

COMMUNITY ASSOCIATION DISCLOSURE
EXHIBIT " _____ "



2026 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain
Property known as: 3420 Waters Mill Dr, Alpharetta, Georgia 30022 ("Property").

Seller's Directions for Completing This Community Association Disclosure ("Disclosure"). Seller is encouraged to contact the community association management company, property manager, and/or association board as this Disclosure must be filled out accurately and completely. Seller acknowledges that information regarding community associations can be difficult for buyers to obtain, and Buyer is relying on the information in this Disclosure when deciding whether to purchase the Property. If new information is learned by Seller which materially changes the answers herein, Seller must immediately update and provide Buyer with a revised copy of this Disclosure up until Closing. Notwithstanding Seller's duty to update this Disclosure, any payment obligations incurred by Seller pursuant to this Disclosure due to the under-disclosure of any amount herein will be calculated based on the amount stated on Seller's initial disclosure and not on the amount subsequently provided on any updated disclosure (excluding payment obligations related to the disclosure of special assessments that come Under Consideration after the Binding Agreement Date that are promptly and accurately disclosed to Buyer).

Buyer's Use of Disclosure. While this Disclosure is intended to give the Buyer basic information about the community in which Buyer is purchasing, Buyer should read the covenants and other legal documents for the community ("Covenants") to better understand Buyer's rights and obligations therein. The Buyer is advised to review "What to Consider When Buying Property in a Community Association" (CB16) and/or "What to Consider When Buying Property in a Condominium" (CB19).

A. KEY TERMS AND CONDITIONS.

1. TYPE OF ASSOCIATION IN WHICH BUYER WILL OR MAY BECOME A MEMBER. (Select all that apply. The boxes not selected shall not be a part of this Exhibit)

- ☐ Mandatory Membership Condominium Association
- ☒ Mandatory Membership Property Owners' Association or Homeowners' Association
- ☐ Mandatory Age Restricted Community
 - ☐ All units are occupied by a person 62 or older.
 - ☐ At least 80% of the occupied units are occupied by at least one person who is 55 years of age or older
- ☐ Mandatory Membership Master Association
- ☐ Optional Voluntary Association
- ☐ Voluntary Transitioning to Mandatory (Buyer shall be a ☐ voluntary or ☐ mandatory member)

2. CONTACT INFORMATION FOR ASSOCIATION(S).

a. Name of Association: Waters Communities
Contact Person / Title: Michael Rhodes
Association Management Company: Home Management Services
Telephone Number: 770 667-0595 Email Address: HMS@HMS-inc.net
Mailing Address: Po Box 2458 Website: _____
Alpharetta GA 30023

b. Name of Master Association: _____
Contact Person / Title: _____
Association Management Company: _____
Telephone Number: _____ Email Address: _____
Mailing Address: _____ Website: _____

3. ANNUAL REGULAR ASSESSMENTS ("ASSOCIATION DUES").

a. The Association Dues are paid in the following installment(s): (select the box(es) that reflect how dues are paid. Any box(es) not checked are not part of this Agreement):

- ☒ \$ 850 per year;
- ☐ \$ _____ per month;
- ☐ \$ _____ per quarter;
- ☐ \$ _____ semi-annually;
- ☐ If applicable, Buyer will be required to pay a mandatory Fee for _____, which is currently \$ _____ per _____. This Fee does not include Special Assessments, Transfer, Initiation, and Administrative Fees, utility expenses billed based upon usage, or move-in and move-out fees.

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b. If applicable, the Association Dues for the Master Association are paid in the following installment(s): (select the box(es) that reflect how dues are paid. Any box(es) not checked are not part of this Agreement):

- ☐ \$ _____ per year;
☐ \$ _____ per month;
☐ \$ _____ per quarter;
☐ \$ _____ semi-annually;

☐ If applicable, Buyer will be required to pay a mandatory Fee for _____, which is currently \$ _____ per _____. This Fee does not include Special Assessments, Transfer, Initiation, and Administrative Fees, utility expenses billed based upon usage, or move-in and move-out fees.

4. SPECIAL ASSESSMENTS.

- a. Buyer's total portion of all Special Assessments Under Consideration is \$ 0.
b. Buyer's total portion of all adopted Special Assessments is \$ 0.
c. Adopted Special Assessments shall be paid as follows: (Select all that apply. The boxes not selected shall not be a part of this Agreement) ☐ Monthly ☐ Quarterly ☐ Semi-Annually ☐ Annually ☐ Other: _____

5. TRANSFER, INITIATION, AND ADMINISTRATIVE FEES.

Buyer will pay \$ 1,500 for all Transfer, Initiation, and Administrative fees. Seller will pay any Transfer, Initiation, and Administrative Fees above this amount.

6. OTHER ASSOCIATION EXPENSES (IF APPLICABLE).

- a. **Utility Expenses.** Buyer is required to pay for utilities which are billed separately by the Association at a rate that may vary depending on usage and are in addition to any other Association Dues. The Association bills separately for:

☐ Electric ☐ Water/Sewer ☐ Natural Gas ☐ Cable TV ☐ Internet ☐ Other: _____

ASSESSMENTS PAY FOR FOLLOWING SERVICES, AMENITIES, AND COSTS. The following services, amenities, and costs are included in the Association annual assessment. (Select all which apply. Items not selected in subsections (a) and (b) below shall not be part of this Agreement).

a. For Property costs include the following:

- | | | | |
|---|---|--|---------------------------------------|
| ☐ Cable TV | ☐ Natural Gas | ☐ Pest Control | ☐ Other: _____ |
| ☐ Electricity | ☐ Water | ☐ Termite Control | ☐ Other: _____ |
| ☐ Heating | ☐ Hazard Insurance | ☐ Dwelling Exterior | ☐ Other: _____ |
| ☐ Internet Service | ☐ Flood Insurance | ☐ Yard Maintenance | ☐ Other: _____ |

b. Common Area / Element Maintenance costs include the following:

- | | | | |
|---|--|---|---|
| ☐ Concierge | ☒ Pool | ☒ Hazard Insurance | ☐ Road Maintenance |
| ☐ Gate Attendant | ☒ Tennis Court | ☒ Flood Insurance | ☐ Other: _____ |
| ☒ All Common Area Utilities | ☐ Golf Course | ☒ Pest Control | ☐ Other: _____ |
| ☒ All Common Area Maintenance | ☒ Playground | ☒ Termite Control | ☐ Other: _____ |
| ☐ Internet Service | ☐ Exercise Facility | ☒ Dwelling Exterior | ☐ Other: _____ |
| | ☐ Equestrian Facility | ☒ Grounds Maintenance | ☐ Other: _____ |
| | ☐ Marina/Boat Storage | ☒ Trash Pick-Up | ☐ Other: _____ |

7. **LITIGATION.** There ☐ IS or ☒ IS NOT any threatened or existing litigation relating to alleged construction defects in the Association in which the Association is involved. If there is such threatened or existing litigation, please summarize the same below:

☐ Check if additional pages are attached.

8. **VIOLATIONS.** Seller ☐ HAS or ☒ HAS NOT received any notice or lawsuit from the Association(s) referenced herein alleging that Seller is in violation of any rule, regulation, or Covenant of the Association. If Seller has received such a notice of violation or lawsuit, summarize the same below and the steps Seller has taken to cure the violation.

☐ Check if additional pages are attached.

b. **Seller Pays:** Seller shall pay Transfer, Initiation, and Administrative Fees in excess of the amount disclosed in Section A.5 above. In the event Seller fills in the above blank with "N/A", or anything other than a dollar amount, or is left empty, it shall be the same as Seller filling in the above blank with \$0.00. All Transfer, Initiation, and Administrative Fees paid by Seller pursuant to this section are considered actual Seller fees and are not a Seller concession or contribution to the Buyer's cost to close.

6. OTHER ASSOCIATION EXPENSES.

a. **Closing Letter:** Seller shall pay the cost of any Association account statement or clearance letter ("Closing Letter") including all amounts required by the Association or management company to be pre-paid in order to obtain such Closing Letter. Seller shall not be reimbursed at Closing for any amounts prepaid in order to obtain the Closing Letter. Within two (2) days of notice from the closing attorney, Seller shall pay for the Closing Letter as instructed by the closing attorney. Seller's failure to follow the instructions of the closing attorney may cause a delay in Closing and/or result in additional fees being charged to Seller. Closing Letter fees are not Transfer, Initiation, and Administrative Fees, Association Dues, or Special Assessments and shall be paid by the Seller regardless of the amount disclosed by Seller elsewhere herein.

b. **Move-In/Move-Out Fees:** Move-in and move-out Fees are not Transfer, Initiation, and Administrative Fees, Annual Assessments or Special Assessments and shall be paid as set forth below regardless of the amount disclosed by Seller elsewhere herein:

I. Seller shall pay any Seller move-out Fees, foreclosure Fees or other fees specifically intended by the Association to be paid by Seller, and

II. Buyer shall pay any Buyer move-in Fees, including security deposits and Fees to reserve an elevator.

1 Buyer's Signature

Print or Type Name

Date

2 Buyer's Signature

Print or Type Name

Date

☐ Additional Signature Page (F267) is attached.

1 Seller's Signature

Print or Type Name

Date

2 Seller's Signature

Print or Type Name

Date

☐ Additional Signature Page (F267) is attached.