



BLACK BEAR RIDGE OWNERS' ASSOCIATION, INC.

Welcome to Black Bear Ridge Resort! Our Owners Association would like to take this opportunity to extend its hospitality to our guests as you enjoy the Great Smoky Mountains and surrounding area. Each of the cabins located in our resort are individually owned and are rented by various rental/management companies in our area. Our owners association upholds important standards for all guests to follow during their stay. Please respect the following rules.

- **Quiet Time**-11:00PM EST to 8:00AM EST **LIMIT NOISE/NO LOUD TALKING OR MUSIC**
- **Pet Policy**-Dogs under 20 lbs are allowed in our pet friendly cabins. Please crate your dog while away from the cabin to help control barking. Never leave your pet on the decks unaccompanied. Always remove waste from grounds and discard properly. Violation will result in a \$50.00 fine.
- **House Parties**-**Absolutely NO house parties or unsupervised large groups are allowed.** Renters must be 21 years of age. The owners association has the right to request management companies to remove guests from cabins due to violation of this rule. Unruly guests will receive a warning from their management company, if behavior continues, the Sevier County Sheriffs Department will be called. Guests will be asked to vacate the premises immediately. **ABSOLUTELY NO MUSIC ALLOWED ON DECKS/DOORS SHOULD BE CLOSED AT ALL TIMES.**
- **Parking**-Absolutely no parking on sides of the roads in the resort. Each cabin has a limited number of spaces available for parking. **DO NOT PARK IN FRONT OF OTHER CABINS. YOUR PARKING IS DIRECTLY IN FRONT OF YOUR CABIN. ALL cars violating this policy will be towed at owners expense.** Overflow parking may be available, please call 865-680-0357 for more information. If overflow is full, cars must be taken off the premises. **No buses allowed in the resort.**
- **Trash**-All trash must fit in your trash bin provided. If trash is overflowing, please call your management company for pick up. Do not leave trash on top of or beside trash bins. Bears and wild animals will be attracted and cause problems. **DO NOT THROW TRASH FROM DECKS.** If beer cans, glass bottles, papers, or any other trash is thrown from the deck, you will be charged a minimum cleanup fee of \$150.00. Do not discard cigarette butts in parking areas or around cabins. **DO NOT PLACE YOUR TRASH IN THE BINS OF OTHER CABINS!**
- **Pool**-The resort pool is for exclusive use of members. Please make sure the owner of your cabin is a member and has paid a fee for the use of the on-site pool. Your rental company should be able to provide this information. A \$5 per person per day fee may be paid by guests for use if owner is not a member. The wedding chapel is a private business and only paid customers have access to this area. Please be respectful during outdoor weddings.
- **Weather Related Issues**-All roads in our resort are private. During snow/ice events 4 wheel drive and/or chains are required. Due to the steep grades of our roads during hazardous conditions, the owners association advises guests to use their best judgment attempting to enter or exit the resort during inclement weather. Please make sure you have a few days supply of food and water in case of an emergency.
- **ABSOLUTELY NO FIREWORKS OR OPEN FIRES! FINES WILL BE IMPOSED!**

We hope you enjoy your stay in Black Bear Ridge Resort! Please let the owners association know of any issues or concerns you may have during your stay. **The association is only responsible for the grounds. Any issues with your cabin must be discussed with your rental company.** We hope you will make Black Bear Ridge your exclusive overnight rental resort when staying in the Smokies!

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