



PMI Northeast Atlanta
3360 Martin Farm Road, Ste 100
Suwanee, GA 30024

To Whom It May Concern:

Below you will find the disclosure information you need for the Jamestown Property Owners Association:

Assessments	The 2025 assessments are \$2,664 for Single Family Neighborhood Homes (\$222/month) and \$4,572 for Townhomes (\$381/month)
Initiation Fee	\$1,332 for Single Family Neighborhood Homes and \$2,286 for Townhomes
Transfer Fee/ New Account Setup Fee	\$50
Move-In Fee	None
Fee to transfer Common Area Keys, Gate Openers, Fobs, etc.	None
HOA Fees include	• Access to common area and amenities. • For Single Family Neighborhood Homes, lawn maintenance, and trash service are included in the annual assessments all other utilities are paid by each owner and are not included in the HOA assessment. • For Townhomes, lawn maintenance, termite treatment/bond and trash service are included in the annual assessments. All other utilities are paid by each owner and are not included in the HOA assessment. • Exterior maintenance of the Townhomes is provided as outlined in the Covenants.
Membership	Membership is mandatory and the association has been turned over to the membership by the Declarant.
Is the HOA part of a Master Association?	No
Age Restrictions (if any)	None
Cost of clearance/closing letter	\$250 + additional cost of \$100 for Condo/Lender Questionnaires when requested
Special Assessments	There are no special assessments in effect at this time.
Pending litigation	We are not aware of any litigation pending against the Association
Leasing Restrictions:	Rentals are capped at 44 units. Leases must be no less than 12 months in length. No fractional or short-term leasing is allowed. Copies of leases and tenant contact information must be provided to the HOA. Leasing is subject to an annual fee.
Gate notes	Realtors must get the gate entry code from the seller to coordinate any showings

Sincerely,

PMI Northeast Atlanta
On behalf of the Jamestown Property Owners Association