



LIFESTYLE

People live in the moment; live in the outdoors; live day-to-day enjoying each other. The point is, people live.

All the amenities of a five-star resort and the beauty of Ozark Mountains, a clear lake and natural surroundings to enjoy. The community's people are active, engaging, versatile and accomplished.

Any day in Fairfield Bay can be full of activity or pure leisure.

- A mild climate during all four seasons make Fairfield Bay the ideal location for lasting impressions year round. 219 sunny days and 51 inches of rain annually.
- Home to two premier 18-hole championship golf courses: Indian Hills & Mountain Ranch.
- The Tennis Center features eight championship courts, six night courts and tennis instruction.
- Three beautiful swimming pools. Main pool features stunning mountain lake view.
- The Hart Fitness Center, located in the center of town, offers weight and exercise equipment, Olympic-size swimming pool, indoor track, basketball court, hot-tub & sauna on-site. Fitness Classes & Massage Therapy are also offered.
- Miniature golf course (Harris Cup certified), where each hole has its own unique putting challenge and character. Elevated greens, beautiful landscapes and water obstacles.
- Full service Marina features beach swimming, fishing dock and cafe plus boat and equipment rentals. Lake cruises available on the Belle of the Bay.
- The Club is where the community gathers for special events, family and golf outings, lunch and dinner. Casual and formal dining available and an inviting outdoor patio beckons diners to enjoy the seasons.

COUNTRY & CITY LIVING BENEFITS

The amenities of a Mountain Lake Resort and the qualities of a caring community.

Enjoy comfort and safety as a member of both the City of Fairfield Bay and the Community Club. Modest monthly fees sustain the wonderful amenities and the following:

Zoning Protection

- Code Enforcement Officer

Security

- Police Force
- Fire Department
- Animal Control Officer
- Constable
- City Watch

Emergency Response

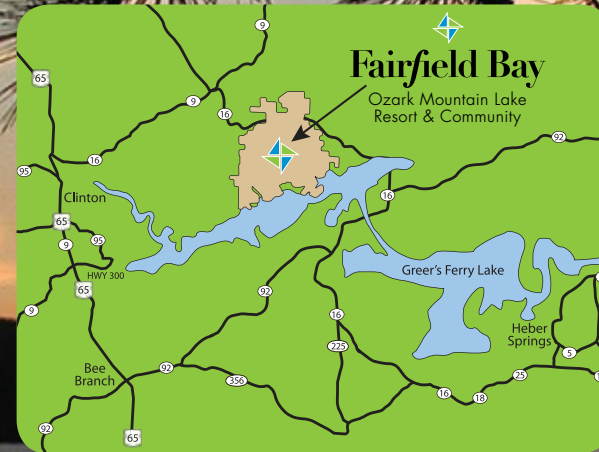
- 911 Service
- EMS/Ambulance Service
- Life Flight Helipad

Environmental

- Wastewater Treatment Facilities
- Trash Service
- Road Maintenance - Weather Response
- Recycling Center

Quality of Life

- Community Education Center
- Over 50 Service/Volunteer Organizations
- Community Theatre
- Arts Organizations/Galleries
- Amphitheater
- Picnic Pavilions
- Fishing Dock
- Hiking Trails
- Disc Golf



Fairfield Bay

Ozark Mountain Lake Resort & Community

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MEET Play LIVE
the Good Life!
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NATURAL BEAUTY

It only takes a first impression to make it a lasting impression.

Nestled in the Ozark Mountains, Fairfield Bay is surrounded by incredible natural beauty, where broad mountain ranges and one of the most pristine lakes in the region come together.

With large, open, outdoor spaces, the community enjoys a recreational lifestyle with all the amenities of a resort, but without the crowd.

- An outdoor paradise situated on the north shore of Greers Ferry Lake. The lake has a combined shoreline of 340 miles with a surface area of 40,500 acres.
- Scenery, boulders and caves can be explored and enjoyed by all ages on the Indian Rock Cave Trail. The path leads to Indian Rock House, where de Soto visited the Indians in 1542 while seeking the Fountain of Youth.
- The Sugar Loaf Mountain Trail was the first designated National Scenic Trail in America. Built by the U.S. Army Corps of Engineers on an island in the middle of Greers Ferry Lake, the one-mile trek to the top rewards visitors with panoramic views of the Ozarks.
- Nearby Ozark National Forest offers 1.2 million scenic acres of land to explore the beauty of the Natural State.
- The underground caves at Blanchard Springs Caverns in the Ozark-St. Francis National Forest are sure to astound and fascinate anyone.
- And don't forget the Buffalo River, America's first national river. Float or fish and marvel at the majestic 100' high bluffs.



SAFETY

In Fairfield Bay, we spell safety "t-r-u-s-t".

Problems that face even smaller surrounding towns are virtually non-existent in Fairfield Bay. It's a degree of safety that brings families to the area as a place where they can focus on each other and activities they truly love.

- Fairfield Bay exhibits some of the lowest crime rates in the state of Arkansas.
- Sperling's gives FFB its most favorable rating on violent crime, rating 1 on a scale of 1-10, while larger metro areas around us rate as most dangerous: Memphis - 10, Dallas - 8, Hot Springs - 9. The US average is 4.
- Fairfield Bay's crime index is 64% less than the Arkansas average and 58% less than the national average.
- Fairfield Bay provides 911 Police, Fire and EMS/Ambulance services.



VALUE

FFB stretches your dollar farther than a country mile, and in The Bay, that's a long, long way.

Built around peace of mind and an active lifestyle, with big city access barely an hour away. Fairfield Bay is a resort community packed with countless standard amenities and a spectacular cost of living – less than the Arkansas and national average.

- From weekend retreat condos to luxury residences - golf course, lake view and lake front homes - your dream home awaits. See just how much your housing dollar will buy in one of Arkansas' best values.
- Cost of living index: 80 (100 = U.S. average) which is 4% less than the Arkansas average and 20% less than the national average giving residents outstanding value.
- Quality of life index: 166 (100 = U.S. average)
- Big city shopping is close at hand: Conway 50 miles and Little Rock 75 miles.
- Countless amenities are included with living in the Bay including: marina, fishing, golf, tennis, mini and disc golf, pools, hiking, fitness center, recreation areas, library, parks, arts and more.

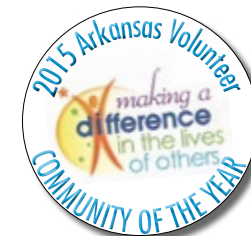


COMMUNITY

Welcome to the Neighborhood. Welcome to the Community. Welcome Home.

There's a continual sense of welcome extended to everyone in the community and anyone who visits. Often taking years, even decades, to assimilate into the regular heartbeat and rhythm of a community, at FFB it comes as natural as the beautiful outdoors.

- As of the 2010 U.S. Census, there were 2,338 people residing within the city with the median age being 64.3.
- Individuals looking for a social setting to make friends and cultivate relationships can become involved in some of the more than 50 active organizations and church groups.
- Residents' days are full and busy, with the majority of Fairfield Bay residents actively involved in at least one community organization.
- Rooted in the Christian faith, FFB has eight places of worship to accommodate various religious preferences.
- Enjoy many community festivals and events throughout the year, including: Disc Golf Tournament, Bloomin' in the Bay, Blues & BBQ in the Bay, Surf the Bay WaterSport Festival, 4th of July, BoatiGras, BayFest Arts & Crafts, Paddle Battle, Oktoberfest, Storyfest, Festival of Trees, and so many more.



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