

History of The Three Points Estates Subdivision

In May 1968, W. C. McGuffey, Jr., being the sole owner of the property, created a subdivision to be called Three Points Estates, and recorded the plat in the Henderson County Courthouse, along with the deed restrictions which apply to all property owners.

Three (3) lots were set aside for the sole benefit and use of the property owners and their guests. This area, known as the Recreational Area, was developed as a park providing access to the lake, a boat ramp, pier, parking area and picnic area.

In March of 1978, Mr. McGuffey relinquished all maintenance and financial responsibility for the Recreational Area. This property was legally deeded to all property owners, and on September 24, 1978, the Three Points Estates Property Owners Association was formed, and the necessary by-laws established.

Each property owner in Three Points owns approximately 126 square feet of the Recreational Area, along with the restrictions, responsibility, and rewards of owning the Three Points Park. Unlike most property ownership, no individual may sell his or her share; the deed is a restricted deed tied to ownership of property in the Three Points Estates Subdivision. The original 1968 deed restrictions require property owners to maintain the area as necessary: to keep the area clean, free of weeds, debris and, trash; to provide safety and security in the Park, along with the pier, ramp, and picnic area, and to pay taxes, maintenance costs, and waterfront fees.

This Park is an asset to every owner in the development. Regardless of your use, all owners have the responsibility for maintaining this area and benefit from the value it affords every property owner in Three Points. In 1978, W. C. McGuffey made us all Partners in the Park.