

## Attachment 1: Community Association Disclosure

### Special Assessments

In the 22 years the sellers have resided in the neighborhood, there have been no special assessments.

There are currently no special assessments.

As of October 2, 2025, there is discussion by the White Columns Gated Board pertaining to a one-time special assessment that would involve paying for a repaving of the roads maintained by the White Columns Gated Community. These discussions have not been formally proposed, nor have any special assessment been voted on by the homeowners. The potential one-time special assessment dollar amount under discussion is up to \$9,375 per household, although it could be less if a portion of the repairs are paid for with cash reserves currently held by the White Columns Gated Community. If a special assessment is approved by the homeowners (which requires 67% approval), the discussions have included an option for each homeowner to spread any special assessment over 15 years instead of a one-time payment.

### Transfer, Initiation, and Administration Fees

There is currently a "welcome fee" of \$50 to be charged at every closing. There is a "gate remote fee" of \$50 for the remote control device to open the entry gates of the community

There is currently no transfer fee.

As of October 2, 2025, there is discussion by the White Columns Gated Board pertaining to implementing a transfer fee of \$1,500. These discussions have not been formally proposed, nor has a transfer fee been voted on by the homeowners, which would require 67% approval.