

Turtle Creek Community Association, Inc

C/o ShaBen & Associates, Inc.

P.O. Box 3189

Suwanee, GA 30024-0989

(770) 271-2252 / fax (770) 271-8433

This letter is to advise you that ShaBen & Associates is responsible for property management of Turtle Creek Community Association. We are your contact for information that you will need for closing on this property. Please make note on the following:

1. Turtle Creek Community Association has a mandatory homeowner's association, and the **2026 Annual dues are \$775.00 per year**. This fee is due in full by January 1st of each year.
2. Turtle Creek Community Association, Inc is an architecturally controlled subdivision. If a potential buyer wishes to see the protective covenants, please check the Association website at <https://engage.goenumerate.com/s/turtlecreek/> or at www.shabenandassociates.com
3. Please notify us if this property is taken off the market by your office.
4. Please be advised that no real estate signs may be placed at the subdivision entrances or on any association property. Only one sign is permitted per lot. Brochure boxes must be attached to the real estate sign.
5. This is not a closing letter. Please direct the closing attorney to complete the online closing request form at www.shabenandassociates.com by clicking "closing request" at the top of the home page. If you have an issue submitting the request, please email closing@shabenandassociates.com
6. All correspondence regarding the sale of this property should be forwarded to:

Turtle Creek Community Association
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Suwanee, GA 30024-0989

7. **The closing letter fee is \$265.00**
8. **The transfer fee is \$150.00**

If there are any further questions or requests for information, contact Shaben & Associates at 770-271-2252 or jason@shabenandassociates.com

Regards,

ShaBen & Associations, Inc.
Managing Agents for Turtle Creek Community Association
Jason Dean, Community Association Manager

cc:file