

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.**

Single lot * outside fireplace * lake view from driveway * 2007 34' Keystone 5th wheel * 2 slide-outs * fully furnished * 1 bedroom plus sleeper sofa *

F-61 \$32,000 Call 828-489-9463 or 267-229-2746

Single lot* 158 Comanche Trail, "NEW" 2017 Retro Riverside RV, Only "Eye Catcher" in the Park! Must See! All décor included inside. Walking distance to the Beach & Activities.

F-88 \$22,000 Call 214-926-0901

2009 Jayco * 35' travel park model * concrete pad * storage shed * all furnishings to stay with home * everything in good condition *

Section G

G-61 \$17,000 Call 423-602-6442 or 423-260-9237

Older version Concord * Remodeled in good condition * Single lot * Good location * Close to bathhouse * Planted garden to front * Rear overlooks a large grassy area outside the Park * Adjoining screen room 18'x10', easily convert to bedroom / living room * Covered patio 14'x10'6" * Hook up water, electricity, pay condo fees and you're ready to go!