



Community Overview Sheet

ASSOCIATION FEE: \$750.00/Annual; Billing: \$375 due 1/1 and 4/1

Association Fee covers the cost associated with maintenance of the amenities of the community and other costs associated with running the Association.

CAPITAL CONTRIBUTION FEE: \$750.00 (new sales and re-sales)

Capital Contribution Fee goes into a reserve account for major improvements

AMENITIES:

- The Lodge - A beautiful Cedar and stone building overlooking the lake.
- Pool - A four-lane competition community pool within view of the lake.
- Tennis - Two lighted hard courts adjacent to the Lodge and pool.
- Playground - Swings, slides, and a jungle gym for the children.

WEBSITE: www.lakewindsong.com; you can view, save and print the covenants and architectural guidelines from the website.

The community is managed by: Community Management Associates
1465 Northside Drive, Suite 128
Atlanta, GA 30318
Phone: (404)835-9100, Fax: (404)835-9200
Website: cmacommunities.com

Property Manager: Rebecca Riede
Phone: (404) 835-9145 direct
Email: riede@cmacommunities.com *preferred method of communication

Closing Letters: www.cmacommunities.com, under *Frequently Requested Info*

The closing department will issue your closing letter 5 days before the closing date. Closing letters cost \$150.00, payable to Community Management Associates and this is paid at closing. Closing letters are requested via the website only.

Please advise your lenders that CMA uses CondoCerts for Condominium/HOA Certifications - www.condocerts.com