar sized homes.

SIZE OF THE HOME	AVERAGE INCOME TOTAL (2019)	AVERAGE NIGHTLY RATE
<b>Studio/1 Bedroom</b>	\$9600- \$10000	\$160- \$250
<b>2 Bedrooms</b>	\$8000-\$12000	\$270- \$320
<b>3 Bedrooms</b>	\$12000-\$20000	\$350- \$410
<b>4 + Bedrooms</b>	\$13500-\$27000	\$420- \$650

Both the size of the home and the sleep capacity determine the nightly rate. Because each home is so unique, it is rather difficult to group them in to specific categories.



## Joining the Home Rental Program

It's also helpful to know what it costs to enter the program. Depending on the size of the home and the bed choices made, the cost to furnish can vary greatly. The major cost, besides all the furnishings, will be your linen purchase. Again, this is dependent on the size and number of beds you choose, but averages between \$1500 and \$2800. After all furnishings are in and linens are stocked, we schedule photography and that cost averages \$150 to \$250. Monthly fees include a \$30 technology charge, which helps us offset the cost of our reservation system. Housekeeping charges are set based on the size of the home. Owners are required to pay the fee after each time they or any guests of theirs stays in their home. We provide a hands-free maintenance program that includes quarterly pest control (\$90 each service) and a quarterly maintenance of changing lock batteries and air filters (roughly \$50 each service).

Our peak season begins in May and technically ends with Labor Day. With that said, we have been very pleased with a busier Fall season in recent years. Please keep in mind that the number of days an owner uses their home during this time will have a major impact on their income. We've had one home owner that acquired enough income to cover their expenses entirely.