



Unicoi Springs Camp Resort

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We would like to thank you for your interest in our Resort.

You will find Unicoi Springs to be the finest camping resort in the North Georgia Mountains! The Resort is owned and operated by an Owner's Association with each owner having an undivided interest in the entire real estate. Unlike a timeshare, you could stay at Unicoi Springs up to 14 days out of every month year round. You may make reservations for a campsite or a rental up to 60 days in advance.

The cost of a lifetime ownership is \$6,000.00, which includes the annual maintenance fee through 2020. The purchase price includes all closing costs and recording of your Warranty Deed. A non-refundable \$1,000.00 binder will enable you to take advantage of immediate ownership. This binder will be applied to the total purchase price which will be due 90 days later.

Unicoi Springs has 300 campsites, which include 21 rentals consisting of travel trailers and park models for owners and their guests. There is a \$1.00/night reservation fee for each stay. If you are reserving a rental, there are other costs for your use of the Resort.

If you are not familiar with Coast to Coast, check out their website at www.coastresorts.com. If you plan on traveling a lot with your RV, their membership at \$100.00 a year enables you to stay at their affiliate resorts (nearly 400) all over the country for about \$10.00 a night. The only stipulation is you are an owner at one of those resorts. Many of our owners who travel often are members, but it is not a fit for everyone.

I would like to offer you a *complimentary 3-day, 2-night stay at our resort (excluding holidays and weekends in October). Reservations can be made daily from 9a.m. to 4p.m.. This offer is not available to current owners or members of Coast to Coast. Come visit and enjoy our beautiful mountain getaway and all it has to offer!

Should you have further questions or would like additional information, please do not hesitate to call or visit our website at www.unicoisprings.com. Our website contains the complete version of the Rules and Regulations, the By-Laws and the Covenants, detailed information on each site and back issues of our quarterly newsletters (a good way to be introduced to life at our Resort.). We would be happy to assist you in becoming an owner at Unicoi Springs.

Sincerely,

Joyce M. Tallman

Joyce M. Tallman
Business Manager

***If you are bringing your own camper, there is no charge. If you would like to stay in one of our fully furnished travel trailers, the cost is \$60 per night rental fee and a refundable \$20 deposit for the key and remote. A non-refundable deposit of the first night's rental is required when reservations are made. All rentals are smoke-free. Although we are a pet-friendly resort, pets are not allowed in or around the rentals with the exception of two designated pet rentals. (There is an additional \$25 pet charge for the stay and you must provide a current shot record for your pet.)**

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