

Cedar Falls Homeowners Association  
96 Willowridge Circle  
Jackson, TN 38305  
(513) 378-6338  
Email: cfhoamanager@cedarfalls.org

April 14, 2026

# Welcome To Cedar Falls Homeowners Association!

It is a pleasure to welcome you and your family to our lovely community. Whether you are a full or part-time resident or you will be putting your home on a rental program, here are a few important points you will need to know.

You will find important information on the Cedar Falls website:

<https://cedarfallshoa.org>.

On the Home Page of the web site you will find a copy of the DCRs – the Covenants, Conditions and Restrictions, (CC&R), By-Laws, Charter. You can download the latest copy of the DCRs at any time using the link on the website. Consult this document prior to making any external changes to your property.

Examples of external changes include tree removal over seven inches in diameter or greater, replacing cable service with satellite TV, changing the color of your home / exterior features, adding a structure or exterior feature, etc. The DCRs have very specific guidelines for the installation of several items including flags, signs, satellite dishes, and mailboxes.

In addition, per Article 7 of the DCR, **no construction, reconstruction, remodeling, alteration or addition to any structure, building, fence, wall, driveway, or other improvement shall be constructed or undertaken without obtaining the prior written approval of the Advisory Committee (AC) as to the intended location of the same and as to its plans and specifications.**

- For questions about any changes that may need prior approval, contact the association office at 513-378-6338 or cfhoamanager@gmail.com.
- Failure to follow these rules could result in an HOA fine. It is the goal of the HOA Board and Advisory Committee to ensure our community continues to be a sought-after place to live and property values are maximized.

If you have purchased a lot with the intention of building, please review the "Construction Guidelines" in addition to the DCRs.

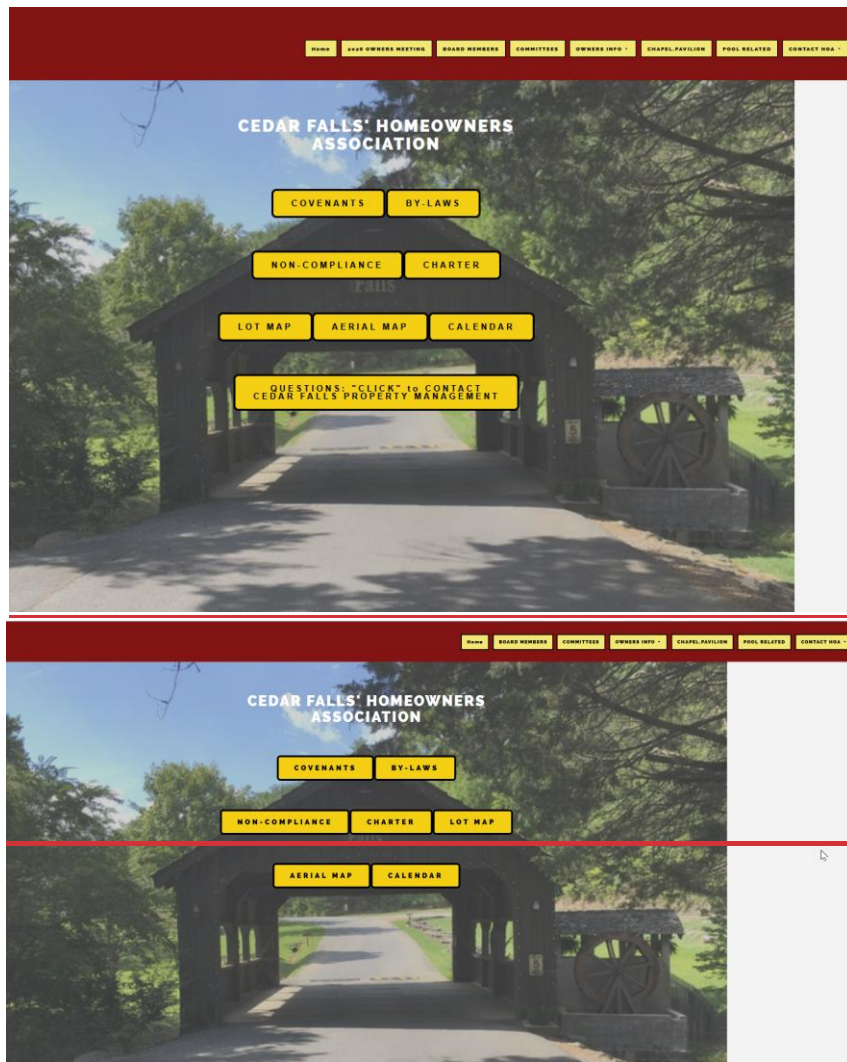
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The “Owners Info” tab of the website holds private Files (Financial Reports, Board Minutes, cabin owner contact information). These files are **password protected and restricted to the property owners of Cedar Falls only**. If you desire access to information within this section of the website, please contact the office at 513-378-6338 or cfhoamanager@gmail.com.

If you should have any questions or need additional information that you cannot find on the website, please feel free to contact us – we are most happy to assist!

Sincerely,

Your Cedar Falls Board of Directors



### **Cedar Falls HOA Amenities**

Cedar Falls offers a wide variety of amenities to residents and their guests, including an outdoor swimming pool, playground, horseshoes, fishing pond, chapel, open air pavilion, hiking trail through the woods, and beautiful common grounds including a picturesque covered bridge entrance.

If you will be renting your property, we encourage you to share the enclosed information about your community's amenities as well as the following "Abstracts of Covenants and Restrictions for Rental Property" with your rental agency and guests.

The Catch and Release Fishing Pond is a private association-owned pond; no fishing license is required. A wide variety of fish live in the pond including Koi, Goldfish, Sunfish, Blue Gill, and Catfish.

Chapel / Pavilion Procedures and Policy details are provided on the website.

The Swimming Pool is normally opened for the season in late early May depending on the weather and closes in early to mid October. During the season, the pool is open from 10 am to 9 pm.

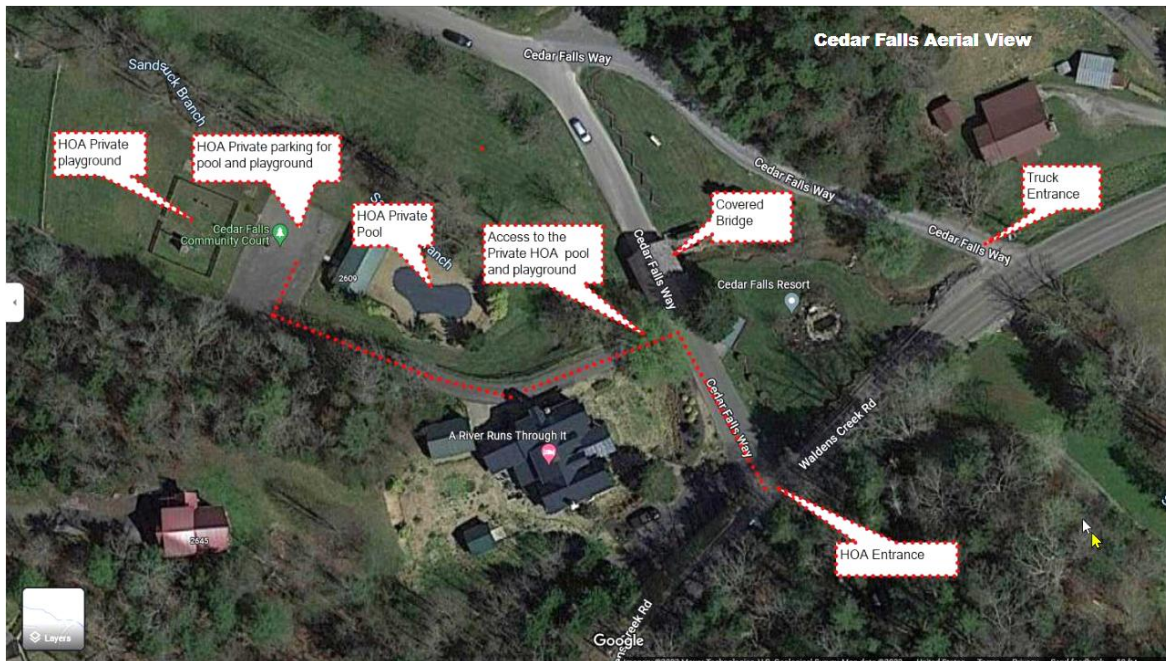
**A latch is required by the state to keep unattended children from getting in to the pool area.** If this lock is broken or disabled, the pool gate must be padlocked closed. We have installed a Magna Latch. ***To open the latch, pull up on the knob.***



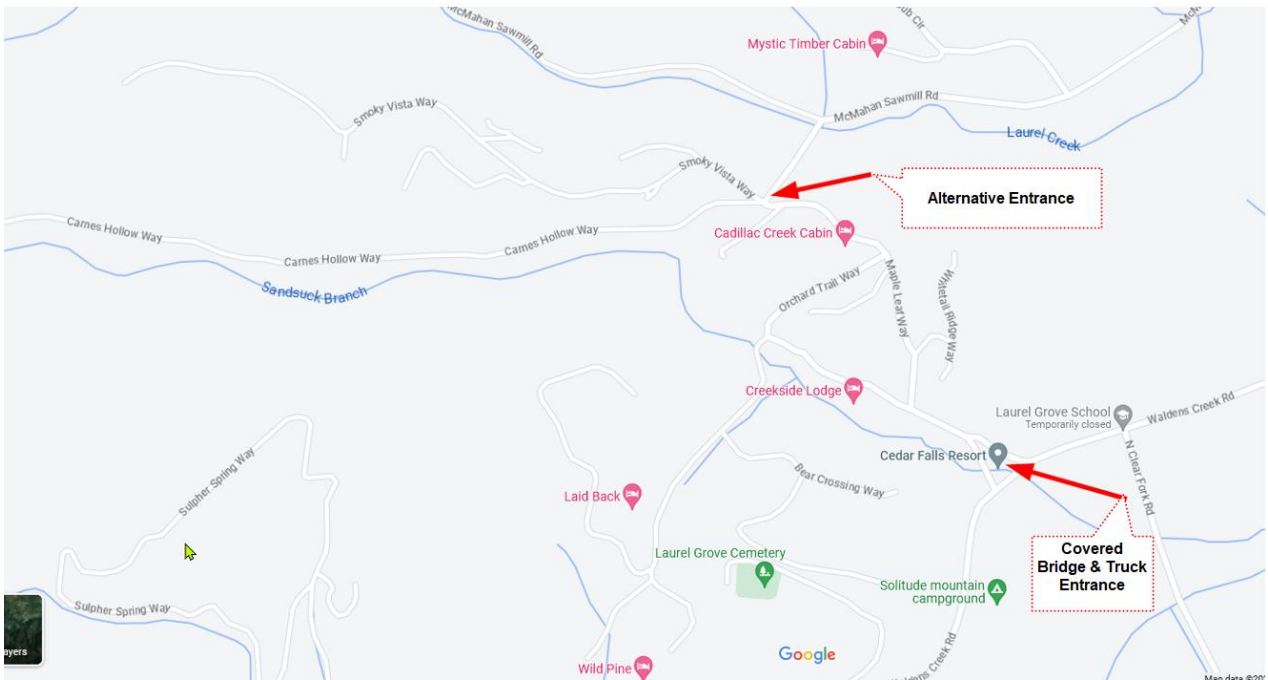
**No glass is allowed in the pool area.** This is also a state requirement. ***If glass is found in the pool area during a random inspection, the pool will be closed.***

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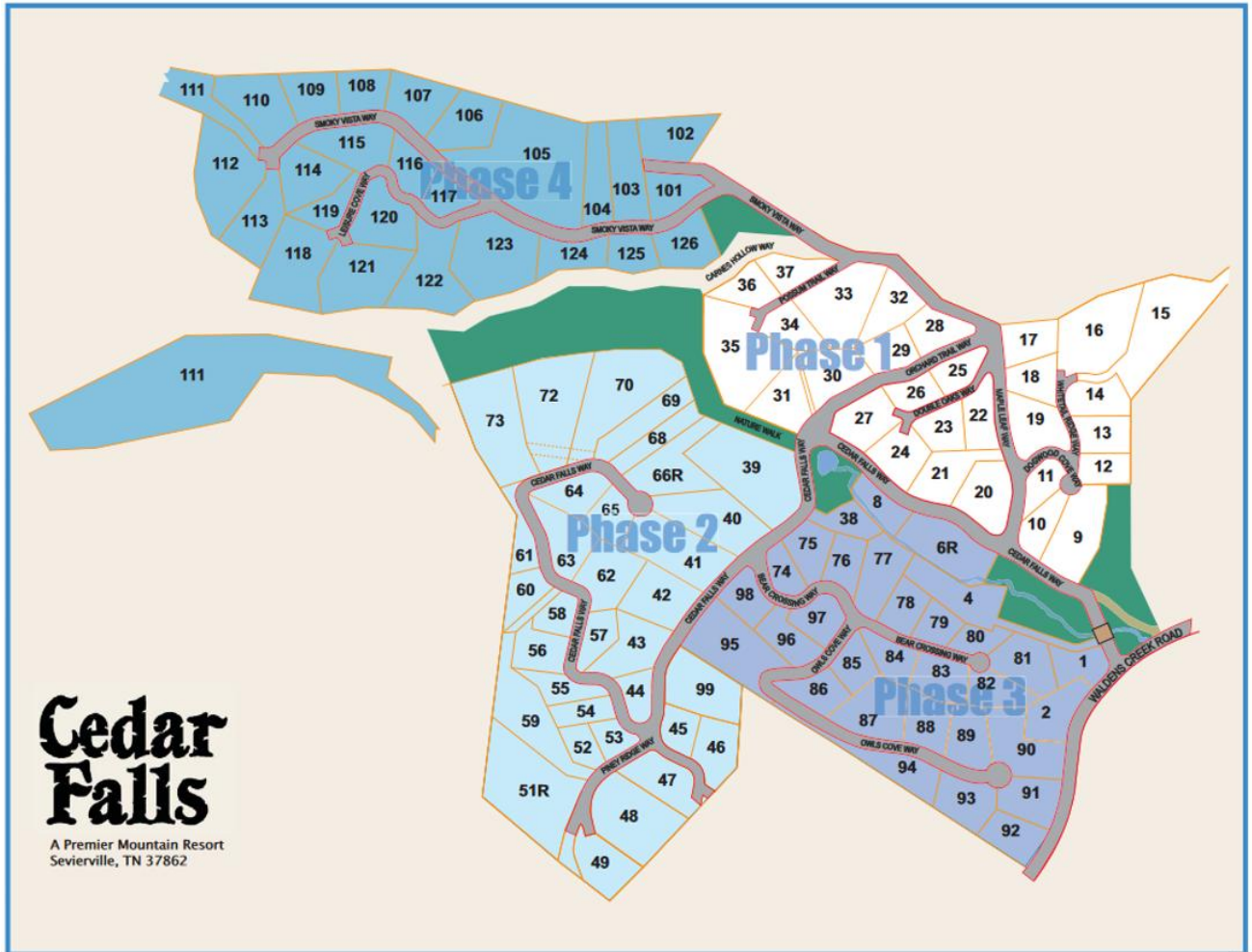
## Helpful Maps of Cedar Falls Amenities



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### **Additional Information:**

Informative websites on Pigeon Forge, Gatlinburg, and Sevierville events are  
[www.hometownsevier.com](http://www.hometownsevier.com)  
[www.facebook.com/SevierCountyDays](https://www.facebook.com/SevierCountyDays).

### **Cedar Falls Resort community Facebook page:**

<https://www.facebook.com/groups/CedarFallsResortHOA>

### **Utilities Contact information:**

- City of Pigeon Forge: 865-429-7375
- Sevier County Electric System: 865-453-2887 or 865-983-4065

Link to check on the power outages in Sevierville County: <http://viewer.sces.net:88/>

Brief video on how power is restored should the power go out:

<https://www.youtube.com/embed/EppiUzvxUdQ>

### **Trash pickup:**

We are not aware of any HOA that is located within the County limits that provides a trash pickup service. Owners may hire a third-party trash service privately to haul trash. Often cleaners or property management companies address this need. For residents, they take it to the local trash "convenience center".

Residents can take trash to the county convenience centers. There are two near Cedar Falls: 705 White School Road in Sevierville and 447 Tiger Drive in Pigeon Forge, Monday - Saturday 8:00 AM - 6:00 PM. All residential centers are closed on Sunday. There is also a **Multipurpose Convenience Centers** located near Cedar Falls with hours of operations: Monday - Saturday: 8:00 AM - 6:00 PM and Sunday: 12:00 PM - 6:00 PM - **Wears Valley (Multipurpose)**, 2723 Wears Valley Road, Sevierville, TN 37862

Hours of operation and other relevant information about waste management is located on this site from Sevier County:

[Welcome to Sevier County, TN](#)

The association office can further assist owners by providing contact information for various service providers for such items as trash, septic care, maintenance/handywork, or lawn/landscare services.

**Feel free to contact the office at 513-378-6338 if we can assist you!**

## **Bear Activity and Trash Management**

There has been significant increase in bear activity in our Cedar Falls community. Bears are looking for food, getting into cars, bird feeders and many outside trash cans. While bears are a natural part of this region, the increasing activity in Cedar Falls poses risks to residents, guests, property and the bears.

There are six at-home 'bear-wise basics', along with a good amount of additional info and resources for you, on these websites:

[bearwise.org](http://bearwise.org)

<https://www.gatlinburg.com/bearfacts/>.

Please encourage your guests with the following:

1. Never approach bears
2. Secure all food and trash, either out of sight or in bear-proof trash cages (see info below\*)
3. Remove bird feeders in active areas
4. Don't leave pet food outside
5. Clean and store grills
6. Alert and inform guests

\*The most frequent issue among these is bears getting into trash. Bears are drawn to food and will frequent easily accessible sources.

**Cabins with outdoor trash cans are required to use bear-proof trash cages.** Listed below are two vendors that make bear-proof trash cages. The association office can provide contact information for vendors who create and install these cages should you need assistance.

Thank you in advance for your help and taking action to keep our community safe for our guests and furry friends.