



FREQUENTLY ASKED QUESTIONS

WHAT ARE THE HOA FEES?

HOA fees are estimated to be \$275/month and include water, sewer, fiber internet, trash pickup, and ground maintenance of the common areas. You will have an individual Alabama Power bill.

WHAT TYPE OF RV'S ARE ALLOWED?

Per the rules and regulations, RV's must be over 20ft long and under 20 years old. If your RV does not fall under that category and is in great condition, you may ask management for approval.

WHAT ARE THE PROPERTY TAXES?

The annual real estate taxes are calculated off the sales price as follows:
Sales Price X .20 = A
A X .0485 = taxable amount
Annual tax bills come out in October and are paid in arrears.

HOW DO I SECURE MY LOT?

To secure your lot, we require a 10% non-refundable deposit that is held in a trust account at Crane Title, until closing - where your 10% will then be applied to your purchase price.

WHAT SIZE ARE THE LOTS?

There are 2 sizes of lots, the "large" lots are 40x75 and Presidential lots are 45x75. You can add enhancements to your lots, such as gazebos, fireplaces, extra parking pads - with HOA approval.

CAN I RENT OUT MY LOT?

Yes! You can use your unit for yourself or rent it out for passive income. There are no restrictions on how little or how long you can rent your unit. You are required to use our management company to handle the rental - however, the management fee is 10% for your RV lot, you retain 90% of the rental income.

Tiny home management will be 18%, as the management team will handle all turnarounds between guests (cleanings and linens).

WHAT ARE THE ESTIMATED RENTAL FEES?

A standard "large lot" with no upgrades start at \$77/night and a "presidential lot", with no upgrades starts at \$95/night. Tiny homes are estimated at \$125-\$250/night, depending on layout and the season. Renters do receive incentives/discounts to book weekly and monthly stays.

HOW WILL I KNOW WHEN THE RESORT IS OPENING?

Once you are under contract, you will receive bi-weekly updates on the resorts progress via email. These include construction updates as well as drone photos to show visual progress, for those who don't live locally. We also post multiple times a week on our Facebook page as well!