

Serenade Community Association, Inc

Community Disclosure Information

- Mandatory Membership Homeowners Association
- 89 Units
- Community is NOT age restricted
- This Community has a Sub Association (Manors at Serenade Condominium 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

- Assessment amounts vary per unit (SF-\$3,384.00/TH \$6,300.00)

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)

- Initiation Fee- Single Family-\$3,000.00/Townhome \$5,100.00

- No Special Assessments

- No Pending Litigation

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

<input type="checkbox"/> Gas	<input type="checkbox"/> Concierge	<input checked="" type="checkbox"/> Pool	<input type="checkbox"/> Cable
<input type="checkbox"/> Water	<input type="checkbox"/> Gate Attendant	<input type="checkbox"/> Tennis	<input type="checkbox"/> Pest Control
<input type="checkbox"/> Electric	<input type="checkbox"/> Trash Pickup	<input type="checkbox"/> Golf	<input type="checkbox"/> Termite Control
<input type="checkbox"/> Heating	<input checked="" type="checkbox"/> Road Maintenance	<input type="checkbox"/> Clubhouse	<input type="checkbox"/> Fire Insurance on Property
<input type="checkbox"/> Sewer	<input checked="" type="checkbox"/> Maintenance of Property	<input type="checkbox"/> Playground	<input checked="" type="checkbox"/> Common Area Insurance
	<input checked="" type="checkbox"/> Grounds	<input type="checkbox"/> Exercise Facility	<input checked="" type="checkbox"/> Other: Access Gates
	<small><input checked="" type="checkbox"/> Dwelling Exterior coverage depends on type of unit; see Governing Docs</small>	<input type="checkbox"/> Equestrian Facility	<input type="checkbox"/> Other:
		<input type="checkbox"/> 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-10% total for entire community(cap has been met)

- Townhome Units have pest/termite control, fire insurance on property & exterior maintenance

Information is subject to change