

**COMMUNITY ASSOCIATION FEES, DISCLOSURES
AND RELATED ISSUES ("DISCLOSURE")
EXHIBIT "B"**



2018 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain Property known as: TRACT 23C HUCKLEBERRY ROAD, JASPER Georgia 30143 ("Property").

1. **Directions for Filling Out This Disclosure.** Seller agrees to fill out this Disclosure accurately and completely to the best of Seller's knowledge and to promptly update and provide Buyer with a revised copy of this Disclosure up until Closing if new information is learned by Seller which materially changes the answers herein.

2. **General Disclosures.** Seller hereby discloses the following to the Buyer:

A. TYPE OF ASSOCIATION.

In purchasing the Property, Buyer will either become or have the right to become a member in the following type of community association ("Association"):

[Select all which apply. The section not checked shall not be a part of this Exhibit.]

- ☐ Mandatory Membership Condominium Association
☒ Mandatory Membership Homeowners Association
☐ Voluntary Membership Homeowners Association

B. IF PROPERTY IS A CONDOMINIUM UNIT.

If the Property is a condominium unit, the number of units in the condominium is as follows: _____

C. AGE RESTRICTIONS.

The Association in which the Property is located ☐ is OR ☒ is not age restricted?

If the Community is age restricted, occupancy is limited as follows:

- ☐ At least 80% of the occupied units are occupied by at least one person who is 55 years of age or older ("Over 55 Exemption")
☐ All units are occupied by persons 62 or older ("62 and Older Exemption")

D. EXISTENCE OF MASTER ASSOCIATION.

In addition to the Association referenced above, there ☐ is OR ☒ is not a master association of which Buyer shall become a member or in which the Association is already a member.

E. CONTACT INFORMATION FOR ASSOCIATION:

Name of Association(s) MIKE JOLLY

Contact Person / Title: _____

Property Management Company: _____

Telephone Number: 404-3072075

E-mail Address: MIKE_JOLLY@HOTMAIL.COM

Mailing Address: _____

Website Address of Association: SMEPOA

3. **Information Regarding Who Pays Different Fees.**

A. DISCLOSURE REGARDING FEES.

Owners living in a mandatory membership community association have to pay certain ongoing fees, charges and assessments (collectively "Fees") to the association. Fee can and do increase over time and, on occasion, there may be the need for a special assessment. The risk of paying increased Fees is assumed by the buyer in living in a community with a mandatory membership association.

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