

Apple View Farms Community Association, Inc

Resort Fee Policy



TO ALL OWNERS WHO RENT THEIR CONDO OR TOWNHOUSE

Effective May 1, 2022, all **short term** renting transactions i.e., for less than 30 days, will be charged a Resort Fee that will be used by the Neighborhood HOA Associations to offset the cost of amenities utilized by visiting renters.

FOR RENTALS HANDLED BY TWELVE 2, THE ASSOCIATION'S DESIGNATED RENTAL AGENT.

For those Owners who utilize the Designated Rental Agent as required by the Controlling Documents*, Twelve 2 will collect from the renters a **Resort Fee of \$20 per rental event** i.e., not per night. The monies collected will be distributed to the Neighborhood HOA Associations each quarter and the owners do not have to do anything. In these cases Twelve 2 also handles the business licenses required now by both the City of Sevierville and Sevier County and the associated mandatory Fire Department Inspection. The Resort Fee will not be charged to any reservations that Twelve 2 has booked before March 15, 2022 and are for stays after May 1, 2022.

FOR RENTALS HANDLED BY OWNERS IN VIOLATION OF THE CONTROLLING DOCUMENTS.

There is evidence that some owners are renting their condos or townhouses themselves or through some other broker than the Designated Rental Agent. Once those owners are identified, they will receive a letter from the Associations notifying them that their quarterly dues paid to the Neighborhood Associations will include a **Resort Fee charge of \$225 per month** beginning 15 days from the date the notification letter is sent. This fee will be subject to the same late fee charges imposed by the Associations for late payment of the quarterly dues.

Also the notification letter will ask that the owners who are **not** renting through the Designated Rental Agent **provide evidence that they are in compliance with the City of Sevierville and Sevier County regulations** which require that each unit being rented have business licenses issued by both the City and the County. If the HOA Association does not receive this evidence within 30 days of issuing of the notification letter, a **fine of \$100 per month** will be added to the quarterly dues invoice. Also the City and the County will be notified of this noncompliance.

We encourage these owners to come into compliance with the Controlling Documents*.

Board of Directors Apple View Farms Community Association

*As Stated in the Declaration of Covenants, Conditions and Restrictions for Apple View Farms