

Question	Answer
How do I stay current with BBF activity?	Owners website has board meeting minutes, FAQs, and lots of other info. https://www.blackbearfallshoa.com/
How do I communicate with other owners?	Join our Facebook page "Black Bear Falls Resort Owners" https://www.facebook.com/groups/331770800540939
Are garbage disposals allowed?	Yes, as we are city utilities (not septic) so should not be a problem. Owner choice.
Can I have trees/vegetation trimmed or removed?	If within 10 feet of cabin, yes. Cuttings must be removed from the property. If outside 10 feet, requires approval of the board. Tree removal or damage is prohibited by Gatlinburg City Code and require an approval by the city.
Can I bring a personal or rented ATV?	Riding of off-road vehicles is prohibited within the resort.
Is there garbage service?	No. Usually removed by cleaners or your management company. Owner must use bear proof container. (https://bearprooftrashbins.com/ https://www.smokymetalworks.com/retail-items) Remind guests to keep all trash in container and container locked. HOA will access fines if trash is left outside. Garbage must be taken to county facilities https://www.seviercountyttn.org/solid-waste.html .
What cable/internet services are available?	Spectrum business account for BBF HOA for cable TV/Wi-Fi. You can add services on a personal account If you wish.
How to I contact Spectrum?	Rob is not responsible for any Spectrum issues. Info for contacting Spectrum: We have a Community Solutions account (bulk master account). Call 833-697-7328 Account Name: Black Bear Falls Account address: 615 Black Bear Falls Way Account No. 8353 20 010 0187030 Security code 4698 Service address: Your cabin address
Who is responsible for cabin light post?	Repairs and maintenance are owners responsibility
Can I enclose space on or under my deck?	All external cabin projects or changes must be approved by HOA
Can I have a charcoal grill?	Charcoal or park-style grills are not allowed on decks but are allowed 10 feet away from cabin.

Can I have a gas (natural or propane) grill?	Grills must have a non-combustible mat, a timer installed on the gas line, be secured to the deck, and be 18 inches from any railing or the cabin. Installation apprvd by GFD.
Can I have an electric grill on deck?	Yes
Can I have a fire pit?	Fire pits must not be under roof. If on open deck, must be natural gas (no propane), must have a non-combustible mat, a timer installed on the gas line, be secured to the deck, and be 18 inches from any railing or the cabin. Installation apprvd by GFD.
Can I have a propane heater on the deck?	No gas burning or open burning permitted on any surface of the structure.
Any rules for use of the pool?	Pool is open May - September (dates are weather dependent) 9AM-11PM. All owners and guests must have a pool pass per group while at the pool. Contact Rob Crosby, Property Manager, to obtain passes. They are \$25 each to replace. No glass containers at the pool and no pets are allowed.
Must I have house numbers?	For 911 safety, reflective address numbers should be visible from street.
Must I have a BBF sign?	Yes, if your cabin is rented. Uniform signs are required by the master deed. Contact Sign Master at 1234 McMann Drive to order/pay. Property Manager will pick up completed sign and install. HOA will fine owner if sign is not installed within 30 days of closing.
How do I list my rental cabin on the BBF website?	Email jennifer@sandersonmarketing.com
Can I fly my drone?	For the safety and serenity of all owners and guests, Drones and other unmanned aircraft shall not be operated within the boundaries of Black Bear Falls Resort by Guests/Renters. Cabin Owners are allowed use specifically for Cabin Marketing or Sale purposes only.
Why must I provide my contact information to BBF HOA?	In case of emergency, we need to be able to contact owners. The complete information is only available to the HOA board and HOA management. Failure to submit information will be subject to a fine.
Can I set off fireworks?	No, fireworks and firing of firearms are prohibited and will be subject to fines.

Can I park my RV at the resort?	No RV's, Travel trailers, Campers or 5th Wheels are not allowed within the resort. Parking is prohibited and will be towed at owner's expense.
Can I have parties/events at my cabin?	Yes, but must stay within occupancy limits; respect neighbors; do not park on streets; and observe city/resort quiet hours of 10 pm to 8 am. HOA will assess fines for violations of quiet hours.
Can I rent the clubhouse?	Yes, owners only. Contact Nancy Dynes at nancydynes93@gmail.com
Can I paint my cabin or deck?	No, only semi-transparent stain is allowed, according to BBF HOA approved color scheme.
Who is responsible for driveway/cabin parking area maintenance?	The HOA maintains streets. Driveway and cabin parking are considered private elements and are the responsibility of the owner. Some may be shared between multiple owners.
Are package deliveries allowed at my cabin?	There is no USPS service within the resort. FedEx/UPS will deliver; however, be aware that illegal shipments are being used by nefarious characters in short term rentals.
Can I have an indoor fireplace?	Cabin indoor fireplaces must be gas or electric, no wood burning allowed.
What other items must I consider for fire safety?	1. Dryer vents should be cleaned regularly. 2. Have portable fire extinguishers on each level and service them annually. 3. Working smoke alarms in each sleeping area, hallway and living area. (Any new residence permits must have them interconnected.) 4. Keep all vegetation cleared from around foundation. 5. Cabins more than 5,000 sq ft or more than 12 occupants must have an approved sprinkler system.
What information should I share with guests?	In addition to your own cabin info, it is recommended that you post rules around trash, parking, quiet time, pets, not feeding wildlife, fireworks/firearms, and ATVs on your refrigerator or another highly visible location