



LAKE MEELER

NOTICE TO LAKE MEELER HOMEOWNERS,

PROSPECTIVE PURCHASERS, AND REAL ESTATE REPRESENTATIVES

Please be advised that homeowners and their real estate representatives are responsible for providing prospective purchasers with accurate information regarding the Lake Meeler Homeowners Association, Inc. and the obligations associated with ownership within the community.

1. Mandatory Association Membership

Every owner of a Lot automatically becomes a member of the Lake Meeler Homeowners Association, Inc. upon taking title to the property. Membership remains in effect throughout the entire period of ownership and transfers automatically with the conveyance of the Lot.

2. Annual Association Assessments

The adopted annual assessment for 2026 is **\$345 per Lot**. The annual assessment is established through the Association's annual budget and may change in future years.

Assessments, late charges, interest, enforcement costs, and other authorized charges may become a personal obligation of the owner and a continuing lien against the Lot. Annual assessments are prorated as of the closing date. Closing attorneys should contact the Association or its management company for an estoppel certificate confirming assessments and charges associated with the property.

3. Covenant Protected Community

Lake Meeler is governed by recorded Covenants, Conditions and Restrictions, amendments, Bylaws, Rules and Regulations, and policies adopted by the Board of Directors. The Declaration has been submitted to the Georgia Property Owners' Association Act.

Owners, occupants, tenants, guests, and invitees are required to comply with the Association's governing documents. Violations may result in notices, daily fines, suspension of membership or use rights, legal action, recovery of enforcement expenses, and liens against the property when authorized by the governing documents and applicable law.

4. Residential Use

Lake Meeler is a single family residential community. Lots must be used primarily for single family residential purposes. Limited ancillary business activities may be permitted only when they comply with the conditions contained in the Declaration and do not affect the residential character of the community.

5. Leasing and Rental Restrictions

Leasing a property within Lake Meeler is prohibited unless the owner qualifies as a grandfathered owner or receives a Leasing Permit or Hardship Permit from the Board of Directors.

The following conditions apply:

1. An owner generally must occupy the residence for at least twenty four months before applying for a Leasing Permit.
2. No more than five percent of the Lots in Lake Meeler may be leased, subject to the grandfathering provisions contained in the recorded amendment.
3. When the leasing limit has been reached, qualified owners may be placed on a waiting list.
4. All leases must be in writing and submitted to the Board at least ten days before the lease begins.
5. A copy of the fully executed lease must be provided to the Board within ten days after execution.
6. The entire Lot must be leased. Renting individual rooms and subleasing are prohibited unless specifically approved in writing.
7. The initial lease term must be at least one year unless the Board provides written approval otherwise.
8. Short term rentals, including Airbnb and VRBO rentals, are strictly prohibited.
9. A Lease Administration Fee may be charged annually in an amount established by the Board.
10. Owners remain responsible for the actions of their tenants, occupants, and guests and must provide tenants with the applicable governing documents.

6. Architectural Approval Requirements

Prior written approval from the Architectural Control Committee is required before beginning an exterior modification or improvement. This includes, but is not limited to:

Exterior painting or staining, fences, walls, sheds, outbuildings, decks, patios, pools, additions, play equipment, retaining walls, significant landscaping, tree removal, grading, drainage work, and other changes affecting the exterior appearance of a Lot or structure.

Homeowners are responsible for obtaining any required governmental permits and complying with building codes, property lines, easements, and setback requirements.

7. Real Estate Signs

One professionally produced For Sale sign provided by an authorized real estate representative is permitted on the Lot. Other signs remain subject to the Declaration and the Association's Rules and Regulations. Political signs are not permitted.

8. Governing Documents and Association Information

Current community documents, forms, notices, and other Association information may be obtained through:

Lake Meeler Community Website

www.lakemeeler.com

Compass Association Management

1011 Woodridge Lane, Suite 103

Watkinsville, Georgia 30677

Community Association Manager

Ansley Irvin

Telephone: 706 549 9600

Email: ansley@compassassocmgmt.com

Homeowners and real estate representatives should ensure that prospective purchasers receive or are given access to the current Declaration, recorded amendments, Bylaws, Rules and Regulations, Compliance and Enforcement Policy, adopted budget, and Architectural Change Request Form.

Please feel free to direct any questions to Compass Property Management Services or the Lake Meeler Board (support@lakemeeler.com) via the Association website at

<https://www.lakemeeler.com/>