

## Eagle Watch HOA Inc

### Community Disclosure Information

- Mandatory Membership Homeowners Association
- 1,380 Units
- Community is NOT age restricted
- This community has a Master Association: Towne Lake Residential Owners' Association
- Contact Information:

Access Management Group  
1100 Northmeadow Pkwy., Suite 114  
Roswell, GA 30076  
P: 770-777-6890  
F: 770-777-6907  
Email: [info@accessmgt.com](mailto:info@accessmgt.com)  
Website: [www.accessmgt.com](http://www.accessmgt.com)

- The total annual assessment amount is \$ 1,040.64

Assessments are billed in: ☐ 1 installment ☒ 2 installments ☐ 3 installments ☐ 4 installments ☐ 12 installments

- \$295 Closing Package (rush fees apply if needed in less than 5 business days)

• Initiation Fee-\$660.00

• No Special Assessments

• No Pending Litigation

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

- |                                   |   |   |  |
|-----------------------------------|---|---|--|
| <input type="checkbox"/> Gas      | <input type="checkbox"/> Concierge                          | <input checked="" type="checkbox"/> Pool              | <input type="checkbox"/> Cable                               |
| <input type="checkbox"/> Water    | <input type="checkbox"/> Gate Attendant                     | <input checked="" type="checkbox"/> Tennis            | <input type="checkbox"/> Pest Control                        |
| <input type="checkbox"/> Electric | <input type="checkbox"/> Trash Pickup                       | <input type="checkbox"/> Golf                         | <input type="checkbox"/> Termite Control                     |
| <input type="checkbox"/> Heating  | <input type="checkbox"/> Road Maintenance                   | <input type="checkbox"/> Clubhouse                    | <input type="checkbox"/> Fire Insurance on Property          |
| <input type="checkbox"/> Sewer    | <input type="checkbox"/> Maintenance of Property            | <input checked="" type="checkbox"/> Playground        | <input checked="" type="checkbox"/> Common Area Insurance    |
|                                   | <input type="checkbox"/> Grounds                            | <input checked="" type="checkbox"/> Exercise Facility | <input checked="" type="checkbox"/> Other: Onsite Management |
|                                   | <input type="checkbox"/> Dwelling Exterior                  | <input type="checkbox"/> Equestrian Facility          | <input type="checkbox"/> Other:                              |
|                                   | <input checked="" type="checkbox"/> Common Area Maintenance | <input type="checkbox"/> Marina/Boat Storage          |  |

- Closing letter and/or Condo Questionnaire to be requested at [www.condocerts.com](http://www.condocerts.com)

• Is this an FHA approved community? N/A (Fee Simple)

• This community does have leasing restrictions

• Leasing: Rental Management Services Fee-\$299 Annually

• Fitness Center requires a keycard. A \$10 deposit for the keycard is required.

• Leasing Restrictions- 1) A copy of the lease. The lease must be a minimum of one year in length. 2. An executed copy of the Association's lease addendum (attached to email). 3. The names and contact information for all adults at the rental property. 4. Proof of a completed background check for each adult at a rental property. We do not want the background check itself, just proof (such as a receipt) that the background check was completed. 5. A yearly leasing administration fee of \$299.

*Information is subject to change*