



WALDROP STATION HOA DISCLOSURE

A. TYPE OF ASSOCIATION.

- Mandatory Membership Condominium Association
- Mandatory Membership Homeowners Association
- Voluntary Membership Homeowners Association

B. SIZE OF COMMUNITY, IF CONDOMINIUM.

- Not a Condominium

C. RESTRICTIONS

The community in which the Property is located is OR is not restricted?

D. EXISTENCE OF MASTER ASSOCIATION.

In addition to the Association referenced above, there is OR is not a master association of which the Association is already a member.

E. CONTACT INFORMATION FOR WALDROP STATION HOMEOWNERS ASSOCIATION:

Contact Person/Title: Waymon Cumberlander
HOA Management Company: Association Management Professionals, AMP
Telephone Number: 678-813-2505
E-mail Address: wcumberlander@associationmgtpros.com
Mailing Address: PO BOX 1706 Douglasville, GA 30133
Website Address of Association: waldropstation.com or associationmgtpros.com

F. ANNUAL ASSOCIATION ASSESSMENTS.

Mandatory Membership Association

The total annual assessment payable to the Association is currently \$500.00 and is paid in 2 installments (\$250.00 March 1 and \$250.00 June 1). A 10% late charge is assessed if the payment is not made by the last day of the month for the month due. All payments shall be applied first to costs, then to late charges, then to interest, then to delinquent assessments and then to current assessments.

G. FEES CHARGED UPON THE SALE OF THE PROPERTY.

There are such Fees Due Upon the Purchase of the Property and the amount of such Fees is estimated to be:

Initiation Fee: \$ 395.00 **New Account Set Fee:** \$ 225.00 **Closing Letter Fee:** \$ 75.00

H. ACCOUNT STATEMENT OR CLEARANCE LETTER. *

Any letter from the Association confirming whether assessments or other amounts are owed on the Property shall be paid within 30 days of closing or the assessments or other amounts owed will be assessed accordingly.

I. LITIGATION.

There is or is not any threatening or existing litigation relating to alleged construction defects in the Community in which the community association is involved.

J. SPECIAL ASSESSMENTS.

To the best of Seller's knowledge there is OR is not a special assessment owing to or under consideration by the Waldrop Station Homeowners Association.

K. ASSESSMENTS PAY FOR FOLLOWING SERVICES AND AMENITIES.

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

Utilities for Property

NONE

Services

Common Area Maintenance
 Landscaping

Other

Common Area Insurance

L. ADDITIONAL FEES FOR SERVICES AND FACILITIES.

There are no additional fees for the above referenced services, utilities and other paid for by the Association from the annual assessment.