

Windward Community Services Association, Inc

Community Disclosure Information

- Mandatory Membership Homeowners Association
- 2474 Units
- Community is NOT age restricted
- This Community has 45 Neighborhoods incl. 10 Sub Associations(additional fees to be collected)

- 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 \$975.00

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-\$1,000.00

- 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 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 type="checkbox"/> Road Maintenance | <input type="checkbox"/> Clubhouse | <input type="checkbox"/> Fire Insurance on Property |
| <input type="checkbox"/> Sewer | <input type="checkbox"/> Maintenance of Property | <input checked="" type="checkbox"/> Playground | <input checked="" type="checkbox"/> Common Area Insurance |
| | <input type="checkbox"/> Grounds | <input type="checkbox"/> Exercise Facility | <input checked="" type="checkbox"/> Other: Lake & Parks |
| | <input type="checkbox"/> Dwelling Exterior | <input type="checkbox"/> Equestrian Facility | <input checked="" type="checkbox"/> Other: Architectural Consultations |
| | <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 does not have leasing restrictions

- Some sub-associations have additional fees.

- Fob for boat ramp is \$20.

- Covenants and Architectural Modifications are heavily enforced.

Information is subject to change