



## Colonies at Habersham HOA

### Fee Schedule

#### **Dues**

**Annual Dues:** **\$360.00** (EY2023)  
-prorated from the day of closing thru the end of the year

**Capital Contribution (one time fee upon purchase of property):** **\$95.00**  
-collected from Purchaser at closing

#### **Fees**

**Escrow Demand Letter:** **\$150.00**  
-due from Seller at closing  
-includes Account Statement, and digital copies of Covenants, and By-Laws

**Owner Record Change:** **\$100.00**  
-due from Purchaser at closing  
-New Owner Census Form

(Demand Letters and Owner Record Changes shall be provided within 48 hours of request)

**Annual dues may be paid either via mail, or online Owner portal.**

**Dues and Capital Contributions, using separate checks, made Payable to:**

**Colonies at Habersham HOA  
10634 Ford Avenue, Richmond Hill Ga 31324**

**All fees payable to: Magnolia Coastal Properties, LLC  
10634 Ford Ave, Richmond Hill Ga 31324**

**Annual dues are paid once per year, either via mail, or online Owner portal.**

## **Highlights of current Covenants and current By-laws**

(This list in no way confirms the entirety of the Covenants and By-laws - always refer to the most current version)

- **FY2024 Dues are \$360.00**
- **Dues are considered late after 01 February of each year**
- **Dues may be paid online thru your Owners portal or mailed to:**
  - Colonies at Habersham**
  - c/o Magnolia Coastal Properties, LLC**
  - 10634 Ford Avenue**
  - Richmond Hill, GA 31324**
- **Lawn is to be regularly groomed and and maintained**
- **No Commercial business or trade activity shall be allowed on any lot**
- **No Commercial equipment or vehicle(s) except pick-up trucks shall be parked or stored on any lot except behind a fence to the side or rear of the main dwelling house**
- **No temporary structures allowed except with HOA approval. Approved temporary structures must be removed within 6 months.**
- **Sheds, carports, covered structures, etc must be approved by the HOA.**
- **Fences must have written approval from HOA. Fences may only be made of white vinyl or wrought iron/aluminum, and may not be greater than 6 feet in height.**
- **No satellites dishes or antennas may be visible from the front of the house, nor attached to the roof, except when not visible from the street.**

### **Fines (per violation):**

- first letter is a warning
- second letter is \$100.00 fine payable on your Owner portal
- third letter is all fees associated with assessing a lien on your property

**All requests should be sent thru your Owners portal, or mailed to the above address. Requests are answered in the order they are received. Answers shall be done in a timely manner. No answer does not approve the request.**

**If you have misplaced a copy of the Covenants and/or By-Laws which were provided to you at closing, thru your Owner portal or by requesting an additional copy from Magnolia Coastal Properties, LLC by sending an email request with your name, contact phone number and property address to:**  
**[cahhoa@magnoliacoastal.com](mailto:cahhoa@magnoliacoastal.com)**



Colonies at Habersham Home Owners Association, LLC

C/O Magnolia Coastal Properties, LLC  
 10634 Ford Avenue  
 Richmond Hill, GA 31324  
 912-756-6888 Phone  
[hoa@magnoliacoastal.com](mailto:hoa@magnoliacoastal.com)

**Owner Information Sheet**

Welcome! Please fill out the below information so we can register your account.

Unit Number/Address: \_\_\_\_\_

\_\_\_ Owner Occupied      \_\_\_ Second Home      \_\_\_ Rental

Full Name of All Owners: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Mailing Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

Home Phone: \_\_\_\_\_

Cell Phone: \_\_\_\_\_

Work Phone: \_\_\_\_\_

Email: \_\_\_\_\_

Alternate Email: \_\_\_\_\_

*I would like to receive official notices from the Association via:*

\_\_\_\_\_ *Email*      \_\_\_\_\_ *First Class Mail USPS*

*Please provide printed name and signature of person completing Census Form*

Name (print)	Signature	Date
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Complete all information, and mail or email to Magnolia Coastal Properties, LLC, 10634 Ford Avenue, Richmond Hill, GA 31324. If you move or any information changes please update the Association records by contacting the management company at the mailing or email address above or call 912-756-6888.