



2025 Community Disclosure Information

☒ HOA ☐ POA ☐ COA | Association Membership: ☒ Mandatory ☐ Voluntary Number of Units: 394

Master Association? ☐ Yes ☒ No If Yes, Name: _____

Age Restricted: ☐ Yes ☒ No

☐ If yes, At least 80% occupied by at least one (1) person aged 55+

☐ If yes, all units occupied by persons aged 62+

Contact Information:

c/o Sixes Management Group

2230 Towne Lake Parkway

Building 500, Suite 110

Woodstock, GA 30189

Phone: 770.575.0943 • Fax: 770.591.1444

Email: info@sixesmanagement.com • Website: www.sixesmanagement.com

Homeowner Login Website: <https://www.sixes.cincwebaxis.com>

Total Annual Assessment: 2025: \$795

Number of Installments: ☒ 1 (one) ☐ 2 (two) ☐ 3 (three) ☐ 4 (four) ☐ monthly – 12 (twelve)

BUYER Responsibility: Initiation Fee: \$ \$1500 developed/\$500 undeveloped New Account Set Up Fee: 235.00

SELLER Responsibility: Estoppel Letter Fee: \$10.00 Send Letter Requests: closings@sixesmanagement.com

Special Assessments: _____ ☐ Passed ☐ Under consideration

Pending Litigation? ☒ Yes ☐ No If yes, explain: Suit filed Union County July 2024

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

Utilities

- ☐ Gas
- ☐ Water
- ☐ Electric
- ☐ Heating
- ☐ Sewer

Services

- ☐ Concierge
- ☒ Gate attendant
- ☐ Trash pickup
- ☒ Road maintenance
- ☐ Maintenance of property
- ☒ Common area maintenance
- ☐ Maintenance of property
- ☐ Incl above: Grounds
- ☐ Incl above: Dwelling exterior

Amenities

- ☒ Pool
- ☐ Tennis
- ☐ Golf
- ☒ Clubhouse
- ☐ Playground
- ☐ Exercise facility
- ☒ Equestrian facility
- ☐ Entrance Gate(s)

Other

- ☐ Cable
- ☐ Pest control
- ☐ Termite control
- ☐ Fire Insurance on property
- ☐ Flood Insurance on property
- ☒ Common area insurance
- ☒ Marina Access

FHA Approved Community? ☐ Yes ☒ No If yes, explain: _____

Association Leasing Restrictions? ☒ Yes ☐ No If yes, explain: See addendum

Sixes Management Group

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This information is only valid between January 1, 2025 and December 1, 2025



Community Disclosure Information – Addendum

Additional Information: Boat storage fees are charged quarterly.

Impact Fee \$2,000 for new builds

Request for gate code & access should be submitted to security@poa1300.com

AirBNB- Short Term rental Fees are charged- currently \$75 per visit- application required

Long term rental policy in place