

## Builders & Realtor's Information

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.

Emerald Bay is not an age-restricted community.

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 owner. Questions about the pool fob's, please reach out to Ray Joyner at: [rayjoyner@gmail.com](mailto:rayjoyner@gmail.com).

**DUES:** 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. Annual Assessments are invoiced on or about January 1 and due by January 31.

Please contact the Treasurer for status of account standing for specific properties at: [Treasurer@emeraldbayhoa.com](mailto:Treasurer@emeraldbayhoa.com).

**ARCHITECTURAL REVIEW COMMITTEE:** 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 ARC Chairman at: [dancodeman@aol.com](mailto:dancodeman@aol.com).