

# Holiday Out RV Park

## Property for Sale List

### FAQ

**How much is the Condo fee?** The fee is \$55 per month with each owner responsible for their own water and electric fees to the utility companies. Sewer and an Associate Membership to Lake Tansi POA is included in the monthly condo fee.

**Does the park have WiFi?** Yes there is a park supplied WiFi internet for normal usage. Streaming TV and movies would be too much for our bandwidth.

**Are there any sites or campers to rent?** All lots are individually owned. The By-Laws do not allow renting sites or campers.

**Can we live at the park year round?** Yes. The office, the laundry and D Bathhouse stay open year round. It can get extremely cold on the Cumberland Plateau so extra precautions are needed to keep the water pipes from freezing.

**If we buy 2 adjoining lots will we have 2 Condo fees?** It depends; there are some combined lots grandfathered in and only pay 1 condo fee per month. If you buy 2 separate lots that are not already combined then you will have 2 condo fees per month.

**Are sheds allowed?** Yes, one 100 sq. ft. shed (8x12 or 10x10) or smaller is allowed.

**Are we allowed to add porches and room additions?** Yes, if they meet the requirements of the Architectural Committee's Regulations and Rules and are approved by the committee.

**Is there trash service?** There are dumpsters located next to the pavilion for household trash. There is a nearby county landfill for large/heavy material.

**Are mobile homes allowed?** No, only units designated as "RV" (Recreational Vehicles) and are less than 420 sq. feet are allowed. Lofts in park models do not count in the square footage. Many people add on porches and screen rooms to increase their living space.

**Are pets allowed?** Yes pets are allowed. Here are the pet rules from the Park's Rules & Regulations document that all owners must abide by: *Only customary household pets are allowed. Pets will remain in the camper or if outside must be kept on a leash and under control at all times. No pets are to be tied outside an RV unless the owner is present, or unless the owner is outside with the pet. No pets are allowed on the beach, in the bathhouses or any recreation area unless they are carried or in a pet carrier. Under no circumstances are pets to run loose or to soil anyone's property but your own. Pet owners are to clean up any waste products and dispose of properly. Nuisances such as excessive dog barking that interferes with the peaceful enjoyment of one's property will not be allowed.*

**A map of the park has been included in this packet**

**There may be more properties in the Park for sale than on this list.**

**As you drive through please make note of the for sale signs in the yards.**

**Each lot is individually sold by the property owner. We try to keep the list updated daily, however, from circumstances beyond our control, this list is subject to change daily.**

## **Section C**

## **Section D**

**D-20            \$15,000.00 Neg.    Call 423-883-3266 or 423-635-0901**

Lot only\*\*, No RV, Awning and patio and landscaping, There is no water-tap on this property.

**D-033            \$16,900.00    Call 706-217-5819**

2001 Timberland RV, w/outbuilding, electric and water....For additional information, please contact owner.

**D-047            \$64,900.00    Call 352-307-1482**

Fully renovated Park Model "Cottage", an oversized lot featuring.....Large Eat-in kitchen with new oak cabinets, granite countertops, tiled floor and all full sized electric appliances. New tiled bath, large 12X30 living room w/laminated flooring, gas fireplace, complete unit dry walled, large screened porch, 12X24 with wood ceiling, washer and dryer and with extra freezer. Lots of parking on oversized lot backing up to gravel rd and the woods, Excellent Condition, Move In Ready!.....A Must See.....

**D-090            \$14,000.00 Call 256-339-3002**

**"Lot Only"**

**D-155            (if interested, we will price)            423-618-8578**

Large Front Lot joining front rd. A complete roof over, including house & porch, remodeled in 2012 with 4" insulated walls, house wrap & house insulated windows, wood floors, central gas heat/air. House bath with tub & shower, concrete drive, new siding.

## **Section E.**

**E-38            \$60,000            Call 423-506-1725**

2005 Dutch Park Home, Covered porch with ceiling fans, loft with two levels, full size appliances in great working order and appearance, bathroom has a very spacious layout, mostly furnished. Outside picnic table to remain with RV, w/outbuilding, concrete patio, fire pit area, close to bath house, View of water.

## **Section F**

**F-049            \$22,000            Call 931-210-0815**

Cougar Camper-Lot and Outdoor Fire Place.

**F-071            \$12,500            Call 203-996-8530**

"Lot Only", concrete drive, fire pit, and concrete pad gravel/concrete-NO RV

## **Section G**

**G-068/069    \$28,500            Call 615-519-8399**Nice fully furnished, 60" television in bedroom, gas heat, electric air conditioning, large covered out-door room, nice fire place, dining area, two decks, 3 porch swings, storage shed, double parking, grass yard at creek (private). Address is 93 Hollow Log Trail.