



Stephen Molloy <stephen@georgiamove.com>

## Whitehall Mill - Selling Unit 402

Shelly Gu Humphrey <[REDACTED]>  
To: Sydney Jacobs <[REDACTED]>  
Cc: "stephen@georgiamove.com" <stephen@georgiamove.com>

Thu, Apr 24, 2025 at 11:12 PM

Thank you, Sydney! So sorry, but can you clarify the answer to this question that got lost in some of the reformatting below?

**What are the rules & regulations regarding "for sale" signs?**

Everything else is great, thanks so much!

----- Forwarded message -----

From: **Sydney Jacobs** <[REDACTED]>  
Date: Thu, Apr 24, 2025 at 2:05 PM  
Subject: RE: Whitehall Mill - Selling Unit 402  
To: [REDACTED]

1. The latest copy of our HOA covenants, by-laws, rules, and regulations with all their corresponding amendments.

[Will pull from portal](#)

2. A copy of this year's HOA budget and next year's budget (if already approved). [\(I believe I already have this, attached\)](#)
3. A copy of the HOA current bank balance/most current finance statement.
4. A copy of the last 12 months of HOA meeting minutes. [Will pull from portal](#)
5. My annual HOA assessment amount. [\(Unit 402 - \\$591.56\)](#)
6. Any current or future special assessments. **NO**
7. Any transfer, initiation, or administrative fees that the buyer or I will have to pay at the time of closing. **Dues amount X 2**
8. An explanation if there is any current or pending litigation against the HOA. **NONE**
9. Confirmation that my HOA dues are up to date and a notice of any current violations, if applicable, regarding my property. **Current**

Are there any rental restrictions in the neighborhood? **Any owner desiring to lease a unit must first obtain permission to lease from the Association's Board of Directors before leasing his or her unit. An owner is expected to own a unit for at least a year before it will be approved for leasing. However, an approved lease that is active at the time of sale may be continued until the end of the lease. Prior to approval of a lease, the owner will provide current insurance to the Board. Prior to the beginning of the lease, the owner will provide a copy of the lease and contact information for the tenants to the Board.**

**Generally, leases for a period shorter than a year are not allowed.**

1. **What are the rules & regulations regarding "for sale" signs?** Any owner desiring to lease a unit must first obtain permission to lease from the Association's Board of Directors before leasing his or her unit.
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3. b. Prior to approval of a lease, the owner will provide current insurance to the Board.
4. c. Prior to the beginning of the lease, the owner will provide a copy of the lease and contact information for the tenants to the Board.

5. d. Generally, leases for a period shorter than a year are not allowed. 7
6. What are the rules and regulations "for sale"? **At least 7 days prior to the closing of the transfer of title or the initial date of occupancy under terms of lease, the owner must give written notice to the Board of his or her intention to transfer or lease the unit, including the name of and contact information for the new owner or occupant.**
7. *(Condo or Townhouse Only)* How many units are in the complex? **53**
8. *(Condo or Townhouse Only)* Copy of your HOA Master Insurance Policy & Flood Insurance Policy (if paid by HOA). **For Master insurance policy please reach out to Chastain & associates.**
9. *(Condo or townhouse Only)* Copy of Termite Bond.

Please let me know if you need anything else!



*Sydney Jacobs*

Administrative Assistant

Email: [REDACTED]

1011 Woodridge Lane #103

Watkinsville, GA 30677

(706)549-9600

[www.compassassocmgmt.com](http://www.compassassocmgmt.com)

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**From:** Claire McHan [REDACTED]  
**Sent:** Thursday, April 24, 2025 12:33 PM  
**To:** Sydney Jacobs <[REDACTED]>  
**Subject:** FW: Whitehall Mill - Selling Unit 402

See email below.

Ignore the whole chain and please answer the owner questions and respond to her.

I've copied and pasted to make it simpler.

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[Will pull from portal](#)

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Thank you for your help!



*Claire McHan*

Association Manager

Email: [REDACTED]

1011 Woodridge Lane #103

Watkinsville, GA 30677

(706)549-9600

[www.compassassocmgmt.com](http://www.compassassocmgmt.com)

**Office hours: Monday-Thursday, 9:00am- 5:00pm & Friday, 9:00am-1:00pm**

Compass (CAM) staff makes an attempt to answer all emails and phone messages a priority. **Emails and phone calls received after business hours or on weekends will be returned the next business day in most instances.** Please keep in mind that staff may be out of the office due to property inspections, emergencies and/or for a variety of other reasons. In addition, CAM staff does not have company cell

phones, and therefore cannot reply to calls and/or emails while not in the office. If you are calling for an emergency, please be sure to speak to a representative in our office for assistance. If for any reason you do not hear from our staff within 24 - 48 hours, please reach out to a representative in the office for follow up.

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**From:** Shelly Gu Humphrey <[REDACTED]>  
**Sent:** Thursday, April 24, 2025 12:07 AM  
**To:** Claire McHan <[REDACTED]>  
**Cc:** [stephen@georgiamove.com](mailto:stephen@georgiamove.com); Angie Durham <[REDACTED]>

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