

Pine Hill Park

WESTERN NORTH CAROLINA'S #1 RESIDENT OWNED ADULT COMMUNITY



Mountain living is great at Pine Hill. Lots of fun activities and events, cool summers and some of the nicest people on earth. Pine Hill Park is located ideally just outside Franklin, North Carolina in the middle of the great Smokey Mountains, central to everything in the Gatlinburg, Asheville and Helen GA area.

Pine Hill Park consists of 14 acres; private but close to the 441 bi-pass and shopping. We have a beautiful clubhouse with

kitchen facilities, a swimming pool and large barn. Small pets are allowed, *one per household*.



Pine Hill is a resident owned 55+ community. If you would like to find out more about us, please call the office weekdays between 9 am and 12 pm at (828) 524-8328. **Better yet, check out our web site at www.pinehillpark.com**

Pine Hill's structure is one you might not be familiar with, so to assist you in understanding the uniqueness of Pine Hill we've listed some important information.



Pine Hill is not organized as a Condominium or Cooperative; it is a Corporation. As such, each resident is required to own one share of corporation stock in order to maintain a residence. Residents are obligated to pay a semiannual maintenance fee, which covers trash pick-up, lawn care, water, CATV and property tax.

All sales must go through the Corporate Office. We have a in house Real Estate Professional that handles negotiations between you and the seller. We handle the closing. It's very fast and easy; like buying a car. All you have to do is go change the title for the mobile home at the DMV.

There is a men's club and also the Dazzling Divas group for the ladies. Many recreational activities, music functions, trips, coffees, pot luck dinners, on and on.

Pine Hill has a number of rules and regulations that must be adhered to by its Residents. Listed here are excerpts from several rules that directly effect prospective buyers.

- Pine Hill Park is for adult residents only, 55 years and older.
- No living unit is to be sub-let. Use by anyone other than the registered owner is NOT permitted.
- No space will be provided for travel trailers. No motor bikes, motorcycles, ATV's, watercraft of any type will be allowed in the park.
- All pets must be registered. Pets must be less than twenty (20) pounds. One pet per household.

We know that once you see our community and meet some of the Pine Hill Family **you'll want to be a part of it**. Visit our web site to review available homes. www.pinehillpark.com Email us at info@pinehillpark.com

Pine Hill Residents Inc. 96 Pine Ave. Franklin, NC 28734 (828) 524-8328