

All Seasons Living

FOR PROPERTY OWNERS OF CAROLINA CARIBBEAN CORPORATION

CAROLINA
CARIBBEAN
CORPORATION

SPRING
1973



Special Issue

“The Carolina Caribbean Story”

Corporate President Reviews History, Growth And Status Of Firm And Its Divisions . . .

Excerpts From Letter Of President D. Dwight Crater

“We have continued to strive to reach goals announced in the late Sixties. We continue to do so now. And we honestly feel now, as Grover Robbins stated, that our member-owners are our most important assets. We feel we have compiled an outstanding record of meeting deadlines, installing services, offering improvements and amenities to members, building roads, and providing the best possible support facilities for guests . . .

“Carolina Caribbean Corporation has built more than 40 miles of roads; more than 42 miles of water lines; more than 46 miles of sewers here. Think about that. That is like building a small town in just six years.

“We all—stockholders, employees,—managers and staff—members-owners, resort guests, down to the smallest child who visits The Land of Oz on a summer day—we all are Carolina Caribbean. And, from our point of view in management, we are very glad that YOU are US!” . . .

For Letter

See Page 2

CCC President Issues Letter Surveying Corporation And Its History

Dear Members:

Remember **LIVING UP?** Remember the January 1967 press conference that foretold the magic that would be performed on the massive Beech Mountain in ensuing years? Remember Grover Robbins—visionary, dreamer, planner, man?

He said, during 1969, in a special issue of **LIVING UP** (the forerunner of **ALL-SEASONS LIVING**), "We have had problems, we are having problems but . . . we shall solve them all . . . The ultimate answer is that which makes our property owners happiest. . . ."

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Harry Robbins, his brother and partner in all the realities the corporation dreamed it would be and has become, carried on. Scores of persons loyal to the original dreams have remained, aided by the thousands who believed in them—our member-owners.

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However, we are proud of our accomplishments. This genuine pride extends to our members. WE are proud of YOU. WE are glad, in the sense, that YOU are US.

We would like to point out just a few of the things we together can take pride in as we survey our mountain of 1973, as opposed to the Beech Mountain of 1967

More than 700 living units, where formerly existed only wild timberland and trails.

An airport facility worth \$600,000, servicing all type private and general aviation aircraft, including small jets.

Three commercial inns, with more than 100 rooms. Snack shops and lounges are aspects of these private businesses.

Beech Tree Village containing 15 shops, three food service facilities, the ice rink, nursery, Teen Center, offices, RAM Chapel and service facilities, including a food store and gas station.

The Land of Oz outdoor wonderland park atop Beech's pinnacle, thrilling scores of thousands of persons each warm season.

A new shopping center is now being built at the entrance to Beech Tree Village. Included in the shops will be a laundry facility.

One of the East's finest All-Seasons

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The town of Blowing Rock today has about the same number of residences, and it took them almost 100 years.

The resort town of Linville, North Carolina, nearby, still has under 100 homes. It has been a popular resort retreat for over 50 years.

The above are mentioned as examples, and also for comparison and contrasting. We have made progress, fantastic progress; but we do not rest on our laurels, we never have and won't in the future.

Look also, fellow members, beyond Beech, to Linville and The REEF, and other projects of the corporation. Look at the 1,000 acre recreational vehicle resort at Linville, with rally area, private shady lanes and lots, top-notch fishing, tennis, golf, a superb village area, complete utility services, recreational superlatives! Compare this with the abandoned tract of land formerly there, housing a shell of a former dam and a tree farm just three and one-half years ago.

Continued on Page 8



LAND HARBORS OF AMERICA DIVISION GROWS BY LEAPS AND BOUNDS



Scenes such as these at the North Carolina Land Harbors of America show the reality of the growth of this division of CCC, just now entering its fourth year. The gas station near the entrance is open, with more shops anticipated. The golf course will be playable this summer. Similar work is evident at the Grand Strand Land Harbors resort, as seen by the page two picture in this issue.

If you haven't seen the Linville Land Harbors project recently, you haven't seen it. Further, if you have only seen the Linville resort, you haven't seen all of Land Harbors of America!

In the past year, the recreational vehicle resort division of Carolina Caribbean enjoyed its most successful year in a string of successful years since its inception.

Membership at the original Land Harbors development in the Blue Ridge Mountains now totals over 800. There is an active Property Owners' Group, all major recreational amenities there are complete—including the golf course, a full year ahead of schedule.

In addition, major construction projects were finished in the past year. The recreational complex for members at the village area is complete. Included are a community activities building, swimming pool and bath house, shuffleboard, tennis courts and the white sand beach and sailboat rental area at lakeside.

The scenic nine hole golf course is

Linville Land Harbors POA members are reminded that assessment payments are running behind projected figures. POA officers and corporation officials ask that any problems be brought to the POA officers or to Carolina Caribbean's Director of Customer Services, J. L. Mock, Box 277, Banner Elk, N. C. 28604.

Necessary services, as well as resort amenities are funded to a large degree from the assessment fees, officials say. Please get in touch with POA or company contacts on this item, if they can assist.

set to open in July, with the pro shop facility. Complementing the full recreational facilities, a new Director of Recreation, Kathryn Dougherty, is on the staff. Add all this to the 6,000 additional trout stocked in Linville River and Linville Harbor Lake, and a full and diverse member recreation program is in the offing.

A member who may not have visited Linville in the past year would be amazed at all the changes that have taken place. Over 30 new homes have either been built or started during the year and more are expected this spring. Many new roads have been cut and new sections have been opened, including beautiful sites in the Highland Hills section above the river. A new \$30,000 bridge is being built across the river to allow this section to open soon. Roads into Laurel Hills are under construction although they were not promised until August 1974.

The new Texaco station, near the entrance of the project is open. The station will carry propane which will save members from driving long distance or having it delivered.

Overall, Carolina Caribbean Corporation has attempted to make Lin-

ville Land Harbor truly "A Place For All Outdoors." General Manager Keith Weber says "We want to make our members happy and we want to make Land Harbors a place where they will be proud to refer their friends. This is important to our success. We have spent millions to make Linville a place to enjoy, we just hope our members are happy with all the improvements over the past two years."

At Little River, a beautiful new Land Harbor opened in February. Many Linville members bought a campsite there also, giving them a place to enjoy in the mountains and also a spot on the South Carolina coast.

The Little River project is located in the Grand Strand section north of Myrtle Beach. The property is gently rolling and heavily wooded—quite a surprise from what one imagines as being strictly sun and sand.

Recreational amenities at the project will include a swimming pool and kiddies pool, the activities building and playground, lighted tennis and shuffleboard courts, and a combined basketball and volleyball court. Also planned is a waterfront park on the Intercoastal Waterway, boat launch and natural park areas.

For those of you who haven't seen the Little River project, you are invited to pay a visit. The resort is located on S.C. 118 near the junction of U.S. 17—just across from the S.C. Welcome Center.

All Seasons Living

is published for
Carolina Caribbean property owners

Volume 3, Number 1

LYNDELL L. JEFFERS
Director of Advertising
and Public Relations

BILL TIGUE
Editor

CCC President Issues Letter Surveying Corporation And Its History

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Continued on Page 8





LITTLE RIVER LAND HARBORS OF AMERICA



BEECH VILLAGE ENTRANCE



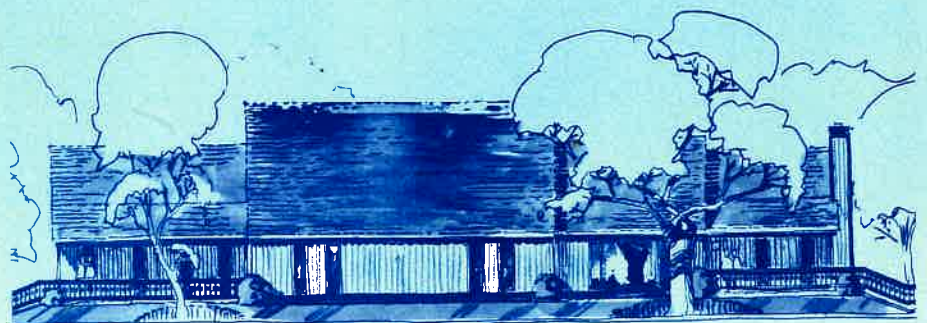
BEECH GOLF CLUBHOUSE



THE REEF, ST. CROIX



LINVILLE GOLF COURSE



CAROLINA SHORES COMMUNITY CENTER

REEF SALES INCREASING; IMPROVEMENTS PROGRESS

Several luxury condominium units at the St. Croix REEF resort operation have been sold in the past two months, and General Manager Don Manning reports the highest level of activity as far as sales prospects in almost two years.

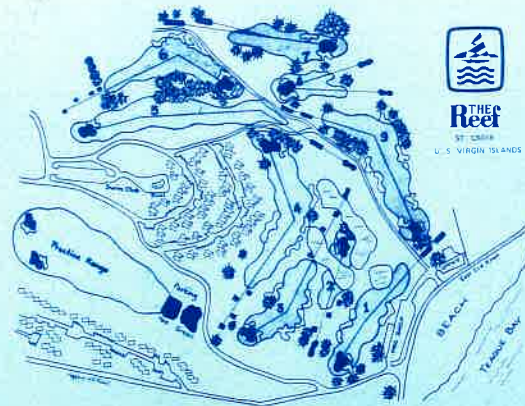
Recent advertising campaigns in the Nation's Capitol and the State of Connecticut have generated many of the interested prospective REEF owner-members, according to corporation officials.

(All-Seasons Living ran a copy of the new REEF ad in the last issue).

Recent items of interest as far as REEF operations and improvements include the new gatehouse and automatic gate system, as well as the paving of section one, CCC planners relate. In connection with the gatehouse, the resort will soon have only one regular access road, the others being for emergency egress only, should the main gate be blocked.

In addition, paving to connect sections on opposite sides of the practice range of the tight nine-hole golf course will soon be completed.

REEF members, as well as resort guests, utilize a jitney service over the 140 rolling acres to get from pool to beach, to the restaurant, and to living units. The new connector roads facilitate quick access to every part of the luxury resort.



This REEF map highlights the recreational amenities at the Caribbean resort of CCC. The gate house and gate are already in at the office area, and a new road will be finished from the pool area, around the practice range, to the units adjoining Maggie Hill Road.

OWNER-MEMBERS, CCC CO-OPERATE FOR BETTER SERVICE

The Beech Mountain Property Owner's Association, which January 1 assumed new roles in resort planning, operations and services, seeks input on every matter affecting property owner-members at Beech.

Full-time Executive Director COL Jim Hatch (Ret.), together with Secretary Becky Kofler, staff the office in the Beech Ski Operations Building. The phone number is 704/387-4208.

Together with elected officers, representatives from every major Beech neighborhood and special project committees, the POA will play a larger role in resort policies as months pass according to CCC officials and Colonel Hatch.

Working in close harmony with the POA is the CCC Customer Services Department, directed by J. L. Mock. Together, both operations seek one primary goal for member/owners—SERVICE, augmented by co-operation between the corporation and POA, and facilitated by open communica-

tion channels on all levels. Assisting Mock are Carole Owen and Vivian Brolo.

Try them . . . you'll like them! Please pass along information about any group of members, even if the group is not headquartered at Beech, to the POA so we can let fellow member-owners know what's happening among their property-owner friends at Beech Mountain.

CAROLINA SHORES OPENING SET JUNE 15 AT CALABASH, N. C.

Target date for the opening of Carolina Shores at Calabash, N. C. is June 15.

Carolina Shores is Carolina Caribbean Corporation's newest effort in the resort development business. The 2000-acre project adjoins the South Carolina border just north of Myrtle Beach, and is being developed jointly with Blythe Properties, Inc., Charlotte, N. C.

Construction on the sales office/reception center has already begun and is scheduled to be completed by June 15. The golf course is also under construction with the first nine holes grassed by late summer. The second nine will be completed next year.

The recreational complex, consisting of swimming pool, kiddie's pool, tennis courts, basketball and volleyball courts is scheduled for completion in late summer of this year.

The project will include single family sites, cluster sites, estate sites and condominiums.



Beech Property Owners' Association Executive Director, Col. Jim Hatch, right; and CCC Customer Services Director J. L. Mock, meet with other service team staffers. They are Mrs. Becky Koffler of the POA, left; Carole Owen, and Vivian Brolo, with CCC's Customer Service Department.



Beech Golf Course Clubhouse-Lounge Under Construction



The Red Baron, whose rooms again hum with life in Beech Tree Inn

BEECH MOUNTAIN PROGRAM FOR 1973

TENTATIVE 1973 BEECH MOUNTAIN SPRING-SUMMER-FALL SCHEDULE OF EVENTS

April 14	Tennis Courts Open (4 Grasstex for membership play without supervision)
April 28	Golf Course Opens
May 25-27	Member-Member Golf Tournament
June 1	Twilight Mixed Foursomes Tournament
June 1	Tennis Courts Open full time with Instructor on Duty
June 1	Riding Stables Open
June 9	Swimming Pool opens for summer with life guards and instructors available seven days a week—10:00 a.m. until 8:00 p.m.
June 11	Day Camp begins Monday through Friday for members and lodge guests Children ages 6-14
June 7	Land of Oz Opens Fully Every Day
June 15	Twilight Mixed Foursomes
June 22-24	Member-Guest Tournament (opening of Clubhouse)
June 29	Twilight Mixed Foursomes
July 4	Pool Party for Members and Guests
July 7-8	Member-Guests Tennis Tournaments
July 13	Twilight Mixed Foursomes
July 27-29	Member Tennis Tournaments
August 3-5	Men's Senior Golf Tournament
August 10	Twilight Mixed Foursomes
August 17-19	Member-Guest Golf Tournament
August 31	Twilight Mixed Foursomes
September 1	Pool Party for Members and Guests
September 1-2	Member-Guest Tennis Tournament
September 8-9	Men's Club Championship Golf Tournament—First Annual
September 15-16	Ladies' Club Championship Golf Tournament—First Annual
September 29	Breakfast Tournament
October 13	Octoberfest Member—Guest Golf Tournament—First Annual
October 13	Octoberfest Festivities
October 13	Ice Skating Rink Opens
November 1	Golf Course Closes
November 22	Second Annual Thanksgiving Day Shooting Match
December 14	Ski Season Opens



Beech Mountain Stable area



Members of popular Sound Arrangement Band

News Notes On Inns, Dining, Convention Of Interest To Members . . .

VILLAGE INN now being used for hosting Beech Mountain sales guests on weekends. This, officials say, releases the other two fine inns there for conventions and groups, as well

as regular resort guests, AND frees Beech Tree Inn for general member use.

Beech Mountain is ready, willing and able to accommodate you. If you have

a golf group, a ladies club, a managers business meeting set, or desire to plan a mini-vacation for your work or play associates, call the Chalet Reservations Department.

CCC ENTERS HOUSING "PACKAGES" WITH SKI-LOFT

Carolina Caribbean Corporation has entered the housing package field with the announcement of the SKI-LOFT Project at Beech Mountain.

The resort developer is marketing almost 40 Bartoli-Brady-Enterprises Topsider, multi-sided resort homes, on the mile-high ski slopes.

Sales began in April according to sales officials of the corporation. It is the first venture by the firm, an American Land Development Association member, into package living units.

Carolina Caribbean for over seven years has been offering tracts and parcels of land in several resort projects in the U. S. Virgin Islands and the Carolinas.

Beech spokesmen said SKI-LOFT units feature two bedrooms, two full baths, electric appliances and heating, and spacious living and sleeping quarters. The project, actually a self-contained part of the Beech resort, will be fully landscaped, with underground utilities and paved road to all units.

New Beech Mountain Sales Manager Don Prewitt, together with Chalet Department Sales force, Jim Brooks, and Gordon Ripley, can be reached if anyone needs details on the exciting SKI-LOFT program.

Options include interior color schemes, carpeting choice, extra deck-walk-ways and entranceway style, according to CCC officials.

From the units, residents can watch professional ski races and skiing each winter, and vistas of almost one hundred miles are visible through the Topsiders' large glass wall/windows.

SKI-LOFT will be the highest residential area in Eastern America when it opens this July. Altitudes range from 5100' to 5400'.

Stop by to see Ski-Loft take shape if you are in the area soon. If not interested in Ski-Loft, we would still like to see you just to say "Hi!"

"TRADE-UP" LIBERALIZED

Beech Mountain National Sales Director Vernon Holland has announced a new, liberalized "trade-up" program for present property owners.

The program is aimed at owners in the following sections: Charter Hills One, Westridge, Buckeye Hills and Westerly Hills, Holland reported. The allowances for present held property have generally been increased, he said.

Details can be had from any Beech Mountain representative, so if interested, get in touch. Holland said the effort is being developed to offer some additional incentives to early buyers at Beech Mountain, "people who had faith in us years ago," he said.

VOLUNTEER BEECH FIREMEN TRAIN, GRADUATE—FOR YOU!

The members of the Beech Mountain Volunteer Fire Department are about to graduate and receive their recognition as qualified fire fighters. This will provide a basis to go to the State Fire Commission to receive a fire rating. Once the rating is obtained, certain property owners with dwellings on the mountain would be eligible for a lower rate for their fire insurance.

The training program, under the skillful leadership of Mr. Walter L.

SPECIAL NOTICE ON ASSESSMENTS . . .

Property owner-members throughout the various divisions of Carolina Caribbean are reminded of the importance of the nominal assessment fees, by the POA groups at both Beech Mountain and Land Harbors of America.

POA officers at both Linville and Beech report that collection of assessments from members are running well below expected levels. Both the new Property Owners Associations are now responsible for various resort services formerly handled exclusively and billed by the developer, CCC, the POA officers explained.

They stressed that unless payments are made on many delinquent accounts, it is possible some recreational and resort services will have to be curtailed in coming months.

Questions or problems about membership fees and assessments for water, sewer, roads and fire and security should be addressed to the respective POA offices at either Beech or Linville; or to Carolina Caribbean Customer Service Department, J. L. Mock—Director, at Banner Elk, N.C.

Both corporate and POA officials promised a quick reply to inquiries. And they stressed that with the summer vacation and fun time approaching, they hope to note much better assessment payments in coming weeks to insure complete resort services.



Typical Bartoli-Brady Enterprises
TOPSIDER unit

Futrell, a state qualified instructor, was a demanding 42 hours of work. It seemed that each Tuesday which was school night, with practical work scheduled, our best snow or freezing weather was always present.

All property owners' on Beech Mountain should take their hats off to this group who are your members who live the year around on the mountain. Their dedication to this program for everyone's benefit is commendable.

CAROLINA CARIBBEAN CORPORATION
CORPORATE HOME OFFICE

P. O. Box 277
Banner Elk, N. C. 28604
704/387-2231

SALES OFFICES

Beech Mountain
Box 277
Banner Elk, N. C. 28604
704/387-2231, ext. 220
or 223

Atlanta, Ga.
11 Corporate Square
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404/633-2572

North Florida
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Orlando, Florida 32803
305/896-1891

Charlotte, N. C.
4530 Park Road
Suite 102
Charlotte, N. C. 28209
704/523-8456

Columbia, S. C.
1712 St. Julian Place
Suite 203
Columbia, S. C. 29204
803/252-8079

Nashville, Tenn.
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Suite C-302
Nashville, Tenn. 37215
615/269-4526

South Florida
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305/772-2832

Land Harbors of America
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704/733-4314

Land Harbors of America
Little River Land Harbor
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Little River, S. C. 29566
803/249-1503

The Reef
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Christiansted, St. Croix
U.S. Virgin Islands 00820
809/773-3232

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Suite 616
Metairie, Louisiana 70002
504/885-7711

Washington, D. C.
1901 North Moore Street
Suite 501
Arlington, Virginia 22209
703/524-1307

Alton B. Clamp, Broker
Suite 318-B
2106 Kanawha Blvd. East
Charleston, W. Va. 25311
304/343-7789

Holiday Realty, Inc.
210 Laskin Road
Virginia Beach, Virginia 23451
703/425-8734

Trossman & Greco
3034 West Devon
Chicago, Illinois 60645
312/761-2607

Camargo Realty
8041 Hosbrook Ave.
Cincinnati, Ohio 45236
513/793-9400

Carolina Caribbean of Michigan
1911 Livernois
Troy, Michigan 48084
313/689-3640

Alan H. Senie, Broker
Brooks Corner Building
P. O. Box 750
Westport, Conn. 06880
203/227-2044



Dear Shareholder,

Net earnings for the first nine months of fiscal 1973, which ended December 31, 1972, were \$661,110 as compared to \$662,182 for the same period of fiscal 1972. Earnings per share were 23 cents for both periods.

Real estate sales for the first nine months were up \$914,410 or 13% over last year. This increase, however, was not sufficient to offset the effect of reduced revenues from resort and recreational operations. The decline in third quarter earnings is principally attributable to this area of our operations, however we are anticipating significant improvement in the fourth quarter. Results through December 31, 1972 do not reflect operations at our two new projects, Land Harbors at Little River, S. C. or Carolina Shores at Calabash, N. C. Registration for the Little River project has just been approved by HUD and sales will begin during the fourth quarter. At Carolina Shores, our joint venture project, planning and development is continuing and we are proceeding with obtaining approvals from state and federal agencies.

Our sales and marketing organization continues to expand. During the third quarter, we opened our own offices in Columbia, S. C. and Nashville, Tenn.

At Beech Mountain and Linville Land Harbors, our construction departments recently closed the busiest building season ever. Record accomplishments were made in road and sewer utility plant construction with almost \$4 million spent through December 31, 1972.

A special committee of the American Institute of Certified Public Accountants, appointed almost three years ago to review accounting principles and practices of the land development industry, recently issued new rules for accounting for retail sales of land. The Accounting Principles Board of the AICPA has approved the Committee's report and the revised reporting requirements are effective for financial statements issued for periods ending on or after December 31, 1972. Accordingly, financial statements to be issued by your Company for the year ending March 31, 1973 will be prepared in conformity with the new rules and will require a restatement of results of operations previously reported for the first two quarters of the current year. Likewise, the results of operations for the third quarter, reported herein, will also be restated. As we are not able at this time to determine the effect on the current year to date, our report for the third quarter does not reflect application of the accounting changes. We think it is important to point out that such changes, principally in the area of revenue recognition, are primarily timing changes and do not affect the total profit to be reported from retail sales of land. Further, the changes will have no effect on cash flow from our operations or our overall financial condition. We feel that the improved reporting standards for the land development industry will benefit users of our financial statements and we intend to comply with them in all respects.

Sincerely,



Harry C. Robbins
Chairman of the Board

D. Dwight Crater
President and Chief Executive Officer

DIRECTORS

Harry C. Robbins
Chairman of the Board
Carolina Caribbean Corporation

Charles E. Brady
President, Material Sales Co.

R. L. Mckaughn, Jr.
Chairman of the Board
Janus Corporation

Charles R. Fichtenger
Retired, Former Treasurer
Norfolk & Western Railway Company

Harry C. Robbins
Chairman of the Board

D. Dwight Crater
President and Chief Executive Officer

James R. Hunter, III
Vice President—Finance

Dennis J. Lehmann
Vice President—Planning and Development

Donald W. Manning
Vice President and General Manager
St. Croix Division

Kenneth T. Winbarger
Vice President—Construction

Walter Lee Davis, Jr.
Secretary and General Counsel

Robert L. Bare
Treasurer

OFFICERS

STATEMENT OF CONSOLIDATED EARNINGS (1)
CAROLINA CARIBBEAN CORPORATION AND SUBSIDIARY

	Period of Nine Months Ended December 31,		Period of Three Months Ended December 31,	
	1972	1971	1972	1971
Revenues.....	\$10,250,328	\$9,281,632	\$3,122,527	\$3,122,527
Costs and expenses.....	8,946,218	7,704,450	2,847,346	2,566,599
EARNINGS BEFORE TAXES.....	1,304,110	1,577,182	440,247	555,928
Federal and state income taxes.....	643,000	915,000	205,000	252,000
NET EARNINGS.....	\$ 661,110	\$ 662,182	\$ 235,247	\$ 303,928
EARNINGS PER SHARE (2).....	\$.23	\$.23	\$.08	\$.11

(1) Unaudited and subject to year-end adjustments.
(2) Earnings per share are based on average number of shares of common stock outstanding (2,888,437) during each period.

**THE
REEF
RESORT
CONDOMINIUM**

COMMUNITY RULES

While management would prefer not to issue any rules and regulations, it is felt that certain matters should be clarified. Basically, it is expected that all residents, guests, renters and visitors will conduct themselves so that their actions will not cause their neighbors any annoyance, and so that the appearance and use of the facilities will be enjoyed by all. Particular potential problems are covered in more detail in the rules that follow:

1. Modification of any kind to the exterior of any building, either to the structure or the appearance thereof, including, but not limited to, awnings, sun shades, court yard or patio covers, patio enclosures, fences, air conditioning devices, fans, window guards, flags, or bunting may not be made without approval of management.
2. No clothes or other materials can be hung or shaken from windows, placed on window sills or an outside clothesline, draped from a patio wall, or otherwise left or placed in such a way as to be exposed to public view.
3. Tools, sporting goods, barbecue or cooking equipment, bicycles, and other personal articles and equipment must be kept within the unit, in the patio below the level of the wall, in

enclosed storage area, or in the enclosed court yard.

4. Unit owners will be permitted to plant flowers in the immediate vicinity of their units provided that approval of management is first obtained and the type of planting will not detract from the appearance of the area and will blend in with the overall landscaping of the condominium.
5. All signs of any kind within the condominium and displayed to public view in any way must be approved by management. In general, approval will only be given to individual owners for signs identifying their units with the size, type and colors of the signs approved by management and mounted in accordance with management's specifications.
6. Television and radio antennas are not allowed to be attached permanently on building. All antennas must be approved by management. When a master TV antenna or community TV system is installed, all unit owners will remove all antennas temporarily installed, regardless of whether there is a charge for hook-up and/or utilization of a community antenna system.
7. Water shall not be left running any unreasonable or unnecessary length of time.

8. The patio, and/or enclosed court yard of a unit is the responsibility of management for repairs and maintenance resulting from reasonable usage to be treated as a common expense item.
9. A unit owner may invite a maximum of four outside guests to use the condominium cabana facilities and swimming pool at any one time. If an owner wishes to have groups larger than four guests, the owner should make prior arrangements with the condominium manager.
10. Renters of condominium units will have the same cabana and swimming pool privileges as the unit owners during the duration of their stay.
11. All improvements, maintenance and landscaping to the common facilities shall be done only by management.
12. There shall be no use of common grounds and green areas except natural recreational uses which do not injure or scar the common areas or the vegetation thereon, increase the maintenance thereof, or cause unreasonable embarrassment, disturbance or annoyance to owners in their enjoyment of the common grounds and green areas in the vicinity of their units.
13. There shall be no organized sports activities or picnicking except in areas approved by management.
14. Common grounds and green areas may be used for such temporary outdoor activity as dining, art shows, exhibits, and the like, but shall require prior approval from management, and such use may not permanently alter or materially injure the landscape or appearance of the common grounds and green areas.
15. Owners will be held responsible for the actions of their children and their guests.
16. Household pets of owners will be allowed provided that management is first notified and that the pet does not constitute a nuisance for other owners. If pets create noise, are allowed to run loose without supervision in the condominium area, or in any way create a disturbance or unpleasantness, management will be authorized to request the owner to remove them. In general, renters will not be allowed to bring pets except with prior approval of the management. The owner shall hold management harmless against loss or liability for any actions of his pets within the condominium area.
17. Unit owners, guests, and renters will be expected to reduce noise levels

after 10:00 p.m. so that neighbors are not disturbed. In general, no owner shall make or permit any noises that will disturb or annoy the occupants of the buildings or do or permit anything to be done therein which will interfere with the rights, comfort or convenience of other owners.

18. Each unit is entitled to one parking space in close proximity to the unit. All other cars will park in unreserved parking lots within the condominium area.
19. All boats, trailers, and campers are forbidden to park within the confines of the condominium on any road or parking lot. St. Croix Ltd. may, at its discretion, provide space on a leased or free basis elsewhere in the development for parking of trailers, boats, and campers but at the owner's risk.
20. All vehicles shall be restricted to designated roads, service areas, or parking lots. Golf carts, motorcycles and motor scooters, bicycles, and the like are restricted to roads or special trails and may not be used on pedestrian paths or walkways.
21. The speed limit for all vehicles within the condominium grounds is 15 mph.
22. All rentals of units, whether short or

long-term, must be made through the rental pool.

23. Management or its workmen are authorized to enter any unit at any reasonable time in order to accomplish repairs, inspection, etc. Management may retain a passkey for this purpose.
24. No units can be used for business or commercial purposes without prior approval of management, but this will not be construed to preclude corporate ownership.
25. No offensive activities shall be carried on in the condominium nor anything be done or placed within units which may be a nuisance or cause unreasonable embarrassment, disturbance, or annoyance to other owners or the public.
26. The method of handling complaints of any kind is as follows:

The complaint should be made to the manager, either verbally or in writing. If the owner does not receive satisfaction from the manager, he should put his complaint in writing and forward it to the Board of Directors of the Association of Owners with a copy to St. Croix, Ltd. for discussion at the next scheduled meeting of the Board of Directors. If the Board of Directors

feels that the complaint is justified, it will take whatever action it deems necessary including representation of the complainant with management. The complainant will be notified in writing by the Board of Directors and/or management of what action has been taken.

27. Any consent or approval given under these community rules by management shall be revocable at any time.

28. Condominium Community Rules can be revised in any way at any time by the Board of Directors as conditions warrant provided that a written communication is sent to each owner advising him of the change.