

Realtor/Title Company Information - Bentwood Property Owners Association

On behalf of the Bentwood Property Owners Association (POA), and its Board of Directors, we are pleased you have a client who wishes to move into our peaceful community just minutes from the beautiful Smoky Mountains. We have provided basic information for new owners.

The Bentwood POA has a very cost-effective annual assessment of \$90 per lot in 2025 and is payable in January. Invoices are sent out to owners via email, so having accurate email addresses is important (see last page). Payments may also be sent via check to: Bentwood Property Owners Association, P.O. Box 476, Kodak, TN 37764, or given to one of the board members. The annual Association meeting is held in early March. Minutes, and reports are sent to owners via email and also available in the owner's view of the Bentwood Website .

Homeowners and vacant lot owners must maintain all lots (whether occupied by a residence or vacant) and drainage ditches at all times to be free of weeds, high grass, and debris. It is the responsibility of vacant lot owners to mow lots monthly to prevent weed intrusion onto neighbor residences. The board is able to provide a couple of names of mowers that currently maintain some of the vacant lots.

We have an Architectural Committee, which reviews not only initial building and home plans but also must review and approve any significant changes to the outside of current homes, as well as any additional buildings such as storage sheds or pool houses that might occur in the future. Plans must be submitted to Bentwood.Secretary20@gmail.com, or sent to the Bentwood Property Owners Association P.O. Box. The Covenants, Restrictions, and Bylaws are available at <http://www.bentwood.us/restrictions.html> and buyers must acknowledge receipt. New owners should also register on the Bentwood website after closing at [Bentwood Subdivision - Home](#).

Garbage pickup is the responsibility of the individual homeowner. There are a couple of providers who service Bentwood: Camden Maintenance Solutions [CMS Sanitation Sign Up Form](#) and Waste Connections [Knoxville TN | Dumpster Rentals & Garbage Pickup - WCN \(wasteconnections.com\)](#). There is a convenience center in Kodak where waste may be taken as well. Information may be found at: <https://www.seviercountyttn.org/solid-waste.html>.

There are a couple of Internet Groups that often have information about service providers in our area: Nextdoor (Autumn Oaks) and the Sevierville Speaks Out Facebook page.

Utility Providers:

- Gas: Sevier County Utility District (SCUD) <https://www.scudgas.org/>
- Water: Shady Grove Utility District <http://sgud.org/> (Note: you must go in person to start water service)
- Electric: Knoxville Utilities Board (KUB) <https://www.kub.org/>
- Internet: KUB Fiber - [KUB Fiber](#) Xfinity - www.xfinity.com and AT&T - [AT&T Internet High Speed Services & Plans \(att-bundles.com\)](#)

Please make sure that we have the buyer's contact name, address, phone number, and primary email address as well as acknowledgement of receipt of Bentwood Bylaws, Covenants, and Restrictions. Information must be sent to our board secretary at Bentwood.Secretary20@gmail.com in advance of closing. Once received, a copy of the seller's paid invoice will be provided to the identified title company and contact.

Sincerely,

Bentwood POA Board

Chuck Parke – President

Michael Demeter – Vice President

Jackie Steele – Treasurer

Alexi Carli – Secretary

Maryann Baldwin – Director

Bill Ingle – Director

Bentwood Property Buyer/Seller Information

Property Address or Lot Description: _____

Buyer Name(s): _____

Buyer Home Phone: _____

Buyer Cell Phone(s): _____

Buyer Primary E-Mail Address: _____

Title Company: _____

Title Company Contact: _____

Closing Date: _____

Seller Realtor: _____

Seller Realtor Contact: _____

Buyer Realtor: _____

Buyer Realtor Contact: _____

Acknowledgement of Receipt of Bylaws, Restrictions, and Covenants

<http://www.bentwood.us/restrictions.html>

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____