

8X53884 PG0423

Exhibit "A"

FILED AND RECORDED
CLERK SUPERIOR COURT
GWINNETT COUNTY GA

2015 OCT 16 PM 2:00

RICHARD ALEXANDER, CLERK

PT-61# 67-2015-025902
GWINNETT CO. GEORGIA
REAL ESTATE TRANSFER TAX
\$ 40.00
RICHARD T. ALEXANDER, JR. CLERK OF
SUPERIOR COURT

DP
2177aak

Return Recorded Document to:
CHALKER & CHALKER, P.C.
3550 GEORGE BUSBEE PARKWAY, SUITE 100
KENNESAW, GA 30144

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF COBB

File #: 15-09048

This Indenture made this 11th day of October, 2015 between SALLY LYNNE KNAPP, of the County of Gwinnett, State of GEORGIA, as party or parties of the first part, hereinafter called Grantor, and KATHERINE M. PARKER, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND 00/100'S (\$10.00) Dollars and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee,

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF BY REFERENCE THERETO.

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of.

[Handwritten signature]
Witness
[Handwritten signature]
Notary Public

Sally Lynne Knapp (SEAL)
SALLY LYNNE KNAPP

____ (SEAL)

____ (SEAL)



0093211

BK53884 PG0424

DP
12671a

EXHIBIT "A"

ALL THAT TRACT OR PARCEL (KNOWN AS RESIDENCE NO. 1124 COUNTRY COURT OF THE WILLOWRUN AT NORTHWOOD CONDOMINIUM, GWINNETT COUNTY, GEORGIA, AND MORE SPECIFICALLY HEREINAFTER DESCRIBED) OF THOSE LAND IN LAND LOTS 180 AND 179 OF THE 6TH DISTRICT OF GWINNETT COUNTY, GEORGIA, THE WHOLE OF SUCH PART OF THOSE LANDS HAVING BEEN SUBJECTED TO THE CONDOMINIUM FORM OF OWNERSHIP (UNDER PROVISIONS OF THE ACT OF THE GENERAL ASSEMBLY OF THE STATE OF GEORGIA APPROVED APRIL 12, 1963, GEORGIA LAWS 1963, PAGES 561 THROUGH 575, AS HERETOFORE AMENDED, AND AS THE SAME MAY HEREAFTER BE AMENDED FROM TIME TO TIME) BY DECLARATION OF WILLOWRUN AT NORTHWOOD CONDOMINIUM, RECORDED IN DEED BOOK 868 PAGES 142-188, GWINNETT COUNTY, GEORGIA RECORDS, OR A RECORDED AMENDMENT THERETO (HEREINAFTER COLLECTIVELY REFERRED TO AS THE "CONDOMINIUM DECLARATION"). THE PRECISE PROPERTY HEREINAFTER CONVEYED IS IDENTIFIED AND MORE PARTICULARLY DESCRIBED IN THE CONDOMINIUM DECLARATION, AND IN THE PHASE I OF PLAT OF SURVEY DATED APRIL 22, 1974, AND RECORDED AT APARTMENT OR CONDOMINIUM PLAT BOOK 1, PAGE 26, GWINNETT COUNTY, GEORGIA RECORDS AS RESIDENCE NO. 1124 COUNTRY COURT, UN. 2, BLDG. 21 OF THE WILLOWRUN AT NORTHWOOD CONDOMINIUM, TOGETHER WITH ALL THE APPURTENANCE THERETO, THE DESCRIPTION AS CONTAINED IN THE CONDOMINIUM DECLARATION AND PHASE I PLAT OF SURVEY (AND REVISED OR SUPPLEMENTAL PLATS OF SURVEY) BEING EXPRESSLY BY REFERENCE INCORPORATED HEREIN AND MADE A PART HEREOF. THE INTEREST HEREIN CONVEYED INCLUDES, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, THE PERCENTAGE UNDIVIDED INTEREST IN THE COMMON AREAS AND FACILITIES OF THE WILLOWRUN AT NORTHWOOD CONDOMINIUM COMPUTED IN ACCORDANCE WITH PARAGRAPH XIV.D. OF THE CONDOMINIUM DECLARATION AND AS THE PERCENTAGE UNDIVIDED INTEREST MAY CHANGE FROM TIME TO TIME IN ACCORDANCE WITH THE CONDOMINIUM DECLARATION. THE INITIAL PERCENTAGE UNDIVIDED INTEREST AS COMPUTED AS AFORESAID IS 1.916 %.



**DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT
AND/OR LEAD-BASED PAINT HAZARDS IN
PURCHASE AND SALE TRANSACTIONS
("LEAD-BASED PAINT EXHIBIT")
EXHIBIT " b "**



2025 Printing

This Exhibit pertains to that certain Property known as: 1124 COUNTRY CT, LAWRENCEVILLE, Georgia 30044.

UNDER FEDERAL LAW, THIS EXHIBIT MUST BE SIGNED BY THE SELLER AND BUYER, AND THE BUYER PROVIDED WITH A COPY OF THE LEAD-BASED PAINT BROCHURE PRIOR TO THE BUYER AND SELLER ENTERING INTO A BINDING AGREEMENT. THIS AGREEMENT MUST BE FILLED OUT FOR ALL HOUSING BUILT PRIOR TO 1978.

Disclosure of Information on Lead-Based Paint and/or Lead-Based Paint Hazards

Hazards Lead Warning Statement

Every buyer of any interest in residential property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the Buyer with any information on lead-based paint hazards from risk assessments or inspections in the Seller's possession and notify the Buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

Seller's Disclosure

(a) Presence of lead-based paint and/or lead paint hazard [initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit]

(i) _____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below):

Check box if additional pages of explanations are attached and incorporated herein.

✓ (ii) DP Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.
e3a8893

(b) Records and Reports available to the Seller [initial (i) or (ii) below. The section not initialed shall not be part of this Exhibit]:

(i) _____ Seller has provided the Buyer with all the available records and reports pertaining to lead-based paint and/or lead based paint hazards in the housing (list document below):

✓ (ii) DP Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.
1c9cc3c

Buyer's Acknowledgment [initial all applicable sections below]:

(c) _____ Buyer has received copies of all information, if any, listed above.

(d) _____ Buyer has received the pamphlet *Protect Your Family from Lead in Your Home*

(e) Buyer has: [initial (i) or (ii) below]:

✓ (i) _____ Received a ten (10) day opportunity (or mutually agreed upon period) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards (prior to Buyer being obligated under the Purchase and Sale Agreement); or

(ii) _____ Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards (which shall not prevent Buyer from evaluating the Property for lead-based paint and lead-based paint hazards during any Due Diligence or Right to Request Repairs Period).

Agent's Acknowledgment (Agent who informed Seller of Seller's Obligations should initial).

- (f) _____ Seller's Agent has informed the Seller of the Seller's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance.
- (g) _____ Buyer's Agent has informed the Seller of the Seller's obligations under 42 U.S.C. § 4852(d) and is aware of his/her responsibility to ensure compliance. *[only required if the Buyer's Agent receives compensation from the Seller.]*

Certification of Accuracy

The following parties have reviewed the information above and certify, to the best of their knowledge, that the information they have provided is true and accurate.

1 Buyer's Signature Date

Print or Type Name

Diana Marie Parker
as Attorney in Fact

1 Seller's Signature 4422285 Date 3/27/2025

Diana Marie Parker as Attorney in Fact
Print or Type Name

2 Buyer's Signature Date

Print or Type Name

2 Seller's Signature Date

Print or Type Name

Additional Signature Page (F267) is attached.

Additional Signature Page (F267) is attached.

Buyer's Agent Signature Date

Print or Type Name

Buyer Brokerage Firm

Seller's Agent Signature Date

Anthony Ceballos
Print or Type Name

Beautiful Georgia Homes, LLC.
Seller Brokerage Firm

COMMUNITY ASSOCIATION DISCLOSURE
EXHIBIT " _____ "



Willow Run

2024 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain Property known as: 1124 Country Court, Lawrenceville, Georgia 30044 ("Property").

Directions for Filling Out This Community Association Disclosure ("Disclosure"). Seller must fill out this Disclosure accurately and completely. If new information is learned by Seller which materially changes the answers herein, Seller must immediately update and provide Buyer with a revised copy of this Disclosure up until Closing (see Section B for Seller's payment obligations related to initial and updated Disclosures). Seller should ensure the disclosures being made are accurate by confirming the same with the Community Association ("Association") and/or Association Manager(s).

Buyer's Use of Disclosure. While this Disclosure is intended to give the Buyer basic information about the community in which Buyer is purchasing, Buyer should read the covenants and other legal documents for the community ("Covenants") to fully understand Buyer's rights and obligations therein. This Disclosure does not address all issues that may affect Buyer as the owner of a residence in the community. Assessments in community associations tend to increase over time. The Covenants can normally be amended to reflect the changing preferences in the community.

A. KEY TERMS AND CONDITIONS

1. TYPE OF ASSOCIATION IN WHICH BUYER WILL OR MAY BECOME A MEMBER (Select all that apply. The boxes not selected shall not be a part of this Exhibit)

- Mandatory Membership Condominium Association
- Mandatory Membership Community Association
- Mandatory Membership Master Association
- Optional Voluntary Association
- Mandatory Membership Age Restricted Community
- All units are occupied by person 62 or older.
- At least 80% of the occupied units are occupied by at least one person who is 55 years of age or older
- Voluntary Transitioning to Mandatory (Buyer shall be a voluntary or mandatory member)

2. CONTACT INFORMATION FOR ASSOCIATION(S)

a. Name of Association: Willow Run COA
Contact Person / Title: Mitzi Valley
Association Management Company: Team Management
Telephone Number: 678-393-2202 Email Address: mvalley@teammgt.com
Mailing Address: PO Box 670177 Website: www.teammgt.com
Marietta, GA 30066

b. Name of Master Association: _____
Contact Person / Title: _____
Association Management Company: _____
Telephone Number: _____ Email Address: _____
Mailing Address: _____ Website: _____

3. ANNUAL ASSESSMENTS

The total annual assessments paid to the above Association(s) is \$ tiered (\$265.17-\$383.81) per calendar or fiscal year, depending on how it is collected (hereinafter "Year") and shall be paid in installments as follows: (Select all of that apply. The boxes not selected shall not be a part of this Agreement) Monthly Quarterly Semi-Annually Annually Other: _____

4. SPECIAL ASSESSMENTS

- a. Buyer's total portion of all special assessments Under Consideration is \$ _____.
- b. Buyer's total portion of all approved special assessments is \$ _____.
- c. Approved Special Assessments shall be paid as follows: (Select all that apply. The boxes not selected shall not be a part of this Agreement) Monthly Quarterly Semi-Annually Annually Other: _____
- d. Notwithstanding the above, if the Buyer's portion of any and all special assessment(s) that are passed or Under Consideration after the Binding Agreement Date is \$ _____ or more, Buyer shall have the right, but not the obligation to terminate the Agreement upon notice to Seller, provided that Buyer terminates the Agreement within five (5) days from being notified of the above, after which Buyer's right to terminate shall be deemed waived.

\$350 HOA closing letter + \$29 CondoCerts Admin fee *Rush fees apply*

5. TRANSFER, INITIATION, AND ADMINISTRATIVE FEES

To the extent Transfer, Initiation, and Administrative Fees are fully and accurately disclosed by Seller, Buyer shall pay \$ 0 for all Transfer, Initiation, and Administrative Fees.

\$50 pool Key, \$50 dumpster Key if not transferred at closing

6. OTHER ASSOCIATION EXPENSES

a. A fee for _____ is currently \$ _____ per Year and is paid in _____ installments. This fee does not include any Transfer, Initiation, and Administrative Fees.

b. **Utility Expenses.** Buyer is required to pay for utilities which are billed separately by the Association and are in addition to any other Association assessments. The Association bills separately for: Electric Water/Sewer Natural Gas Cable TV Internet Other: _____

7. ASSESSMENTS PAY FOR FOLLOWING SERVICES, AMENITIES, AND COSTS. The following services, amenities, and costs are included in the Association annual assessment. (Select all which apply. Items not selected in Section 7.a. and/or Section 7.b. shall not be part of this Agreement).

a. **For Property costs include the following:**

- | | | | |
|---|---|--|---|
| <input type="checkbox"/> Cable TV | <input type="checkbox"/> Natural Gas | <input type="checkbox"/> Pest Control | <input checked="" type="checkbox"/> Other: <u>Trash</u> |
| <input type="checkbox"/> Electricity | <input checked="" type="checkbox"/> Water | <input type="checkbox"/> Termite Control | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Heating | <input type="checkbox"/> Hazard Insurance | <input type="checkbox"/> Dwelling Exterior | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Internet Service | <input type="checkbox"/> Flood Insurance | <input type="checkbox"/> Yard Maintenance | <input type="checkbox"/> Other: _____ |

b. **Common Area / Element Maintenance costs include the following:**

- | | | | |
|---|--|---|---|
| <input type="checkbox"/> Concierge | <input checked="" type="checkbox"/> Pool | <input checked="" type="checkbox"/> Hazard Insurance | <input type="checkbox"/> Road Maintenance |
| <input type="checkbox"/> Gate Attendant | <input type="checkbox"/> Tennis Court | <input type="checkbox"/> Flood Insurance | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> All Common Area Utilities | <input type="checkbox"/> Golf Course | <input type="checkbox"/> Pest Control | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> All Common Area Maintenance | <input type="checkbox"/> Playground | <input checked="" type="checkbox"/> Termite Control | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Internet Service | <input type="checkbox"/> Exercise Facility | <input type="checkbox"/> Dwelling Exterior | <input type="checkbox"/> Other: _____ |
| | <input type="checkbox"/> Equestrian Facility | <input checked="" type="checkbox"/> Grounds Maintenance | <input type="checkbox"/> Other: _____ |
| | <input type="checkbox"/> Marina/Boat Storage | <input type="checkbox"/> Trash Pick-Up | <input type="checkbox"/> Other: _____ |

8. LITIGATION. There IS or IS NOT any threatened or existing litigation relating to alleged construction defects in the Association in which the Association is involved. If there is such threatened or existing litigation, please summarize the same below:

Check if additional pages are attached.

9. VIOLATIONS. Seller HAS or HAS NOT received any notice or lawsuit from the Association(s) referenced herein alleging that Seller is in violation of any rule, regulation, or Covenant of the Association. If Seller has received such a notice of violation or lawsuit, summarize the same below and the steps Seller has taken to cure the violation.

Check if additional pages are attached.

B. FURTHER EXPLANATIONS TO CORRESPONDING PARAGRAPHS IN SECTION A

1. TYPE OF ASSOCIATION IN WHICH BUYER WILL OR MAY BECOME A MEMBER

- a. **Defined:** The primary purpose of a Community Association is to provide for the community, business, and governance aspects of the Association. The Association administers and maintains operation of the community as provided in the deed, Covenants and restrictions, rules and regulations, declaration, and/or other Community Association documents.
- b. **Examination:** Buyer acknowledges that ownership of the Property is subject to declarations, certain restrictions (including the ability to rent the Property), and by-laws, which may include additional costs as a member of a mandatory membership Association. Restrictions are subject to change by actions of the Association.
- c. **Owner Limitations:** If repairs and/or replacement of defects in any common element(s) are the exclusive responsibility of the Association, the owner of the Property is unable to make such replacements and/or repairs.

2. CONTACT INFORMATION FOR ASSOCIATION(S)

a. **Consent of Buyer to Reveal Information to Association(s).** Buyer hereby authorizes closing attorney to reveal to the Association from whom the closing attorney is seeking a Closing Letter the Buyer's name and any contact information the closing attorney has on the Buyer such as telephone numbers, e-mail address, etc. The closing attorney may rely on this authorization.

* Please note: Right of First Refusal must be presented to the Board for approval prior to HOA closing letter. *

3. ANNUAL ASSESSMENTS

- a. **Disclosure Regarding Fees.** Owners of property in communities where there is a Mandatory Membership Community Association are obligated to pay certain recurring fees, charges, and assessments (collectively "Fee") to the Association. Fees can and do increase over time and, on occasion, there may be the need for a special assessment. The risk of paying increased Fees is assumed by the Buyer in living in a community with a Mandatory Membership Community Association.
- b. **Buyer shall pay** a) any pre-paid regular assessment (excluding Special Assessments) due at Closing for a period of time after Closing; and b) move-in fees, including fees and security deposits to reserve an elevator as these fees are not considered Transfer, Initiation, and Administrative Fees.
- c. **Seller shall pay** a) all Fees owing on the Property which come due before the Closing so that the Property is sold free and clear of liens and monies owed to the Association; b) any Seller move-out Fees, foreclosure Fees or other fees specifically intended by the Association to be paid by Seller; and c) any Fee in excess of the sum disclosed in Section A(3) above for the remainder of the Year in which the Property was contracted to be sold.
- d. **Account Statement or Clearance Letter.** Seller shall pay the cost of any Association account statement or clearance letter ("Closing Letter") including all amounts required by the Association or management company to be pre-paid in order to obtain such Closing Letter. Seller shall not be reimbursed at Closing for any amounts prepaid in order to obtain the Closing Letter. Within two (2) days of notice from the closing attorney, Seller shall pay for the Closing Letter as instructed by the closing attorney. Seller's failure to follow the instructions of the closing attorney may cause a delay in Closing and/or result in additional fees being charged to Seller.

4. SPECIAL ASSESSMENTS

- a. **Under Consideration:** For all purposes herein, the term "Under Consideration" with reference to a special assessment shall mean that a notice of a meeting at which a special assessment will be voted upon, has been sent to the members of the Association. If a special assessment(s) has been voted upon and rejected by the members of the Association, it shall not be deemed to be Under Consideration by the Association. Seller warrants that Seller has accurately and fully disclosed all special assessment(s) passed or Under Consideration to Buyer. This warranty shall survive the Closing. ALL PARTIES AGREE THAT NEITHER SELLER NOR BROKER SHALL HAVE ANY OBLIGATION TO DISCLOSE ANY POSSIBLE SPECIAL ASSESSMENT IF IT IS NOT YET UNDER CONSIDERATION, AS THAT TERM IS DEFINED HEREIN.
- b. **Liability for Undisclosed Special Assessments:** With respect to special assessment(s) Under Consideration or approved before Binding Agreement Date that are either not disclosed or are not disclosed accurately by Seller to Buyer, Seller shall be liable for and shall reimburse Buyer for that portion of the special assessment(s) that was either not disclosed or was not disclosed accurately.
- c. **Seller Pays for Undisclosed Special Assessments:** With respect to special assessments, Under Consideration or approved and accurately disclosed above, if an unpaid special assessment is due but may be paid in installments, it shall be deemed to be due in installments for purposes of determining whether it is to be paid by Buyer or Seller. Installment payments due prior to or on Closing shall be paid by the Seller; and installment payments due subsequent to Closing shall be paid by the Buyer. Otherwise the special assessment shall be paid by the party owning the Property at the time the special assessment is first due.
- d. **Special Assessments Arising after Binding Agreement Date:** With respect to special assessments that are only Under Consideration after the Binding Agreement Date and are promptly disclosed by Seller to Buyer:
 - i. If the special assessment(s) is adopted and due, in whole or in part, prior to or on Closing, that portion due prior to or on Closing shall be paid by the Seller; and
 - ii. If the special assessment(s) is adopted and due in whole or part subsequent to Closing, that portion due subsequent to Closing shall be paid by Buyer.

5. TRANSFER, INITIATION, AND ADMINISTRATIVE FEES

- a. **Buyer Pays:** Buyer shall pay any initial fee, capital contribution, new member fee, transfer fee, new account set-up fee, fees similar to the above but which are referenced by a different name, one-time fees associated with closing of the transaction and fees to transfer keys, gate openers, fobs and other similar equipment (collective, "Transfer, Initiation, and Administrative Fees) to the extent the total amount due is accurately disclosed above. Advance assessments due at Closing for a period of time after Closing, shall not be Transfer, Initiation, and Administrative Fees and shall be paid by Buyer.
- b. **Seller Pays:** Seller shall pay any amount in excess of the sum disclosed in Section A(5), even in the event of any later disclosures made by the Seller of increase in such Transfer, Initiation, and Administrative Fees. In the event Seller fills in the above blank with "N/A", or anything other than a dollar amount, or is left empty, it shall be the same as Seller filling in the above blank with \$0.00.
- c. **Fees Defined:** All Transfer, Initiation, and Administrative Fees paid by Seller pursuant to this section are considered actual Seller fees and are not a Seller concession or contribution to the Buyer's cost to close.

*Diana Marie Parker
as Attorney in Fact*

1 Buyer's Signature

Print or Type Name

Date

2 Buyer's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.

1 Seller's Signature

Diana Marie Parker as Attorney in Fact

Print or Type Name

03-27-2025

Date

2 Seller's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.

Willowrun COA

Community Association Disclosure



PROSPECTIVE OWNER/ RESIDENT INFORMATION FORM

All people who are residents or are under contract to buy or lease a unit at the Willowrun Condominiums (whether Owners or Lessees) are required to complete this form in full and provide it to the Association's Board of Directors (with any right of first refusal request as applicable) at least ten (10) days prior to purchase or occupancy of any unit, or as soon as an agreement is entered into.

Unit Number: _____ Are you: Purchasing _____ Leasing _____

Proposed Date of Occupancy: _____ End Date of Lease (if applicable): _____

LIST ALL RESIDENTS OF THIS UNIT (give ages of children AND note relationship of all occupants, i.e. spouse, son, daughter, roommate, etc):

PETS (Breed/s and Name/s) _____

PHONE NUMBERS (required) () _____ (home)
() _____ (work)-for emergency use.
() _____ (cell/other)

May we publish your home phone number on our roster: _____ Yes _____ No
(Roster is only distributed to Willowrun owners and residents.)

VEHICLES: Year _____ Make _____ Model _____ License # _____
Year _____ Make _____ Model _____ License # _____

OTHER VEHICLES (including Commercial Vehicles and Boats): Please provide adequate description for identification purposes:

HOMEOWNER/RENTER INSURANCE CARRIER: (List Carrier/Policy/Agents Name & Number): _____

IF UNIT IS LEASED, PLEASE PROVIDE THE FOLLOWING INFORMATION:

Name of Owner: _____
Address of Owner: _____
Phone number: () _____

IN CASE OF EMERGENCY, CONTACT:

Name _____ Relationship _____
Address _____
Phone number: () _____

I hereby certify that this information is complete and accurate. I also understand that all units are to be owner occupied and no leasing or renting of units is permitted at the Condominium unless approved in writing by the Association's Board of Directors for those units that qualify for leasing. I agree to comply with all Association legal documents, rules and regulations, including timely payment of all fees and obligation.

_____/_____/_____/_____
ate Signature _____
Printed Name: _____
SS#: _____
Current Address: _____
Phone Number: () _____

JEMIT THIS FORM TO: Mitzi Vallely, Property Manager (678) 393-2202 - phone (678) 393-2204 - fax
Team Management, LLC, P.O. Box 670-177, Marietta, Ga 30066
Willowrun Condominium Association, Inc. Homeowner Information



Willowrun Resident Pool Agreement

Willowrun Gate and Dumpster Agreement

Please be advised that the attached agreements (Willowrun Resident Pool Agreement and Willowrun Gate and Dumpster Rules and Agreement) must be executed and returned to the management office along with the Right of First Refusal information.

The keys to the pool and the dumpster access gate must be provided by the outgoing owner to the new owner. Otherwise, the new owner will be responsible for paying \$50 per key to obtain the needed keys. New homeowners should expect to be provided both keys at the closing.

TEAM MANAGEMENT, LLC
PO BOX 670177
MARIETTA, GA 30066
PH: 678-393-2202 FAX: 678-393-2204
WWW.TEAMMGT.COM

YOUR TEAM FOR HOME SELLING, BUYING, AND MANAGEMENT SERVICES

WILLOWRUN RESIDENT POOL AGREEMENT

The information below is required for safety and insurance purposes. Residents must sign this agreement to obtain a pool tag.

Pool tags are required when in the pool area or when fishing in the lake.

Resident must obey all pool rules as published in the Rules and Regulations document and to the following:

1. Pool tags may not be loaned to anyone except legitimate guests.
2. Anyone allowing entrance to the pool to someone who is not entitled to be there is subject to a fine of \$25 per occurrence.
3. By law children under 10 must be accompanied by an adult 18 year old or older. The Board recommends this apply to children under 12.
4. Anyone fishing in or using the lake without a pool tag will be asked to leave the property.

I agree to the above conditions:

Name _____ Unit No. _____

Names and ages of children in the unit _____

Phone _____ Phone _____

Vehicle tag number _____

Email _____

Signature _____

Date _____

Willowrun Gate and Dumpster Rules and Agreement

Gate Rules

- Key is for Willowrun resident use only. It may not be loaned or duplicated. Lost key replacement is \$50 for the first incident and \$75 for a second incident.
- Unlock and open gate when entering the area.
- Close and lock gate when leaving, regardless of whether another vehicle is still inside the gate.

Dumpster Rules

- Dumpsters are for Willowrun resident household trash only.
- Trash should be in closed plastic bags.
- Throw trash to the back of the dumpster so it can be filled to maximum capacity.
- Boxes must be broken down and flattened.
- No furniture, carpet, TVs appliances, large items, bicycles, grills or other such items may be placed in or around the dumpsters. These items must be disposed of off the property.
- No remodeling, renovation or construction materials may be put in or around the dumpsters.
- Do not open the top of the dumpsters. These materials will fall out when picked up by the waste company.
- If dumpsters are full, put trash bags by the fence, not around the dumpsters.

AGREEMENT

I agree that I, and members of my household, will abide by the above rules and any subsequent gate and dumpster rules imposed by Willowrun. I understand the rules and that rule violations are subject to fines of \$100 for the first offense, \$300 for the second offense and \$500 for the third and subsequent offenses. This is my commitment to keeping our community clean and beautiful.

Signature

Unit

Date



CONDOMINIUM RESALE PURCHASE AND SALE

EXHIBIT “ _____ ” (not to be used on initial sale of unit)



2025 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain Property known as: _____ 1124 COUNTRY CT _____, _____ LAWRENCEVILLE _____, Georgia 30044 _____.

- 1. Legal Description.** The full legal description of the Property is: Unit _____ of _____ Condominium (“Condominium”), located in Land Lot _____ of the _____ District of the _____ Gwinnett County County, Georgia, together with its percentage interest in the common elements of the Condominium, and any limited common elements assigned to the unit (“Unit”). The Condominium was created by the Declaration of Condominium for any Condominium (“Declaration”), recorded in Deed Book 53884, Page 423, et seq. of the above county records (“Declaration”), and shown on the plat of survey filed in Condominium Plat Book _____, Page _____, of the land records of the above county, and on the floor plans filed in Condominium Floor Plan Book _____, Page _____, of the above county.
- 2. Common Expense Assessments.** Seller shall pay his or her share of assessments and other common expenses assessed against and owing on Unit, as provided for in the Declaration. Such assessments and other common expenses shall be prorated through the date of the closing. Buyer shall pay all common expenses assessed against and owing on the Unit after the date of closing in accordance with the terms and provisions of the Declaration.
- 3. Common Elements Sold “As-Is.”** Since the seller of a condominium Unit cannot normally repair and/or replace defects in the common elements of the condominium, the common elements of the Condominium, including any limited common elements assigned to Unit in the Declaration, are being sold “as is” with all faults including but not limited to lead-based paint, lead-based paint hazards and damage from termites and other wood-destroying organisms. Seller shall have no obligation to make repairs to the common elements of the Condominium. Buyer acknowledges that Buyer has evaluated the condition of the common elements of the Condominium prior to entering into this Agreement. The term “Unit” as used in this Inspections Paragraph (notwithstanding and other definition of “Unit” contained in the Agreement to the contrary) shall mean the Unit excluding the common elements and any limited common elements assigned to Unit in the Declaration.

Buyer’s Initials: _____

Seller’s Initials: DP _____



BUYER'S BROKER COMPENSATION AGREEMENT

Exhibit " _____ "



2025 Printing

(THIS EXHIBIT SHOULD NOT BE USED IF THE BROKER(S) COMPENSATION AND THE PARTY OR BROKER PAYING IT HAVE ALREADY BEEN AGREED TO IN A SEPARATE WRITTEN AGREEMENT AND IS NOT BEING MODIFIED)

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain Property known as: 1124 COUNTRY CT LAWRENCEVILLE 30044, Georgia ("Agreement").

For and in consideration of \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the undersigned do hereby agree as follows:

1. Compensation Being Offered to Buyer's Broker. The compensation of the undersigned Buyer's Broker for professional brokerage services ("Compensation") provided in the above-referenced transaction is set forth below and shall be paid by the following party or the Broker working with or representing such party:

A. Compensation Shared by Seller's Broker with Buyer's Broker. Such Compensation is a portion of the Compensation paid by Seller to Seller's Broker pursuant to a separate written agreement between Seller and Seller's Broker. The Compensation paid by Seller's Broker to Buyer's Broker in this transaction shall be as set forth below:

- _____ percent (_____ %) of the sales price;
- \$ _____;
- (other) _____

B. Compensation Paid by Seller to Buyer's Broker. The Compensation to be paid by the Seller to Buyer's Broker in this transaction shall be as set forth below:

- Three percent (3 %) of the sales price;
- \$ _____;
- (other) _____

2. General.

- A.** Neither Broker shall have a claim for Compensation against the other in the event the closing does not occur.
- B.** Any licensee signing this Buyer's Broker Compensation Agreement ("Compensation Agreement") on behalf of their Broker warrants that they have full authority to sign on behalf of and bind the Broker to this Compensation Agreement.
- C.** Once this Compensation Agreement is signed, it cannot be further modified without the express written consent of the Broker(s) whose Compensation is set forth or shared herein and any such modification shall be null and void without the affected Broker's written consent.
- D.** The Brokers referenced herein are express third-party beneficiaries of this Agreement. The rights to Compensation herein shall survive the Closing, and Brokers shall have all remedies available at law or in equity, in the event Broker is not timely paid.
- E.** If the Compensation being offered to Buyer's Broker is more than Buyer's Broker is permitted to accept, and the Buyer does not consent to the additional Compensation being paid, then the offer of Compensation herein shall be reduced to the amount of Compensation Buyer's Broker is permitted to accept.

SPECIAL STIPULATIONS: The following Special Stipulations are made a part of this Agreement.

Additional Special Stipulations (F246) are attached.

[SIGNATURES ON FOLLOWING PAGE]

*Diana Marie Parker
as Attorney in Fact*

280b326

1 Buyer's Signature

Date

2 Buyer's Signature

Date

Additional Signature Page (F267) is attached.

Buyer Brokerage Firm

Broker Signature (or authorized representative)

Date

1 Seller's Signature

Date

March 27th, 2025

2 Seller's Signature

Date

Additional Signature Page (F267) is attached.

Beautiful Georgia Homes, LLC.
Seller Brokerage Firm

Broker Signature (or authorized representative)

Date



SELLER'S DISCLOSURE OF LATENT DEFECTS AND FIXTURES CHECKLIST

EXHIBIT " _____ "



2025 Printing

This Seller's Disclosure of Latent Defect ("Disclosure") is an exhibit to the Purchase and Sale Agreement with an Offer Date of _____ for the Property known as or located at: _____ 1124 COUNTRY CT _____, LAWRENCEVILLE, Georgia, _____ 30044 _____.

Georgia law requires a seller to disclose latent defects in the seller's property to the buyer of the property of which the seller is aware, and which could not be discovered by the buyer upon a reasonably careful inspection of the property. A latent defect in a property is a defect that is hidden. For example, a defective septic system or termite damage that has been covered over have been found by our courts to be latent defects. If a defect is obvious, it does not need to be disclosed. If a defect has been corrected, it is no longer a defect. Because parties can disagree over whether a defect is obvious or whether a repair was properly made, erring on the side of disclosure is recommended.

1. SELLER OCCUPANCY:

- Seller occupies (or was the most recent occupant) of Property;
- Seller was not the most recent occupant of Property;
- Seller has never occupied Property.

2. SELLER HEREBY DISCLOSES THE KNOWN LATENT DEFECTS:

- No known latent defects.
- Known latent defects. _____

Additional Pages are attached.

3. AGRICULTURAL DISCLOSURE: Is Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use? Yes No

It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24-hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.

4. FIXTURES CHECKLIST

A. Directions on How to Generally Fill Out Fixtures Checklist. REGARDLESS OF WHETHER AN ITEM IS A FIXTURE OR NOT, SELLER SHALL HAVE THE RIGHT TO REMOVE ALL ITEMS ON THE FIXTURES CHECKLIST BELOW THAT ARE LEFT BLANK. THE ITEMS ON THE CHECKLIST BELOW THAT ARE CHECKED OR MARKED SHALL REMAIN WITH THE PROPERTY. Unless otherwise indicated, if an item is left blank, the Seller may remove all of that item from the Property. For example, if "Refrigerator" is left blank, Seller shall remove all Refrigerators on the Property, unless otherwise noted. Similarly, if "Refrigerator" is checked or marked in the Fixtures Checklist, then all refrigerators shall remain with the Property unless otherwise noted. This Fixtures Checklist is intended to supersede the common law of fixtures with regard to the items identified below. The common law of fixtures shall apply to all items not identified on this Fixtures Checklist.

B. Items Not Remaining with the Property. Items identified as not remaining with the Property that are not physically attached to the Property shall be carefully removed from the Property in a manner designed to do minimal damage, but such items do not need to be replaced with a similar item. Seller shall make reasonable efforts to repair areas damaged by the removal of an item. Reasonable efforts to repair damage shall not extend to painting newly exposed areas that do not match the surrounding paint color. (Seller is encouraged, but shall not be required, to remove fixtures not remaining with the Property prior to marketing the Property for sale). Seller shall remove all items left blank below prior to Closing or the transfer of possession, whichever is later. Seller shall lose the right to remove those items not timely removed but shall be liable to Buyer for the reasonable cost of disposing such items provided that Buyer disposes of them within 30 days after Closing or the transfer of possession, which is later.

C. Items Remaining with Property. Items identified as remaining with the Property shall mean those specific items, including any solely necessary or required controller, as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or better shall be considered substantially identical. Once the Seller's Property is under contract, the items that may be removed and taken by the Seller, as reflected in this Seller's Property Disclosure Statement, may only be amended with the written consent of the Buyer of the Property.

Appliances

- Clothes Dryer
- Clothes Washing Machine
- Dishwasher
- Garage Door Opener
- Garbage Disposal
- Ice Maker
- Microwave Oven
- Oven
- Range
- Refrigerator w/o Freezer
- Refrigerator/Freezer
- Free Standing Freezer
- Surface Cook Top
- Trash Compactor
- Vacuum System
- Vent Hood
- Warming Drawer
- Wine Cooler

Home Media

- Amplifier
- Cable Jacks
- Cable Receiver
- Cable Remotes
- Intercom System
- Internet HUB
- Internet Wiring
- Satellite Dish
- Satellite Receiver
- Speakers
- Speaker Wiring
- Switch Plate Covers

- Television (TV)
- TV Antenna
- TV Mounts/Brackets
- TV Wiring

Interior Fixtures

- Ceiling Fan
- Chandelier
- Closet System
- Fireplace (FP)
- FP Gas Logs
- FP Screen/Door
- FP Wood Burning Insert
- Light Bulbs
- Light Fixtures
- Mirrors
 - Wall Mirrors
 - Vanity (hanging) Mirrors
- Shelving Unit & System
- Shower Head/Sprayer
- Storage Unit/System
- Window Blinds (and Hardware)
- Window Shutters (and Hardware)
- Window Draperies (and Hardware)
- Unused Paint

Landscaping / Yard

- Arbor
- Awning
- Basketball Post and Goal

- Birdhouses
- Boat Dock
- Fence - Invisible
- Dog House
- Flag Pole
- Gazebo
- Irrigation System
- Landscaping Lights
- Mailbox
- Out/Storage Building
- Porch Swing
- Statuary
- Stepping Stones
- Swing Set
- Tree House
- Trellis
- Weather Vane

Recreation

- Aboveground Pool
- Gas Grill
- Hot Tub
- Outdoor Furniture
- Outdoor Playhouse
- Pool Equipment
- Pool Chemicals
- Sauna

Safety

- Alarm System (Burglar)
- Alarm System (Smoke/Fire)
- Security Camera
- Carbon Monoxide Detector
- Doorbell
- Door & Window Hardware

- Fire Sprinkler System
- Gate
- Safe (Built-In)
- Smoke Detector
- Window Screens

Systems

- A/C Window Unit
- Air Purifier
- Whole House Fan
- Attic Ventilator Fan
- Ventilator Fan
- Car Charging Station
- Dehumidifier
- Generator
- Humidifier
- Propane Tank
- Propane Fuel in Tank
- Fuel Oil Tank
- Fuel Oil in Tank
- Sewage Pump
- Solar Panel
- Sump Pump
- Thermostat
- Water Purification System
- Water Softener System
- Well Pump

Other

- _____
- _____
- _____
- _____

D. **Clarification Regarding Multiple Items.** Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

E. **Items Needing Repair.** The following items remaining with Property are in need of repair or replacement:

Seller's Signature: _____
 Print or Type Name: Diana Marie Parker as Attorney in Fact



Date: 3/27/2025

Seller's Signature: _____
 Print or Type Name: _____

Date: _____

Additional Signature Page (F267) is attached.

RECEIPT AND ACKNOWLEDGEMENT BY BUYER: Buyer acknowledges the receipt of this Seller's Disclosure of Latent Defect and Fixtures Checklist.

Buyer's Signature: _____
 Print or Type Name: _____

Date: _____

Buyer's Signature: _____
 Print or Type Name: _____

Date: _____

Additional Signature Page (F267) is attached.