



MARTINS LANDING FOUNDATION Realtor and Listing Information

Closing Letter/Questionnaire:

To order a closing letter or order a foreclosure account balance invoice the closing attorney must go to www.heritageproperty.com click on Closing Request, and set up a login. If a questionnaire and/or supplemental documents are needed the lender must go to www.heritageproperty.com click on Closing Request, and set up a login. If a questionnaire is needed they will be instructed to call 1-866-925-5004 to ensure the most current information is provided.

Current Assessments (Amounts are subject to change):

Master Association membership is mandatory. Master Association Membership Assessment is \$707 annually for 2019. Homeowner Association Membership is mandatory. Homeowner Association Membership Assessment is dependent on the sub-association where the home resides. \$84 Special assessment for 2018 and 2019. No initiation fee.

Assessments Cover:

The assessment covers the amenities of Martin's Landing Foundation, which include 3 pools, 15 tennis courts, lake, pond, walking trails, clubhouse and meeting room.

Special Assessment:

\$84 Special Assessment per unit due on 01/01/2019 for repair/replacement of bridges, boardwalks and retaining walls near lake. This was passed by the Association in August 2017.

Is the Association FHA approved?

In order to verify the FHA status on the community please contact FHA directly or visit their site www.hud.gov.

What month is the annual meeting?

March

When does the fiscal year end?

December 31

Pet Restrictions:

None for MLF. Sub-associations may have more restrictive guidelines. Contact the representative for the sub-association.

Leasing Restrictions:

Follow sub-association guidelines.

Lockbox Policy:

None

Open House Policy:

- Placement of real estate directional/open house signs within Martin's Landing is governed by the rules established in the Roswell UDC code in Section 10.3.6.A.5.

Signs - Real Estate - Unified Development Code Section 10.3.6.A.5

Real estate directional signs shall be allowed for a maximum period of 2 consecutive days in any one week. The following rules shall apply to all such signs:

1. Maximum of three (3) off-premises signs per house/lot.
 2. Such signs shall be located within two (2) miles of the property to which they refer, as measured along existing streets.
 3. No such sign shall be located on any public right-of-way.
 4. Signs shall not exceed a maximum area of four (4) square feet.
 5. Not more than one (1) such sign shall be allowed at any "T" intersection.
 6. No more than two (2) such signs shall be allowed at any four-way intersection.
 7. Such signs shall not have any balloons, streamers, and pennants, etc. attached.
 8. Such signs shall not be illuminated.
 9. Such directional signs shall only be placed on property with the owner's express written permission.
- As an initial remedy for a sign in violation of the Roswell UDC code, homeowners and residents are encouraged to contact the sign owner/agent to retrieve their sign(s) or drop the sign(s) at the property management office for retrieval by the agent.
 - If a sign remains in violation it can be reported to the appropriate Roswell City Department for enforcement.

"For Sale" Sign Policy:

A "For Sale" sign may be placed in front of each home, with the exception of the Townhomes and Condos. A sign may be placed in the window of the Townhomes and Condos.

Does the Association require the Homeowner to maintain insurance on their unit?

Yes