



Official Policy Document: Closing Information & Buyer Acknowledgement

Adopted: July 2026 | Last Updated & Amortized: July 2026

Closing Information & Buyer Acknowledgement

Buyer Acknowledgement

By purchasing a home in Barns Mill Lake, the Buyer acknowledges the following:

- Barns Mill Lake is a Fee Simple Townhome Community governed by recorded Covenants, By-Laws, and Rules & Regulations.
- HOA Initiation Fee of \$750.00 is due at closing.
- Transfer Fee of \$350.00 is due at closing.
- HOA assessments are \$178.00 per quarter (subject to change by the Association).

Seller Account Status

- Outstanding HOA Balance:
- Outstanding Fines, Violations, or Uncompleted ACC Requirements:

Rental Restriction Notice

Barns Mill Lake Homeowners Association is a rent-restricted community governed by its Declaration of Covenants and related governing documents.

At the time of purchase, this property is subject to a 24-month rental restriction period. During this period, the home may not be leased, rented, or offered for rental purposes for any reason.

Following the expiration of the 24-month restriction period, any request to lease the property must be submitted to and approved by the Association in accordance with its then-current governing documents, policies, and rental availability. Approval is not guaranteed, as the Association may have reached or exceeded its allowable rental capacity at that time.

This restriction applies to all owners and is a condition of ownership within the community.

The Buyer acknowledges that they understand and accept these rental restrictions and future approval requirements.

Buyer Initials: _____ Buyer Initials: _____



New Owner Contact Information

Please provide the following information so the Association can send governing documents, community information, and future HOA correspondence.

- Buyer Name(s):
- Property Address:
- Mailing Address (if different):
- Primary Phone
- Secondary Phone (optional):
- Primary Email:
- Secondary Email (optional):

Important Information:

Quarterly HOA assessment invoices are sent electronically from quickbooks@notification.intuit.com.

The Primary Email Address listed will be used as the official email address for billing and Association communications.

If you do not receive your quarterly invoice, please check your Spam or Junk folder and add quickbooks@notification.intuit.com to your safe sender list to ensure future delivery.

To ensure timely communication regarding emergencies, maintenance issues, community events, and other important Association updates, all homeowners are required to opt in to the Association's text and email notification systems. If the property is leased in the future (when permitted under the Association's rental restrictions), both the owner (landlord) and tenant will be required to opt in to receive these notifications.

Closing Information

- Closing Date:
- Closing Attorney/Firm:
- Attorney Contact:
- Phone Number:
- Email:



Submit Completed Form

Please email this completed form to: hello@bmlcommunity.com (preferred)

or mail to:

Barns Mill Lake Homeowners Association

2146 Roswell Road, Suite 108-610

Marietta, GA 30062

HOA Phone: (678) 265-5784

Buyer Signature

Buyer: _____ Date: _____

Buyer: _____ Date: _____

Seller Signature

Seller: _____ Date: _____

Seller: _____ Date: _____

Closing Attorney Representative

Signature: _____ Date: _____