

DEERFIELD RESORT OWNER'S EXPENSE & GENERAL INFORMATION

SECURITY & MAINTENANCE:

A fee of \$500.00 is billed annually for community security & maintenance. A guard house attendant is on duty weeknights and during the day on weekends. Hours are subject to variation: Mon to Fri 6pm to 4am. Saturday 9am to 5am Sunday. Sunday 9am to 5am Monday. Guard Hours are modified with Daylight Savings Time
Owners required to place a Deerfield sticker on right windshield of your vehicle. Stickers are available at the Deerfield main office. (423)562-3282
The fees also support the maintenance of roads, right of ways and amenities which include the Pool, Tennis Courts, Playground & Volleyball areas. In addition to community landscaping, seasonal and storm cleanup, Deerfield Resort office staff and operational expenses. Fees are billed to all Home, Lot, Condo & Villa Owners within Deerfield Resort.

WATER:

Water is a public utilities Co. operated by the Deerfield Water System-Scott Fields. Water is metered and billed quarterly. Base rate is \$75 per quarter to 6000 gallons, .005 per gallon beyond that. Tn. state sales tax included. Water tie on fee is \$500.00 on all new construction. New residents must visit deerfieldresort.com, select Home Owner Information and complete the New Homeowner Contact Form to start water service.

PROPERTY TAXES:

Property tax bills for homes, lots, condos and villas are mailed from the Campbell County Trustee's office, for the current year, annually in October. Rate is 25% of the assessed value and rate is \$2.07 per hundred
Example: \$400,000 @ 25% is \$100,000 X \$2.07/100 = \$2,066 per year.
Contact www.tennessee trustee.org or (423)562-5185 with questions.

INSURANCE:

Insurance rates vary on whether it is a lake front home or lake view home. We are within 2 -3 miles from Fire station # 4 -just past Fast Freddy's. Gray Insurance 423-562-3346 and State Farm (423)566-3238 handle most of our insurance needs or check with your local insurance company to get rate quotes.

GARBAGE REMOVAL:

G & S Property Maintenance handles trash service. The current fee is \$285.00 per year. Rate may be higher for rental properties. Pick up is every Monday. All trash must be bagged and put in sealed cans at the end of driveway. Boxes must be broken down. Contact G & S (423)562-8659 for removal of all oversize items. Additional fees will be charged.
DO NOT LEAVE UNPROTECTED BAGS BY THE CURB FOR ANIMAL INVASION!

LAWN & DOCK SERV:

G & S Property Maintenance for rates (423)562-8659.

DIRECT TV:

Scott Wilson (423)871-0941

ELECTRIC SERVICE:

LaFollette Utilities (423)562-3316

TELEPHONE SERVICE:

Contact AT&T (800)288-2020

INTERNET SERVICE

AT&T (800)288-2020

NATURAL GAS:

Powell Clinch Gas (423)562-2795

BOAT SLIPS:

Lake view homes and condos, contact Deerfield Marina (423)907-875

Lifetime Docks (865)850-2234, Deer Hill Marina (513)382-5418

TRAILERS:

Boat & or trailer parking is not permitted on Deerfield streets at any time!

PETS:

Please do not allow pets to relieve themselves in landscaping, parking area and road ways. Remove any waste your pets may leave.

NOISE:

Please be aware of how easily sound carries around condos and some homes. Be considerate of your neighbors, especially early morning hours and after 10 P. M . Please control outside speakers.

9/21/21

This information is intended to provide a helpful list of fees associated with ownership in Deerfield. Prices may change.