



River Mist on the Holston, New Market, TN

Welcome Packet

THE PRIMARY PURPOSE OF THE RIVER MIST HOMEOWNER'S ASSOCIATION IS TO BUILD COMMUNITY AND ENSURE THE BEST QUALITY OF LIFE FOR ALL HOMOWNERS WHILE MAINTAINING AND ENHANCING THE PROPERTY THROUGH MAINTENANCE OF THE COMMON AREAS AND ENFORCING THE COVENANTS

Dear New Property Owner,

Congratulations on the purchase of your new property. On behalf of the RM HOA Committee and all property owners, we would like to welcome you to our neighborhood. We certainly look forward to meeting you. River Mist HOA would like your experience here to be a positive and enjoyable one.

Each homeowner is responsible for paying the annual assessment, also known as dues and/or fees. The amount of the annual dues are set at the annual meeting. Invoices for the dues are sent mid-January and are due March 15.

We have created this brief document to touch upon some key areas of interest for all new owners. This document provides a summary of the governing documents. Please read our covenants and by-laws. They are provided on the webpage. The documents should have been provided at time purchase. Understanding the governing documents prior to moving into River Mist on the Holston is the property owner's responsibility. Please honor the provisions of these documents.

River Mist HOA is a legal entity, formed to maintain common areas of the Association and to give all owners a say in how the neighborhood is maintained. As a legal authority, the HOA is responsible for enforcing standards to maintain the appearance of the neighborhood.

Remember to check with the TVA before making any changes on the riverbank. A permit might be required.

Again, welcome to the community.

River Mist Homeowner's Association Welcome committee

AT A GLANCE

Boat Launch ramps: Lock code – 0015

Web Page: <https://rivermisttn.com> Private page password - RMOTH

Architectural Review Committee (ARC): New homes must be approved before any building can begin. All major alterations to the exterior of your property, including fences, outbuildings and landscaping must be submitted and approved by the ARC prior to beginning the project. Forms for submitting requests for approval can be found on this website.

Annual Dues & Fees: The amount is set at the annual meeting. The amount for any supplemental assessments, such as mowing of empty lots. These assessments are determined from the actual costs.

Meeting: Currently RM HOA holds only one annual meeting. The next meeting will be October 14, 2023 at 10 am at the Jefferson City Library. Notices are mailed in sufficient advance to ensure your attendance. Each property owner is encouraged to attend the annual meeting.

Speed Limit: The speed limit throughout the neighborhood is 20 mph.

Parking: No RV's, boats, utility trailers or business equipment/vehicles may be parked on the property unless the parking is only temporary.

Lighting in common areas: Please report any streetlight outage to a Board member.

Pets: Must be kept on a leash and cleaned up after.

Covenants state that you must have two deciduous trees planted.

Utilities:

Electric:

Appalachian Electric Co-op (AEC)
1109 Hill Dr, New Market, TN 37820
865-475-2032

Water:

New Market Utility District
900 W. Hwy 11, New Market, TN 37820
865-475-2467

Internet, TV, Telephone:

Trilight, located in the AEC building.

WWW.trilight.net 833-847-0824

Sanitation:

New Market Sanitation Dept. (This is for sorted recyclable items and trash)

1515 Quarry Rd., New Market, TN 37820 865-356-0495

Jefferson County Landfill

650 Grove Rd. Dandridge, TN 37725 865-397-3544

Schools:

Elementary: New Market ES 865-475-3551

Middle School: Jefferson MS 865-475-6133

High School: Jefferson County HS 865-397-3182

Important Numbers:

City Hall: 865-475-3018

New Market Police, non-emergency: 865-475-7997

New Market Volunteer Fire Dept, non-emergency: 865-475-4064

Government:

U.S. Post Office: 911 W. US-11E, New Market, TN 37820 800-275-8777

Driver License: Please go to the website for information: Jeffersoncountyttn.gov

Strawberry Plains Driver License Services Ctr., 7320 Region Ln., Knoxville, TN 37914 865-594-6377

Hamblen Co. Driver License Services Ctr., 1551 E. Morris Blvd., Morristown, TN 37813 423-587-7044

License Plates & DL renewal:

Jefferson County Clerk, 214 W. Main St., Dandridge, TN 37725 865-397-2935

There is also a center in Jefferson City Walmart, for vehicle registration and plates.

Newspaper and Media:

Standard Banner Newspaper, WWW.Standardbanner.com

Community:

Jefferson City Community Ctr., 1247 TN92, Jefferson City, 37760 865-475-2924

Jefferson City Library, 108 City Center Dr. Jefferson City, 37760 865-475-9094

If you have any questions please feel free to contact anyone on the HOA Board:

RIVER MIST BOARD OF DIRECTORS 2023

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