

The following information is provided for Realtors, Title Companies, Financial Institutions, Builders, and prospective home buyers	
Annual Assessment:	The Annual Assessment (Dues) for 2025 was set by the Board at \$500 per Original Lot. "Original Lot" refers to the properties as platted by the Developers when Emerald Bay was established. Since then, some owners have purchased adjacent lots and legally incorporated them into the lot on which their home sits. Because of this, their assessment will be greater. See Covenants, Article 5.01 (quoted in the Billing Policy) for details. Contact the Treasurer for Specific information on Specific properties.
Homeowner Responsibilities	Please review and understand your responsibilities as a property owner. See Home Owner Responsibilities for details.
Fiscal Year:	The EBHOA fiscal year runs from January 1 to December 31.
Assessment Date:	Annual Assessments are invoiced on or about January 1.
Due Date:	Annual Assessments are payable upon invoice and due on January 31.
Swimming Pool:	Emerald Bay has a swimming pool that is supported and maintained by the homeowners. Access to the pool is with a pool fob that unlocks the entrance gate; each Member has been issued a pool fob. When any property is sold, the pool fob for that property is to be turned over to the new owners at the closing.
New Construction:	Emerald Bay Homeowners Association has established an Architectural Review Committee, whose responsibility is to review plans for New Construction as well as any major remodeling that may be undertaken. This committee was set in place with the cooperation of the Developers, who had formerly made such reviews, to ensure that any work undertaken would not be detrimental to the neighborhood. Bylaws, Article 5.02 applies, as do the Covenants and Restrictions of the five subdivisions that make up the Emerald Bay community. Application for review of proposals should be made to the Chairman of the Architectural Review committee. Contact information can be found by going to the EBHOA website, then to "Neighborhood Information." You will find the Committee listed on the left side of the page.
Other Information:	Emerald Bay is not an age-restricted community.
IMPORTANT:	The Emerald Bay community is made up of five distinct subdivisions: Emerald Bay, Emerald Pointe, Emerald Lake, Patten Place, and Brooke Stone. A sixth community nearby, Barrington Pointe, is not a part of the Emerald Bay community even though its only access is via the Hamilton County roads that run through the Emerald Bay community. Homeowners and residents of Barrington Pointe do not pay dues to the Emerald Bay Homeowners Association and are not entitled to use of the EBHOA pool or clubhouse.
Contact:	Email the EBHOA Treasurer at: treasurer@emeraldbayhoa.com

November 15, 2022