

Coldstream Courts HOA Community Disclosure Information

- Mandatory Membership Homeowners Association
- 123 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 \$ 900.00

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 (1/2 of 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:
	☐ 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? No
- This community has leasing restrictions-15% of total homes
- Codes for pool area and tennis courts
- Cluster Homes pay an additional landscaping fee of \$715.20

**Information subject to change*