

# Closing Letter and Documents

HVO-A00593

Association: **Centennial Lakes Community Association, Inc.**  
Current Owner: **Matthew Klinger and Kristen Klinger**  
Property Address: **320 Liberty Drive , Acworth, GA 30102**  
Purchaser Name: **Jian Hua**  
Date Prepared: **11/21/25**

*Key cards to access amenities and should be turned over at closing.*

*Per new policy, if a closing letter needs to be reprocessed do to payments made after closing letter was submitted, there will be a \$20 reprocessing fee. It is encouraged that the seller stop any auto payments, and not make any payments. There will be no late fees during this processing time, and will allow for a smoother transition. This does not apply if a closing letter has to be reprocessed due to cleared violations or any other situations that will be addressed on a case by case basis.*

## **PRINCIPAL CONTACT**

The following information is the principal contact for the Association:

Company Name: **Sixes Management Group, LLC**  
Contact: **Closing Team**  
Address: **2230 Towne Lake Pkwy Bldg 500-110  
Woodstock, GA 30189-5543**  
Phone: **800-310-6552**  
Email: **customerservice@condocerts.com**

## **REQUESTER INFORMATION**

The following information has been requested by:

Company Name:	<b>Leaders Law Firm LLC</b>	Escrow / File #:	
Contact:	<b>Eric Shen</b>	Date Ordered:	<b>11/12/25</b>
Address:	<b>950 East Paces Ferry Rd Ne, Su Atlanta, GA 30326</b>	Closing Date:	<b>12/9/25</b>
Phone:	<b>(404) 996-8779</b>		
Email:	<b>support@leaderslawfirm.com</b>		

## **VIOLATION INFORMATION**

The Unit does NOT currently have any known or open violations that violate a provision of the governing documents.

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### **RECURRING ASSESSMENT(S)**

Amount of all assessments and any other mandatory fees or charges currently imposed by Centennial Lakes Community Association, Inc.:

Name	Description	Paid Through	Next Due Date
<b>Assessment</b>	<b>\$400.00 due Semi-Annually on the 1st</b> <i>Assessments are subject to change per the next approved Budget.</i>	<b>12/31/2025</b>	<b>1/1/2026</b>

### **LATE FEES**

A late fee of **10%** is added to the account if it is not paid in full within **10** days of the due date.

*10% Late Fee applied on Feb. 15th and April 15th.*

### **ACCOUNT BALANCE**

The following is the current account balance for the Property as of **11/12/25**:

Account Balance:      **\$0.00**

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## **SCHEDULE OF FEES CHARGED FOR CLOSING STATEMENT**

Any post-closing fee charged by the common interest community manager, if any, and associated with the purchase, disposition and maintenance of the unit and the use of common elements, and the status of the account:

<u>Item</u>	<u>Status</u>	<u>Due From</u>	<u>Payable To</u>	<u>Amount</u>
Owner's Current Balance as of 11/12/25	Pay at Close	Seller	Association	\$0.00
Standard Closing Letter and Documents Package (7 Business Days)	Paid	Seller	Management Company	\$30.00
Budget	Paid	Seller	Management Company	Incl.
Bylaws	Paid	Seller	Management Company	Incl.
CC&R-Declarations	Paid	Seller	Management Company	Incl.
Insurance	Paid	Seller	Management Company	Incl.
New Account Setup Fee	Pay at Close	Buyer	Management Company	\$235.00
Estoppel Letter Fee	Pay at Close	Seller	Association	\$10.00

## **REMIT AT CLOSING**

The following is a summary of the amounts due at closing:

<b>Payable to Centennial Lakes Community Association, Inc. (Association)</b>	<b>\$10.00</b>
Centennial Lakes Community Association, Inc. c/o Sixes Management Group, LLC 2230 Towne Lake Pkwy Bldg 500-110 Woodstock, GA 30189-5543	
<b>Payable to Sixes Management Group, LLC (Management Company)</b>	<b>\$235.00</b>
Sixes Management Group, LLC 2230 Towne Lake Pkwy Bldg 500-110 Woodstock, GA 30189-5543	

## **ADDITIONAL COMMENTS**

Amendment in Process



## Centennial Lakes Community Association, Inc.

### 2025 Community Disclosure Information

HOA  POA  COA | Association Membership:  Mandatory  Voluntary Number of Units: 900

Master Association?  Yes  No If Yes, Name: \_\_\_\_\_

Age Restricted:  Yes  No

If yes, At least 80% occupied by at least one (1) person aged 55+

If yes, all units occupied by persons aged 62+

#### Contact Information:

Heather Shaw

c/o Sixes Management Group  
2230 Towne Lake Parkway  
Building 500, Suite 110  
Woodstock, GA 30189

Phone: 770.575.0943 · Fax: 770.591.1444

Email: [info@sixesmanagement.com](mailto:info@sixesmanagement.com) · Website: [www.sixesmanagement.com](http://www.sixesmanagement.com)

Homeowner Login Website: <https://www.sixes.cincwebaxis.com>

Total Annual Assessment: 800

Number of Installments:  1 (one)  2 (two)  3 (three)  4 (four)  monthly – 12 (twelve)

BUYER Responsibility: Initiation Fee: \$ \$300 New Construction Only - Not for Resales New Account Set Up Fee: 235.00

SELLER Responsibility: Estoppel Letter Fee: \$10.00 Send Letter Requests: [closings@sixesmanagement.com](mailto:closings@sixesmanagement.com)

Special Assessments: N/A  Passed  Under consideration

Pending Litigation?  Yes  No If yes, explain: \_\_\_\_\_

#### The following services and amenities are paid for by the Association from the annual assessment:

Utilities  
 Gas  
 Water  
 Electric  
 Heating  
 Sewer

Services  
 Concierge  
 Gate attendant  
 Trash pickup  
 Road maintenance  
 Maintenance of property  
 Common area maintenance  
 Maintenance of property  
 Incl above: Grounds  
 Incl above: Dwelling exterior

Amenities  
 Pool  
 Tennis  
 Golf  
 Clubhouse  
 Playground  
 Exercise facility  
 Equestrian facility  
 Entrance Gate(s)

Other  
 Cable  
 Pest control  
 Termite control  
 Fire Insurance on property  
 Flood Insurance on property  
 Common area insurance  
 Basketball/Volleyball/Trails  
 Lake/Pond

FHA Approved Community?  Yes  No If yes, explain: \_\_\_\_\_

Association Leasing Restrictions?  Yes  No If yes, explain: 25% - Cap Not Met - Application Required

#### Sixes Management Group

2230 Towne Lake Parkway, Building 500, Suite 110 · Woodstock, GA 30189 · 770.575.0943 · [info@sixesmanagement.com](mailto:info@sixesmanagement.com)

This information is only valid between January 1, 2025 and December 1, 2025