

COMMUNITY ASSOCIATION DISCLOSURE  
EXHIBIT " \_\_\_\_\_ "



2026 Printing

This Exhibit is part of the Agreement with an Offer Date of \_\_\_\_\_ for the purchase and sale of that certain Property known as: 2576 Traverse Trail, Evans, Georgia 30809 ("Property").

**Seller's Directions for Completing This Community Association Disclosure ("Disclosure").** Seller is encouraged to contact the community association management company, property manager, and/or association board as this Disclosure must be filled out accurately and completely. Seller acknowledges that information regarding community associations can be difficult for buyers to obtain, and Buyer is relying on the information in this Disclosure when deciding whether to purchase the Property. If new information is learned by Seller which materially changes the answers herein, Seller must immediately update and provide Buyer with a revised copy of this Disclosure up until Closing. Notwithstanding Seller's duty to update this Disclosure, any payment obligations incurred by Seller pursuant to this Disclosure due to the under-disclosure of any amount herein will be calculated based on the amount stated on Seller's initial disclosure and not on the amount subsequently provided on any updated disclosure (excluding payment obligations related to the disclosure of special assessments that come Under Consideration after the Binding Agreement Date that are promptly and accurately disclosed to Buyer).

**Buyer's Use of Disclosure.** While this Disclosure is intended to give the Buyer basic information about the community in which Buyer is purchasing, Buyer should read the covenants and other legal documents for the community ("Covenants") to better understand Buyer's rights and obligations therein. The Buyer is advised to review "What to Consider When Buying Property in a Community Association" (CB16) and/or "What to Consider When Buying Property in a Condominium" (CB19).

**A. KEY TERMS AND CONDITIONS.**

1. **TYPE OF ASSOCIATION IN WHICH BUYER WILL OR MAY BECOME A MEMBER.** (Select all that apply. The boxes not selected shall not be a part of this Exhibit)

- Mandatory Membership Condominium Association
- Mandatory Membership Property Owners' Association or Homeowners' Association
- Mandatory Age Restricted Community
  - All units are occupied by a person 62 or older.
  - At least 80% of the occupied units are occupied by at least one person who is 55 years of age or older
- Mandatory Membership Master Association
- Optional Voluntary Association
- Voluntary Transitioning to Mandatory (Buyer shall be a  voluntary or  mandatory member)

2. **CONTACT INFORMATION FOR ASSOCIATION(S).**

a. Name of Association: Association Link  
Contact Person / Title: \_\_\_\_\_  
Association Management Company: \_\_\_\_\_  
Telephone Number: 706-922-0903 Email Address: \_\_\_\_\_  
Mailing Address: 4420 Evans to Locks Rd Website: www.associationlink.net  
Evans, GA 30809

b. Name of Master Association: \_\_\_\_\_  
Contact Person / Title: \_\_\_\_\_  
Association Management Company: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_ Website: \_\_\_\_\_

3. **ANNUAL REGULAR ASSESSMENTS ("ASSOCIATION DUES").**

a. The Association Dues are paid in the following installment(s): (select the box(es) that reflect how dues are paid. Any box(es) not checked are not part of this Agreement):

- \$ 650 per year;
- \$ \_\_\_\_\_ per month;
- \$ \_\_\_\_\_ per quarter;
- \$ \_\_\_\_\_ semi-annually;
- If applicable, Buyer will be required to pay a mandatory Fee for \_\_\_\_\_, which is currently \$ \_\_\_\_\_ per \_\_\_\_\_. This Fee does not include Special Assessments, Transfer, Initiation, and Administrative Fees, utility expenses billed based upon usage, or move-in and move-out fees.

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b. If applicable, the Association Dues for the Master Association are paid in the following installment(s): (select the box(es) that reflect how dues are paid. Any box(es) not checked are not part of this Agreement):

- \$ \_\_\_\_\_ per year;
- \$ \_\_\_\_\_ per month;
- \$ \_\_\_\_\_ per quarter;
- \$ \_\_\_\_\_ semi-annually;

If applicable, Buyer will be required to pay a mandatory Fee for \_\_\_\_\_, which is currently \$ \_\_\_\_\_ per \_\_\_\_\_. This Fee does not include Special Assessments, Transfer, Initiation, and Administrative Fees, utility expenses billed based upon usage, or move-in and move-out fees.

**4. SPECIAL ASSESSMENTS.**

- a. Buyer's total portion of all Special Assessments Under Consideration is \$ \_\_\_\_\_.
- b. Buyer's total portion of all adopted Special Assessments is \$ \_\_\_\_\_.
- c. Adopted Special Assessments shall be paid as follows: (Select all that apply. The boxes not selected shall not be a part of this Agreement)  Monthly  Quarterly  Semi-Annually  Annually  Other: \_\_\_\_\_

**5. TRANSFER, INITIATION, AND ADMINISTRATIVE FEES.**

Buyer will pay \$ \_\_\_\_\_ for all Transfer, Initiation, and Administrative fees. Seller will pay any Transfer, Initiation, and Administrative Fees above this amount.

**6. OTHER ASSOCIATION EXPENSES (IF APPLICABLE).**

a. **Utility Expenses.** Buyer is required to pay for utilities which are billed separately by the Association at a rate that may vary depending on usage and are in addition to any other Association Dues. The Association bills separately for:

- Electric  Water/Sewer  Natural Gas  Cable TV  Internet  Other: \_\_\_\_\_

**ASSESSMENTS PAY FOR FOLLOWING SERVICES, AMENITIES, AND COSTS.** The following services, amenities, and costs are included in the Association annual assessment. (Select all which apply. Items not selected in subsections (a) and (b) below shall not be part of this Agreement).

a. **For Property costs include the following:**

- |   |   |  |                                       |
|---|---|--|---------------------------------------|
| <input type="checkbox"/> Cable TV         | <input type="checkbox"/> Natural Gas      | <input type="checkbox"/> Pest Control      | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Electricity      | <input type="checkbox"/> Water            | <input type="checkbox"/> Termite Control   | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Heating          | <input type="checkbox"/> Hazard Insurance | <input type="checkbox"/> Dwelling Exterior | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Internet Service | <input type="checkbox"/> Flood Insurance  | <input type="checkbox"/> Yard Maintenance  | <input type="checkbox"/> Other: _____ |

b. **Common Area / Element Maintenance costs include the following:**

- |   |  |   |   |
|---|--|---|---|
| <input type="checkbox"/> Concierge                              | <input checked="" type="checkbox"/> Pool       | <input type="checkbox"/> Hazard Insurance               | <input type="checkbox"/> Road Maintenance                           |
| <input type="checkbox"/> Gate Attendant                         | <input type="checkbox"/> Tennis Court          | <input type="checkbox"/> Flood Insurance                | <input checked="" type="checkbox"/> Other: <u>trail maintenance</u> |
| <input checked="" type="checkbox"/> All Common Area Utilities   | <input type="checkbox"/> Golf Course           | <input type="checkbox"/> Pest Control                   | <input type="checkbox"/> Other: _____                               |
| <input checked="" type="checkbox"/> All Common Area Maintenance | <input checked="" type="checkbox"/> Playground | <input type="checkbox"/> Termite Control                | <input type="checkbox"/> Other: _____                               |
| <input type="checkbox"/> Internet Service                       | <input type="checkbox"/> Exercise Facility     | <input type="checkbox"/> Dwelling Exterior              | <input type="checkbox"/> Other: _____                               |
|   | <input type="checkbox"/> Equestrian Facility   | <input checked="" type="checkbox"/> Grounds Maintenance | <input type="checkbox"/> Other: _____                               |
|   | <input type="checkbox"/> Marina/Boat Storage   | <input type="checkbox"/> Trash Pick-Up                  | <input type="checkbox"/> Other: _____                               |

7. **LITIGATION.** There  IS or  IS NOT any threatened or existing litigation relating to alleged construction defects in the Association in which the Association is involved. If there is such threatened or existing litigation, please summarize the same below:

\_\_\_\_\_  
\_\_\_\_\_

Check if additional pages are attached.

8. **VIOLATIONS.** Seller  HAS or  HAS NOT received any notice or lawsuit from the Association(s) referenced herein alleging that Seller is in violation of any rule, regulation, or Covenant of the Association. If Seller has received such a notice of violation or lawsuit, summarize the same below and the steps Seller has taken to cure the violation.

\_\_\_\_\_  
\_\_\_\_\_

Check if additional pages are attached.

b. **Seller Pays:** Seller shall pay Transfer, Initiation, and Administrative Fees in excess of the amount disclosed in Section A.5 above. In the event Seller fills in the above blank with "N/A", or anything other than a dollar amount, or is left empty, it shall be the same as Seller filling in the above blank with \$0.00. All Transfer, Initiation, and Administrative Fees paid by Seller pursuant to this section are considered actual Seller fees and are not a Seller concession or contribution to the Buyer's cost to close.

**6. OTHER ASSOCIATION EXPENSES.**

- a. **Closing Letter:** Seller shall pay the cost of any Association account statement or clearance letter ("Closing Letter") including all amounts required by the Association or management company to be pre-paid in order to obtain such Closing Letter. Seller shall not be reimbursed at Closing for any amounts prepaid in order to obtain the Closing Letter. Within two (2) days of notice from the closing attorney, Seller shall pay for the Closing Letter as instructed by the closing attorney. Seller's failure to follow the instructions of the closing attorney may cause a delay in Closing and/or result in additional fees being charged to Seller. Closing Letter fees are not Transfer, Initiation, and Administrative Fees, Association Dues, or Special Assessments and shall be paid by the Seller regardless of the amount disclosed by Seller elsewhere herein.
- b. **Move-In/Move-Out Fees:** Move-in and move-out Fees are not Transfer, Initiation, and Administrative Fees, Annual Assessments or Special Assessments and shall be paid as set forth below regardless of the amount disclosed by Seller elsewhere herein:
  - I. Seller shall pay any Seller move-out Fees, foreclosure Fees or other fees specifically intended by the Association to be paid by Seller; and
  - II. Buyer shall pay any Buyer move-in Fees, including security deposits and Fees to reserve an elevator.

\_\_\_\_\_  
1 Buyer's Signature

\_\_\_\_\_  
Print or Type Name


\_\_\_\_\_  
Date

\_\_\_\_\_  
2 Buyer's Signature

\_\_\_\_\_  
Print or Type Name

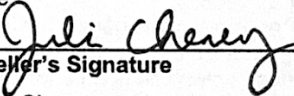
\_\_\_\_\_  
Date

Additional Signature Page (F267) is attached.

  
\_\_\_\_\_  
1 Seller's Signature

Todd Cheney  
\_\_\_\_\_  
Print or Type Name

29 Jan 2026  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
2 Seller's Signature

Julia Cheney  
\_\_\_\_\_  
Print or Type Name

29 Jan 2026  
\_\_\_\_\_  
Date

Additional Signature Page (F267) is attached.