

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 |
| | <input checked="" type="checkbox"/> Dwelling Exterior
coverage depends on type of
unit; see Governing Docs | <input type="checkbox"/> Equestrian Facility | <input type="checkbox"/> Other: |
| | <input checked="" type="checkbox"/> Common Area Maintenance | <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