



Chattahoochee River Club Community Disclosure Information

- Mandatory Membership Homeowners Association

• 624 Units

- Community is NOT age restricted

- No Master/Sub Association

- Contact Information:

Access Management Group
1100 Northmeadow Pkwy., Suite 114
Roswell, GA 30076
P: 770-777-6890
F: 770-777-6907
Email: info@accessmgt.com
Website: www.accessmgt.com

- The total annual assessment amount is \$1,400.00

Assessments are billed in: ☐ 1 installment ☒ 2 installments ☐ 3 installments ☐ 4 installments ☐ 12 installments

- \$295 Closing Package (rush fees apply if needed in less than 5 business days)

- \$10 Statement of Account/Owner Assessment Information (5 business day processing time)
- Initiation Fee -\$1,400.00 (Equal to annual assessment)

- No Special Assessments

- No Pending Litigation

- The following services and amenities are paid for by the Association from the annual assessment:

- | | | | |
|-----------------------------------|---|--|---|
| ☐ Gas | ☐ Concierge | ☒ Pool | ☐ Cable |
| ☐ Water | ☐ Gate Attendant | ☒ Tennis | ☐ Pest Control |
| ☐ Electric | ☐ Trash Pickup | ☐ Golf | ☐ Termite Control |
| ☐ Heating | ☐ Road Maintenance | ☒ Clubhouse | ☐ Fire Insurance on Property |
| ☐ Sewer | ☐ Maintenance of Property | ☒ Playground | ☒ Common Area Insurance |
| | ☐ Grounds | ☐ Exercise Facility | ☒ Other: Common Grounds |
| | ☐ Dwelling Exterior | ☐ Equestrian Facility | ☐ Other: |
| | ☒ Common Area Maintenance | ☐ Marina/Boat Storage | |

- Closing letter and/or Condo Questionnaire to be requested at www.condocerts.com

- Is this an FHA approved community? N/A (Fee Simple)

- This community has leasing restrictions- no short term leases.

• NO EXTERIOR MODIFICATIONS CAN BE COMPLETED PRIOR TO RECEIVING WRITTEN APPROVAL FROM THE ACC. THIS INCLUDES, BUT IS NOT LIMITED TO, TREE REMOVAL, PAINTING, ROOFING, ETC. FINES WILL APPLY IF WORK IS STARTED PRIOR TO SUBMISSION AND APPROVAL.

Information is subject to change