



MARTINS LANDING FOUNDATION

Community Disclosure and Listing Information

Closing Letters:

To order a closing letter for the master association, you will need to place an order online via Marketplace at <https://marketplace.communityarchives.com>. Please note that you may also need a closing letter from your sub-association.

Type of Association:

Martin's Landing Foundation is a "Mandatory Membership Master Association". The following sections (a.k.a. sub-associations) of Martin's Landing have an additional "Mandatory Membership Community Association":

East Hillside

Lakeview

Martin Lakes Condos

North Pond

North Shore

Six Branches

South Shore

The Landings Townhomes

Wynfield Gables

Community is NOT age restricted.

Contact Information for Community Association:

If home resides in one of the above mentioned sub-associations, email addresses to request detailed contact information for those sub-associations can be found at martinslanding.org/neighborhoods/:

Contact Information for Master Association:

Name of Master Association: Martin's Landing Foundation

Contact Person: Devon Nichols Reiss - Property Manager

Associations Management Company: Homeside Properties

Telephone Number: 770-992-6432

Email Address: mlf@martinslanding.org

Mailing Address: 9205 Martin Rd, Roswell, GA 30076

Current Assessments (amounts are subject to change):

2024 Master Association Membership Assessment is \$789.20 annually.

The 2025 Master Association Membership Assessment will be \$789.20 annual.

The following sub-associations of Martin's Landing have an additional "*Mandatory Membership Community Association*" with associated assessments. Email addresses to request the current assessments for those sub-associations can be found at martinslanding.org/neighborhoods/:

East Hillside

Lakeview

Martin Lakes Condos

North Pond

North Shore

Six Branches

South Shore

The Landings Townhomes

Wynfield Gables

Special Assessments:

On October 10, 2024, MLF approved a Special Assessment in the amount of \$586.18 per lot/unit. The Special Assessment is to fund renovation of the River Rec Area pool and surrounding facilities, driveways, and misc associated expenses. Homeowners may pay the Special Assessment in full on or before December 1, 2024. The MLF Board has approved a 6 month payment plan for the Special Assessment as follows:

\$97.70 – December 1, 2024

\$97.70 – January 1, 2025

\$97.70 – February 1, 2025

\$97.70 – March 1, 2025

\$97.70 – April 1, 2025

\$97.68 – May 1, 2025

The amount of the Special Assessment that will be the responsibility of the Buyer will be dependent on the closing date of the property.

Transfer and Administrative Fees:

Closing Letter Fee: \$300 - may be additional charges for rush orders

Account Set Up Fee: \$185

Initiation Fee: \$0

Utility Expenses:

No utility expenses are billed by the Master Association.

Assessments Cover:

The assessment covers the common area / element maintenance, amenities, and costs as follows:

Pool

Tennis

Playground

Trails

Lake

All Common Area Maintenance

All Common Area Utilities

All Common Area Hazard Insurance

Litigation

There currently IS NOT any threatened or existing litigation relating to alleged construction defects in the Association in which the Association is involved. Please contact management regarding any inquiries on pending litigation.

What month is the annual meeting?

March

When does the fiscal year end?

December 31

Leasing Restrictions:

No Master Association rental restrictions. Contact appropriate sub-association to request rental restriction policies.

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.