

## Windward Community Services Association, Inc Community Disclosure Information

- Mandatory Membership Homeowners Association
- 2474 Units
- Community is NOT age restricted
- This Community has 45 Neighborhoods incl. 10 Sub Associations(additional fees to be collected)

- 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 \$ 840.00

*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-\$1,000.00

- 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 type="checkbox"/> Pool                  | <input type="checkbox"/> Cable   |
| <input type="checkbox"/> Water    | <input type="checkbox"/> Gate Attendant                     | <input 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 type="checkbox"/> Exercise Facility     | <input checked="" type="checkbox"/> Other: Lake & Parks                |
|                                   | <input type="checkbox"/> Dwelling Exterior                  | <input type="checkbox"/> Equestrian Facility   | <input checked="" type="checkbox"/> Other: Architectural Consultations |
|                                   | <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 not have leasing restrictions

- Some sub-associations have additional fees.

- Fob for boat ramp is \$20.

- Covenants and Architectural Modifications are heavily enforced.

*Information is subject to change*