



## Unicoi Springs Camp Resort

2444 Hwy 356 North  
P. O. Box 1105  
Helen, GA 30545

Phone: 706-878-2104  
Fax: 706-878-1804  
[www.unicoisprings.com](http://www.unicoisprings.com)

### **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 property. Unlike a timeshare, you could stay at Unicoi Springs up to 14 days every **month**, year-round. Reservations can be made for a campsite or a rental up to 60 days in advance.

**The cost of a lifetime ownership is \$10,000 and includes the annual maintenance fee for 2024. 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 rental units consisting of travel trailers and park models for owners and their guests. There is a \$2.00/night reservation fee for each stay. If you are reserving a rental, there are other costs for your use of the Resort.

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 give us a call or visit our website at [www.unicoisprings.com](http://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,

*Christine Hatch*

Christine Hatch  
Business Manager

**\*If 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 \$65 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 only allowed in our two designated pet friendly rentals. There is an additional \$25 pet charge each stay. You must provide a current shot record for your pet.**

Revised 04/11/2024

**Northeast Georgia's Premier Private RV Resort Since 1983**

# Unicoi Springs Camp Resort

## Past, Present and Future

Unicoi Springs Camp Resort was conceived by Joseph Vandegriff in 1983 with the vision to have a scenic, quality, safe and secure place for families to vacation up to two full weeks every month. This vision has been a constant since and will remain the driving force in the operation of Unicoi Springs Camp Resort. Mr. Vandegriff's vision first materialized with forty-eight campsites, ten rental units, a single bathhouse, a lodge and an activity building.

In 1987 in response to the owners' desires, and in what has now become a part of his legacy, Mr. Vandegriff deeded a portion of the property to the owners and built the shell of the chapel. The owners procured a loan to complete the building. Owners then banded together, volunteered their time and talents culminating in their place of worship. Many fundraisers led to the building loan being paid in full. Owners continued giving, donating all the chapel furnishings. Dedication of the Unicoi Springs Chapel took place on May 15, 1988. The owners did not just talk about what could be; they made it happen with many hours of hard work. Their labor of love is a landmark of the resort and has been a source of pride, peace and solace for many. The chapel doors are open to owners, their friends and family. All are encouraged to enter and participate at their own level of comfort. Non-denominational services and fellowship are scheduled each Sunday beginning Easter Sunday through mid-November. Wednesday night prayer meetings and gospel concerts also provide spiritual inspiration and enjoyment throughout the camping season. A physical manifestation of the spiritual needs of owners, the chapel is worthy of the beauty surrounding it.

On January 1, 1991, Unicoi Springs became an owner run resort with familiar members of our resort family taking a hands-on approach to maintaining the original vision for Unicoi Springs. Serving on the Board of Directors puts elected individuals both in the line of fire and at the heartbeat of the resort. Those who choose to serve on the Board sacrifice much of their time to keep this resort the five-star experience we all share. As an owner-operated resort, Unicoi Springs is the manifestation of its owners' desires. An effective Board of Directors represents both the owners and employees. Having built a strong financial base, the Board has kept maintenance costs affordable and ownership pricing competitive.

Unicoi Springs' past and future success depends heavily on the many owners volunteering their services. The volunteers demonstrate their sense of pride in the resort by helping with landscape, building projects, and our activities program. Our activities program has been the soul of our camping experience since day one. Because of many willing volunteers the program has continued running and is ever evolving. With card games, pool tournaments, potlucks, outings, annual holiday celebrations, and Summer Day Camp there is something for everyone. Even those wanting solitude, enjoy quietly reading, working on a puzzle, or rocking on the porch by the fireplace. Unicoi Springs offers as much or as little activity and involvement as an owner/guest would like.

Our success is also reflected in the longevity of our full-time employees. A highly efficient office staff keeps things running smoothly, assisting with reservations, checking guest in, operating the camp store, providing customer service, billing, marketing, and selling ownerships. Our highly skilled maintenance workers, certified in many phases of construction, continuing to train and recertify to meet the ever-changing demands of maintaining and upgrading the resort. Timely repairs and replacement of equipment, buildings, and rental units keep our resort in top-notch condition year round. A conscientious housekeeping staff works diligently in daily cleaning of the clubhouse, rentals, bathhouses, kitchen and activity building and the grounds surrounding them. Every winter a deep floor to ceiling cleaning is completed. Our cheerful and helpful cleaning crew adds to the welcoming atmosphere for our owners/guest. When the daytime staff leaves our security team steps up, making hourly rounds through the property and assisting owners as needed.

Unicoi Springs' uniqueness lies in its serene beauty and family atmosphere. Unicoi Springs meets the needs of a wide spectrum of owners. From the hiker bringing his tent in his backpack to the luxury-oriented camper with the 40' rig, the consensus is the same; Unicoi Springs is the place to be! Unicoi Springs is not just a destination; it is a home away from home. The concern and consideration for each other is abundantly clear to all who visit Unicoi Springs. We've witnessed as our owners reached out to a tent camper as the weather became problematic. Concerned for his well-being several owners, not only brought him soup but invited him into their dry RVs. If someone needs a helping hand, they will not need to look far to find it.

Unicoi Springs is a secure gated resort where owners can rest assured their camping experience will be safe. Unicoi Springs' employees participate in the Drug-Free Workplace program and CPR certification. An AED (automated external defibrillator) is available in the clubhouse. In the event of a heart emergency, the staff is trained to use the AED. A Severe Weather Warning System at the resort communicates with the National Weather Center for information. The system will alert those within a one-mile radius of weather emergencies. Our security truck is equipped with a loudspeaker system enabling the security team to make emergency announcements if needed.

Unicoi Springs has three-hundred sites all of which include hookups for electricity, water, Dish television, and Wi-Fi access. Two-hundred seventy-seven sites also offer full hookups with sewer. There are sixteen tent sites and seven pop-up sites available.

Twenty-one sites are rentals including three log cabins (one handicap accessible). All rentals are equipped with pots, pans, dishes, televisions, radios, a pullout couch, and a queen bed. The travel trailer rentals also have a droppable table to create a bed, and some have bunkbeds. Guest should bring their bed linens and towels. Two rentals are pet friendly. Five bathhouses are located throughout the property.

We have two swimming pools (one heated). Our beautiful two-story log clubhouse has both an indoor and outdoor fireplace, a huge wrap-around porch filled with inviting rocking chairs, two regulation billiard tables for adults, a regulation billiard table for children, a 60" high-def flat screen television, puzzle tables, workstations, comfy couches, and armchairs. Outside amenities include a covered Holey Board court, a tennis court, a pickle-ball court, a regulation sand volleyball court, a putt-putt course, two horseshoe pits, shuffleboard, a playground with special needs equipment, a five-acre stocked lake, a fish cleaning station, a fishing pier, six family size fire rings, two covered pavilions, a lakeside gazebo, and a fenced dog park. For convenience we provide a coin laundry with an iron/ironing board and its own television. The Activity Building is equipped with a commercial kitchen and a dining area as well as an outdoor smoker kitchen just outside the backdoor. When not in use for resort functions, the Activity Building can be reserved by owners for personal functions. For your spiritual needs, a quaint non-denominational chapel is located on the property.

Permanent storage for golf carts and RVs is available to owners needing to leave either or both between stays. Our maintenance staff provides safe transport between storage areas and reserved sites. Full hookup service is available for handicap owners.

With our initial goals in place, we plan to continue running our resort with care and honor. We enjoy boasting of several three/four generation owners and multi-ownerships within several families. What better confirmation our dream is being realized? We view our ownerships as heirlooms to be passed down from one family member to another. With the fondest childhood memories, many owners having grown up here now bring their own children. Our hope is to remain a distinguished premier RV resort. Moving forward we will be updating our facilities to meet the needs of today's RV camping consumer and their family. The current cost for a lifetime ownership is \$10,000 and includes the current year's maintenance fee. A big misconception is we are charging \$10,000 a year to camp. It is a pleasure to share the \$10,000 is a ONE-TIME FEE for a LIFETIME OWNERSHIP.

# LUXURY CAMPING FOR \*\$5.87 PER NIGHT

## Amenities

- 300 Sites
- Full Hookups
- Dish TV (even at tent sites)
- 2-story Log Clubhouse
- Billiards \* Tennis \* Pickle Ball
- Holey Board \* Shuffleboard
- Free Resort-wide Wi-Fi
- 2 Swimming Pools (one heated)
- Serene 5-acre Lake
- Activities (Children & Adults)
- Camp store and LP gas

## Benefits of Ownership

- Non-denominational Chapel
- 21 Rental Units
- Undivided interest in entire Resort
- Warranty Deed with Rights of Survivorship
- Owner Operated
- 14 nights camping every month year-round for each ownership
- Immediate Family can share benefits

## Don't take our word for it . . .

We offer a **\*\*COMPLIMENTARY** 3-day, 2-night stay (excluding holidays and weekends in October).

## No Salesman - No Gimmicks.

A tradition since 1983, the Resort speaks for itself. Stop by or call for a reservation today!

*\*\*If bringing your own RV, there is \$2/night reservation fee. However, if you would like to stay in our fully furnished rental, the cost is \$65 per night plus a refundable \$20 deposit for rental key and remote.*

Cost of a lifetime ownership is a one-time fee of \$10,000. This includes all closing costs for a Warranty Deed giving you an undivided interest in the entire Resort, as well as the current year's maintenance fee of \$650. There is a \$2.00/night reservation fee for each stay.  $*\$650 \text{ divided by } 168 \text{ nights camping per year plus } \$2.00/\text{night reservation fee} = \$5.87 \text{ per night to camp.}$

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706-878-2104

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**DIRECTIONS:** Located just 3.5 miles north of Helen, Georgia on GA 356.

Unicoi Springs is easily accessible from Atlanta and points south via I-75, I-85 and from the north via US 441, US 129.

We are half a mile north of Unicoi State Park on the right.

## ***Frequently Asked Questions***

**Q. *What are the advantages of an ownership?***

A. Each unit of undivided interest entitles the owner to camp and use all the amenities of the Resort for 14 days every month year-round.

**Q. *Is this a time share?***

A. Absolutely not. You would receive a recorded Warranty Deed to an undivided interest in the Resort. Owners can stay 14 days every **month** vs. a timeshare which is only 14 days per **year**.

**Q. *How is the resort operated?***

A. The resort is chartered as a non-profit corporation. It is operated by the owners through a seven-member Board of Directors elected by the Owners Association of which all owners are a member. Representatives for the Board of Directors are voted on annually by the owners.

**Q. *Can I reserve a particular campsite?***

A. Yes, reservations may be made for a campsite or rental unit up to 60 days in advance of arrival date.

**Q. *What is a rental unit?***

A. Our 21 rental units consist of 18 travel trailers and 3 park model cabins for use by owners who do not own an RV or for use by guest of owners. Each unit is fully equipped and furnished. You only need to provide your own linens.

**Q. *Can I leave my RV at the resort?***

A. Yes, storage facilities are provided on an availability basis for daily, monthly, or annual storage. The resort staff will move your unit from storage to a site and back to storage for you.

**Q. *Could my family or guests use my ownership?***

A. Yes, your immediate family (parents and children) could use your ownership without you being present. You would need to personally sign-in other guest.

**Q. *All of this sounds good, but what will it cost?***

A. The one-time cost of a lifetime ownership is \$10,000, which includes current year maintenance fees and all closing costs. (Ask how you can begin camping immediately, as an owner, for a small \$1,000.00 non-refundable deposit.) Maintenance fees are an annual assessment paid by owners to operate the Resort. There is a \$1 per night reservation fee with each confirmed reservation. Maintenance and storage fees are extremely reasonable. Rental fees for trailers and cabins are incomparable for the quality in the area. Call the office or check our website for pricing details.

**Q. *How can I purchase an ownership?***

A. Contact: Ms. Christine Hatch or Ms. Kristi Hill at 706-878-2104

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# CONDENSED Rules & Regulations

**Registration:** All owners/guest register upon arrival. Registered persons are responsible for their guest's conduct. Check-out time is NOON, Check-in time is 2 p.m for sites. Check-out time is 11 am and Check-in time is 3 pm for rentals.

**Road Rules:** Speed limit is 10 mph. Please observe one-way streets and stop signs.

**Pet Policy:** All pets must be on a leash not to exceed six feet in length. Pet walks are available. Pets are not allowed in public areas. In severe weather necessitating evacuation of members to a shelter, pet(s) may be brought into shelter, provided pet(s) are properly restrained. Pets are allowed only in rentals designated as pet friendly. Pets may be restrained on a site by crate or chain only when the owner is on site. Cages should not be placed on grass areas. Each owner is responsible for cleaning up after their pet including in pet walk areas. Members have the right to report infractions of pet policies. A current copy of the pet's shot record is required at check in for each pet-friendly rental stay.

**Swimming:** Swimming pool rules are posted in proper areas.

**Bicycles:** Bicycles are not allowed around the Clubhouse, pools or on the sidewalks. State Law mandates helmets be worn by those 18 years of age and under while on bicycles & scooters. All ages must wear a helmet if riding an E bike. Owner number must be displayed on bicycles/scooters.

**Skateboard/Hover-boards/skates are prohibited.**

**Campfires:** Fires ONLY in **designated** fire pits. Red flags designate a fire ban.

**Quiet Time:** From **11 p.m.** until **7 a.m.** quiet time is strictly enforced.

**Clotheslines:** Hanging of laundry and clotheslines is NOT allowed. Bathing suits and towels may be dried on a drying rack at the back of a camper.

**Garbage:** Guest must take all garbage to dumpsters near the front entrance.

**Sewer Connections:** Collars must be used on all sewer connections and all campers must have a twist on waste value. Grey water should be disposed into sewer hookups or dump stations.

**Vehicles:** A temporary 24-hour pass can be issued by the office or security when additional parking is needed for any motorized vehicle. Utility trailers should be parked in designated areas and must display the owner's number on tongue.

**Unattended Campers:** Owners must sign out when leaving camper unattended overnight. There is a 2 24-hour period unattended limit per 14-day period.

**LP Gas:** LP gas is dispensed between 10-11 a.m. and 2-3 p.m. Tanks should be left at the refill station labeled with your name and U number. To pay for propane, bring your fill receipt/ticket to the office. Motorhomes call the office to request someone to meet you at refill station.

**Housekeeping or Maintenance:** All concerns/problems should be reported to the front desk only.

**Firearms:** Discharge of firearms, fireworks, explosives, or projectile of any kind is prohibited.

**Storage:** Long term/short term storage is available for RVs, golf carts and utility trailers.

**Reservations:** A \$2.00/ night reservation fee is assessed when a reservation/cancellation is confirmed.

**Golf Carts:** Golf carts are only to be driven by licensed drivers or permitted drivers accompanied by a licensed driver. Unicoi Springs Camp Resort requires owners entering the resort to carry adequate insurance on their golf carts. U numbers, and Unicoi Springs proof of insurance sticker are required to be displayed on golf carts. Cart storage is available with/without electricity.

**Soliciting:** No soliciting allowed except during designated craft fairs/yard sales.

**Clubhouse:** During announced activities, the Clubhouse will be closed to other activities.

**Smoking:** A smoking area is located at the southwest corner of the Clubhouse porch past the outside fireplace. No smoking allowed in any resort buildings including rentals.

**Visitor Procedure:** Campers expecting visitors MUST sign guest book in front office prior to arrival of ALL guests. ALL visitors must be signed in and have a blue "Visitors" pass displayed on their rearview mirror.

**Camper Washing:** Campers may be washed for a fee of \$10.00 for non-storage units or 2 free wash buckets per year for storage units. Green buckets must be checked out from the office to show the owner has permission to wash their camper. We comply with White County water restrictions. Commercial firms must use their own water.

**Fees/Fines:** Please see the office for detailed Rules & Regulations including rental and move fees and fines for rules violations.

Formaldehyde based chemicals are not allowed to be used in holding tanks. Proper chemicals may be purchased in the office.