

Pine Hill Park

WESTERN NORTH CAROLINA'S #1 RESIDENT OWNED ADULT COMMUNITY



Pine Hill Residents Inc.
96 Pine Ave.
Franklin, NC 28734
(828) 524-8328
www.pinehillpark.com
Email info@pinehillpark.com

Mountain living is great at Pine Hill. Lots of fun activities and events, cool summers and some of the nicest people on earth.

We are 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. If you are a seasonal resident, for a small fee, your home will be winterized in the fall after you leave and opened up again in the spring.



Pine Hill is a resident owned 55+ community. If you would like to find out more about us, please call the office weekdays between 10 am and 2 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, part of which covers trash pick-up, lawn care, water and CATV.

We have only one paid employee, the maintenance man, everything else is done by resident volunteers.

No realtors are involved with sales. We have a volunteer resident that handles negotiations between you and the seller. The volunteer also does the closing. It's very fast and easy; like buying a car. The volunteer also handles the stock transfer into your name as well as changing the title for the mobile home at the DMV.



There is a men's club and also a chapter of the Red Hat Society for the ladies. Many recreational activities, music functions, trips, coffees, pot luck dinners, on and on.

Also, 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 registered owner/resident will NOT be permitted.

No space will be provided for travel trailers. No motor bikes, motorcycles, ATV's, watercraft of any type (boat, canoe, pontoon boat-powered or manual) 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