

RIVER MILL

CONDOMINIUMS

Dear New Homeowner:

Welcome to our neighborhood and congratulations on the purchase of your home!

On behalf of the River Mill Homeowners Association Board of Directors and the other homeowners of River Mill, we would like to welcome you to your new home and our community. Over the coming months we look forward to meeting you whether it be walking through the complex, at the pool or a community activity.

The operation of your homeowner's association is governed by a volunteer board of directors. The Board of Directors is elected by the community to oversee the daily functions and financial responsibilities of the Association. The Board is also responsible for maintaining members' compliance with the established covenants and bylaws of the Association. They have specific provisions regarding what can and cannot be done on your property. Please take the time to read through the Bylaws and Covenants documents you received during the home purchase process. Copies are available on the community website.

Our community website – rivermillga.com – is the official communication channel between the Board of Directors and the residents. Amenities, community newsletters, resident resources, documents & bylaws, and contact information can all be found there. Please take a few minutes to visit and familiarize yourself with its resources and get to know your community. The website provides answers to most of the questions homeowners have.

Sentry Management is our contracted property management company. Their website is sentrymgt.com. Jan Purdy is our Sentry representative. She can be reached at jpurdy@sentrymgt.com or 404-459-8951 ext. 51911. She should be contacted for service issues on community property, questions regarding specific bylaws or monthly homeowners' dues assessment.

The Association has an obligation to maintain the quality of our complex. Its function is to evaluate the plans for all exterior landscaping, repairs and remodeling (such as painting, decks, fences, trees and bushes, replacement roofs, etc.) to ensure compliance with all Covenants and Bylaws. The purpose of this review is to protect our scenic environment and maintain the value of our homes.

Information on some of the questions many new homeowners have is included on the back of this letter to get you off to a smooth start.

Again, welcome to the River Mill community! We look forward to you falling in love with this complex as much as we have. We know you will find our neighborhood is a great place to live and we encourage your participation in our activities and functions.

Sincerely,

River Mill Homeowners Association Board

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| Covenant Information | <p>Copies of documents available on the website:</p> <ul style="list-style-type: none"> • River Mill Homeowners Association Covenants and Bylaws • River Mill Rules & Regulations • Water Damage Responsibility • Pit Bull Resolution • Fining Procedure |
| Property Inspections | <ul style="list-style-type: none"> • Neighborhood inspections occur periodically to identify potential violations. If any owner is in violation, he/she will be notified by mail. • One warning will be issued. Homeowners are subject to fines if not corrected before follow up inspections. |
| Trash Collection | <ul style="list-style-type: none"> • Trash dumpster and recycling area is located across from the 500 building at the top of the complex. • Recycling containers are labeled with the appropriate items accepted. • Our dumpster is designed for household trash only. NO carpeting, construction materials, appliances or furniture is to be placed in the dumpster. |
| Pool Information | <ul style="list-style-type: none"> • The pool is an amenity offered only to River Mill residents and their guests. • All guests must be accompanied by a homeowner. No more than four guests per unit at a time. • Entry to the pool requires an access key provided to each homeowner. • Access to pool area is limited to homeowners in good standing (no balance owed on assessments or fees). • Pool rules are posted at the pool. |
| Monthly Assessments | <ul style="list-style-type: none"> • HOA assessments are due each month. • Payments may be made online at http://rivermillga.com/contact/ • Payments may be mailed to: River Mill Condominium Association, Inc. P.O. Box 105302 Atlanta, GA 30348-5302 |
| Vehicles & Parking | <ul style="list-style-type: none"> • River Mill does not have assigned parking spaces. • Commercial vehicles and/or trailers may not be left overnight. • Motorcycles, scooters or any other motorized bicycles are not permitted and cannot be stored on the property. • Boats & trailers are not to be stored on River Mill property. |