

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

VIOLATION INFORMATION

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

Closing Letter and Documents

HVO-A00593

RECURRING ASSESSMENT(S)

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

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

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**

Closing Letter and Documents

HVO-A00593

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:

Payable to Centennial Lakes Community Association, Inc. (Association) \$10.00

Centennial Lakes Community Association, Inc.
c/o Sixes Management Group, LLC
2230 Towne Lake Pkwy Bldg 500-110
Woodstock, GA 30189-5543

Payable to Sixes Management Group, LLC (Management Company) \$235.00

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 • Website: 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

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

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