



MARINA BAY

ON LAKE LANIER

NEW MEMBER

WELCOME

PACKET

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Dear New Resident,

If you are considering a move to Marina Bay or have already purchased in our beautiful Community, may we proudly say welcome, and please do not hesitate to reach out to us here at Marina Bay Properties, LLC for any questions you have now or in the future!

We are proud of the opportunity the developer of Marina Bay has given us to be a representative of our Community, that is also our home. We do not take this responsibility lightly and are acutely aware of the honor it is to be part of this amazing project.

We can assure you that we value every one of our families, neighbors, and new residents. We strive to do everything we can to help you get moved in, learn about how the Community lives, and enjoy the total Marina Bay lake-living lifestyle.

To reach us, please call on our main phone line: 770.679.3944. You can also reach each of us on our direct cell phones to text or call. See below:

Susan Verlander (Broker/ Owner)
Cell: 404.542.3211 / Susan@marinabayproperty.com

Karin Lewis (Sales Professional)
Cell: 770.329.6195 / karin@marinabayproperty.com

After you have purchased your Marina Bay Property and have a closing statement or some type of evidence of your new ownership, please fill out the documents you need in the Welcome Packet (listed below) and mail or hand deliver all of this along with your checks to John at the Marina Bay Clubhouse on Tuesdays or Thursdays when he is on property here in the Community:

Shaben and Associates

Attn: John Everett / John@shabenandassociates.com

P O Box 3189

Suwanee, Georgia 30024 - 0989

Census Form

Scan Card Order Form

Gate Opener Remote Order Form

Dock Box Label Order Form

Boat Registration Form

Dry Storage Lease Agreement

Kayak Lease Agreement

Informed Waiver and Release Agreement

Once Shaben has received your Census Form and verification of your ownership they will mail you or bring to you your family gate codes, your main gate call box ring code, scan key cards, construction gate code, and the code to the Tennis Court restrooms. You may use your scan cards to enter the Gate, the Clubhouse, the Fitness Center, and the Pool.

The emails you provide on the Census Form will be added to the Shaben & Associates resident email list so you will begin receiving all of the communication about parties, events, and updates about the Community.

You will also receive an invitation for you and your family members to create their own private login to our “Residents Only” information website - marinabayonlanier.info. On the site, you will find all the forms needed, our Covenants, Community Rules & Regulations, Architectural Guidelines, Applications for Construction of a New Home or Modification of an Existing Home and Calendar of Events! You may fill out as much or as little of your family’s information on the website as you desire so you can be part of our electronic Resident Directory!

We also have a Marina Bay “Residents Only” Facebook page – Facebook/Marina Bay Lanier Residents Group! If you want to join this page, please search for it on Facebook and put in a request to be approved to join as it is a private group. To enjoy lake news and events, there are several Lake Lanier Facebook groups you can join.

The ladies of Marina Bay have a GroupMe site please one of the Members must add you to the site to join in the conversations we have with each other about subjects such as good doctors, nail salons, baby sitters, dog sitters, great places to eat, fun things to do, parties and events happening in Marina Bar or in our area plus many more fun topics we enjoy sharing with each other.

Other ways to learn about local events and happenings, search for the city of Gainesville, Georgia Facebook page or website pages to like or join. Gainesville has numerous activities, from the Farmer’s Market to Concerts on the Square and around town almost every weekend, especially during the Summer.

There are two local papers, the “Gainesville Times” and “Lakeside News.” The Times can be delivered to your home and offers a digital edition as well. Lakeside appears in local restaurants and businesses. Also, the Hall County Chamber is a great resource for local information and has a wonderful Newcomers Club that we suggest you join if you are new to the area.

The list of Service Providers for Marina Bay Homes is attached so you can contact these vendors for services you need!

Since we are a gated community, we ask that you please review the basic procedures given here to keep our Community private. To allow your guests, delivery companies, and maintenance vendors access to our Community please provide them the three-digit gate entry ring code given to you by Shaben or have them scroll to your last name at the main gate Call Box then press “9” to let them in.

If you experience trouble using your codes or with the gate please call or email John Everett at Shaben and Associates. Remember all heavy utility vehicles must enter Marina Bay through the construction gate entrance at Grand Orchard Walk.

A code is used to open the gate and can be obtained from John Everett at Shaben and Associates. The hours of work for service providers on construction is 7:00am to 7:00pm Monday through Friday. Special hours exists for weekend work.

Please notify ShaBen and Associates if you want to change the name on your call box number by email. Or, if you would like to have more than one call number, such as a spouse added, please email John Everett. This is limited to two numbers per household.

PLEASE DO NOT PROVIDE VENDORS OR NON-RESIDENT SERVICE PROVIDERS YOUR 4 DIGIT FAMILY GATE CODE. ALL VENDORS SHOULD USE YOUR 3 DIGIT GATE RING CODE OR SCROLL DOWN TO FIND YOUR NAME TO CALL YOU. PLEASE ANSWER YOUR PHONE WHEN YOU ARE EXPECTING GUESTS OR DELIVERIES AND PRESS “9” ON YOUR PHONE TO OPEN THE GATE.

In addition to using your private family gate code or scan card to enter the gate, you may purchase remote controls. Simply fill out the form attached and email it to John Everett at John@shabenandassociates.com.

Many vendors become frustrated when residents do not answer their phones once a gate ring code is provided so please answer your phones if you have scheduled delivery or have guests coming to visit. The only way to have guests enter the gate is by pressing “9” on your phone once they use the 3 digit gate ring code you have provided on the call box. It falls to us to determine whether or not to allow guests entry if you do not answer your phone.

The construction gate has a code that is given to vendors who have heavy trucks that may damage the cobblestones at the main entry gate. This includes furniture delivery trucks. This code changes from time to time so please email or call John Everett if you have a heavy load delivery scheduled to make sure you have the current construction gate code.

If you have purchased a boat slip, please fill out the form to register your boat. Also please fill out the boat dock box form to have your personalized label ordered and installed. There is a boat ramp to launch your boat into Lake Lanier at the Bolding Springs Park at the end of Chestatee Road. To use our Marina please park your car or golf cart in the parking lot provided by the Marina. There are kayak racks available where you may store your kayaks adjacent to the Marina parking lot.

Access to the Clubhouse and Use of the Club for private functions along with a Club Event Reservation Form can be found on the private Marina Bay resident website.

Remember that you must fill out and return the Census Form first before any form or privileges, including access to the resident website can be added.

If you have trailers or other type items that need to be stored please fill out the Dry Storage form attached to request a spot in our private storage area located in the Cool Springs Park.

If you have questions or concerns, please reach out to John Everett at john@shabenandassociates.com or call the Shaben and Associates office at 770-271-2252. Ask about the days John will be onsite in the Clubhouse at Marina Bay if you would like to meet with him or have him bring you information or access cards.

Please remember all changes, Modifications, or remodeling done to your home must be pre-approved by the Architectural Review Committee. Please use the forms provided on the Marina Bay resident's website to download the Modifications Form. Approval must be completed in writing by the ARC before any grading or clearing may be started on any homesite purchased.

As we said before we see a very bright future for all of us and will do everything, we can make Marina Bay a wonderful place to live, buy, or build your perfect lake home. We know if we continue to grow and sell Marina Bay, our efforts will help make all our homes and homesites grow in beauty and value.

Again, if you or your family members need any help or have any questions about anything in Marina Bay do not hesitate to reach out.

Welcome Home!

Susan Verlander, Owner and Broker-In-Charge
Marina Bay Properties, LLC (An independent brokerage firm)



Dear New Marina Bay Resident,

ShaBen and Associates is proud to partner with your neighborhood and provide you with Community Management Services, effective February 1, 2018. ShaBen & Associates is a privately held company and was founded in 1997 and located in Suwanee.

We understand the importance of protecting the physical and financial assets of your community and it is our privilege to demonstrate the skills and experience needed to serve your community. ShaBen & Associates is well-equipped to oversee and handle all aspects of your community needs and we are dedicated to partnering with your Board of Directors, Committee Members, and Residents within your community.

We have a proven track record of serving our clients with Honesty, Integrity, Professionalism, and Superior Communications and our Cost Effective Solutions and Resources will promote Optimum Property Values and help your community become a place everyone wants to call home.

Below you will find a list of just some of the services we provide your community:

- Accounting and Financial Support
- Vendor Relations Support
- Architectural Control and Maintenance Support including Community, Landscape, Facility & Pool
- Administrative Support including Community Meeting, Board Meetings, and Homeowner Correspondence
- After Hours Emergency Support - ShaBen is on call 24 hours a day, 365 days a year for all emergency calls regarding the common property in the community. Just call at 770.271.2252 and follow the prompts
- All exterior modifications must be submitted to our office for approval. All work MUST be approved in advance prior to starting any exterior project. The form is located on your website at www.marinabayonlanier.info.

Enclosed you will find all the forms you need to live comfortably in Marina Bay. Please fill out all forms that apply to you and scan them to John@shabenandassociates.com or bring them by the Clubhouse located by the Marina on Wednesdays when Mike Sortor will be on site. After all applicable forms are correctly filled out and the entire packet is sent back, you will be mailed/able to pick up your scan cards and gate clicker, if purchased.

Please remember that Marina Bay on Lake Lanier is a covenant protected community. Please familiarize yourself with the Covenants, Conditions, and Restrictions that govern your community. These can be accessed Online at www.marinabayonlanier.info. He may assist you regarding access to the website. The Community Association Manager for Marina Bay is John Everett. He can be contacted at John@shabenandassociates.com or at 770.271.2252 ext. 1210.

Please do not hesitate to contact us if we can be of any assistance. We look forward to serving your community.

Welcome Home,

Mike Shaffer

President & CEO

Homeowner & Tenant Census Form

Homeowner Information: This form is to be used for providing initial information OR for updating existing information

- 1) Record Owner Name(s): _____
- 2) Are you a Homeowner or Tenant? _____
- 3) Official Mailing Address: _____
- 4) Marina Bay Address: _____ Lot #: _____
- 5) Owner Telephone Number: Home/Work _____ Cell _____
- 6) Spouse Telephone Number: Home/Work _____ Cell _____
- 7) Owner E-mail Address: _____
- 8) Spouse E-mail Address: _____
- 9) Term of Lease (if applicable): From _____ To _____
- 10) Emergency Contact Name: _____ Phone Number: _____
- 11) Number of individuals residing in your home: _____ Adults _____ Children _____
- 12) Names of other adults living in residence: _____
- 13) Children names and ages: _____
- 14) Number of Pet(s): _____ Breed: _____ Names: _____
- 15) Do you own a boat? _____ Do you have a licensed slip? Y or N Slip #: _____
- 16) Vehicle 1: Make/Model _____ Plate # _____
- 17) Vehicle 2: Make/Model _____ Plate # _____
- 18) What 4-digit numbers would you like following the # sign to be your gate code: _____
- 19) Preferred telephone number for Gate Access: _____

NOTE - the required numerical data to the next two entries is found off the edge of the white card or on the sticker on the back of the remote. The required number begins with "TR"

Complete this section ONLY if you are currently in possession of any scan cards or remotes

Scan Card Numbers: _____

Gate Opener Numbers: _____



Informed Waiver & Release Agreement

Name: _____ (Last name first)

Thank you for using Marina Bay Community facilities. Association management requests your understanding and cooperation in maintaining both yours and our safety and health by reading and signing the following Informed Consent Agreement.

I, _____, declare that I intend to use some or all of the facilities offered by Marina Bay Homeowners Association, Inc. (the "Community Association"), including, but not limited to, the fitness center, swimming pool, tennis, docks, children's playground, clubhouse and other parks and facilities and to participate in events sponsored from time to time by the Community Association (the "events"). All of these activities and programs are collectively referred to as the "facilities." In considering being allowed to use the facilities and participate in the events (collectively, the "activities"), I declare as follows:

1. I understand that each individual (myself included) has a different capacity for participating in such activities and services. I assume full responsibility during and after my participation for my choices to use or apply, at my own risk, any portion of the information or instruction I receive. I have read and agree to comply with the written rules and regulations for use of the facilities.
2. I understand that part of the risk involved in undertaking any activity or program is relative to my own state of fitness or health (physical, mental or emotional) and to the awareness, care and skill with which I conduct myself in that activity or program. I acknowledge that my choice to participate in any activity or programs at Marina Bay brings with it my assumption of those risks or results stemming from this choice, and the fitness, health, awareness, care and skill that I possess and use.
3. I understand that participating in the activities may involve risk, including economic loss, health, disabilities or death, and I willfully and voluntarily assume those risks.
4. I accept personal responsibility to always act in a safe manner and to abide by the rules and regulations of the Community Association whenever I participate in these activities. I agree to immediately inform a representative of the Community Association, and to stop participating in the activities, if I observe any unsafe condition or broken equipment, or if I experience any pain, discomfort or other symptoms that I may suffer during or after participating in the activities. I understand that I may stop or delay my participation in any activity or program if I so desire and that I may also be requested to stop and rest by an Association employee who observes any symptoms of distress or abnormal response, and I agree to comply with such directions.
5. I understand that I am responsible for obtaining appropriate insurance coverage when participating in the activities and that the Community Association will not provide to me any insurance coverage.
6. I declare myself to be physically sound and suffering from no condition, impairment, disease, infirmity or other illness that would prevent my participation in any of the activities and programs of the facilities, or use of equipment or machinery except as hereinafter stated. I understand that I have been strongly advised to obtain my doctor's approval before participating in the activities, especially any exercise, aerobics or fitness activities. I also acknowledge that I have been strongly advised to obtain yearly or more frequent physical examinations and to review with my doctor the activities that are best suited to

Terms and Conditions of Lease Agreement

1. Tenant agrees that all charges for the specific rental space or other requested services are binding by this agreement in Hall County in the State of Georgia and that no property shall be removed from the premises until all fees are paid in full.
2. Tenant agrees not to assign, transfer, or allow the use of assigned space to any other party.
3. Tenant agrees not to store any hazardous materials in the storage space or store flammable liquids other than contained in a vehicle's fuel system.
4. Tenant agrees to not use the assigned slot for storing commercial vehicles or trailers.
5. Tenant agrees to remove any personal property from a boat/trailer or other item prior to storage and understands that the Association is not responsible for any such items left on boat/trailer.
6. Tenant agrees that if rental payments become delinquent, Association has the right to secure the property to the space or relocate the property to another location.
7. Tenant agrees that Association has the right to relocate the Tenant's item(s) to a different space if need be. Association will make an attempt to notify Tenant if a change is necessary.
8. Tenant is responsible for any damages they may cause to buildings, property, or other Tenant's property.
9. Tenant agrees that Association, his/her agents, employees and assignees shall not be liable to Tenant, his/her agents, or invitees for any loss or damage, injury or death caused to them or to their property as the result of the use and occupancy of the space and premises, or any other cause. It is further agreed that any stored property is placed in this space at Tenant's sole risk, and Association and Association's agents, employees and assignees shall have no responsibility or liability for any loss or damage to said property from any cause whatsoever, including the active or passive acts, omissions, or negligence of Association or Association's agents' employees or assignees. Tenant acknowledges that Association does not warrant or represent that stored property will be safely kept, nor that it will be secure against theft, nor that the premises and space are secure against hazards caused by fire or the elements of the weather. It is agreed by Tenant that this release of Association's liability is a bargained for condition of the rent set forth here, and that were Association not released from liability as set forth here, a much higher rent would have to be agreed upon. Tenant acknowledges that Association has read and understands the provisions of this paragraph and Tenant agrees to comply with its requirements.
10. Tenant acknowledges that Association does not provide insurance covering Tenant's stored property. Tenant agrees to maintain at his/her expense a policy of fire and extended coverage insurance with a theft, vandalism and malicious mischief endorsement for the full replacement value of his/her stored property. This insurance is for the benefit of both Tenant and the Association.
11. Tenant will secure any boat/trailer as a precaution from moving by blocking the wheels.
12. **All stored items must be in some way easily identifiable as to the owner. A supplemental tag or label must be attached in addition to any state tag or registration number.**
13. If Tenant is renting a home in Marina Bay, then they must secure agreement of the property owner who is responsible for payment if renter fails to pay.

Tenant acknowledges agreement with items 1-13 above by signing:

_____ date/
MB Community Association

_____ date/
Tenant

Slot #



Informed Waiver & Release Agreement

me. I understand that my decision to participate in the activities is voluntary. The Community Association does not have the resources to review, and is not responsible for reviewing, my decision to participate in the activities. I acknowledge that I have either had a physical examination and been given my physician's approval to participate in the activities, or I have elected to participate in the activities without the approval of my doctor and hereby assume all risk and responsibility for my participation in the activities.

7. By signing this document, I acknowledge that I have voluntarily chosen to participate in the activities. I assume all risk for my health and, on behalf of myself, my heirs, beneficiaries, dependents and personal representatives, release and hold harmless Marina Bay Home Owners Association and Cool Springs, LLC including, but not limited to, their respective directors, officers, employees and agents from any responsibilities, liabilities, damages, or claims related to my participation in the activities.

8. Members are responsible for the conduct of their guests. Members and their guests shall not reprimand nor discipline any employee or committee person of the Community Association. Comments and complaints are to be directed to the Community Association Board of Directors.

I declare that the terms of this Informed Waiver and Consent Agreement have been completely read and are fully understood by me, and that if desired, I have had the opportunity to consult with an attorney prior to executing it. I am freely and voluntarily executing this Informed Consent Waiver and Release for the purpose of making a full and final compromise and settlement of any and all claims, disputed or otherwise, related to the facilities and programs described above.

Signature of Resident #1 Date

Printed Name Date of Birth

Home/Cell Phone Email Address

Signature of Resident #2 Date

Printed Name Date of Birth

Home/Cell Phone Email Address

In case of emergency, please list a contact that does not reside in your home:

Contact Name	Relationship	Phone Number
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Marina Bay Service Providers

1/05/2021

Association Management

ShaBen & Associates

John Everett 770.271.2252 John@shabanandassociates.com

Marina Bay Properties, LLC

Susan Verlander 770.679.3944 404.542.3211 susan@marinabayproperty.com

Karin Lewis 770.679.3944 770.329.6195 karin@marinabayproperty.com

- Water City of Gainesville, PO Box 779, Gainesville, GA 30503 (770-535-6878)
Tap Fee \$3677 or \$2850 without deposit
- Gas Atlanta Gas Light Company (<https://www.atlantagaslight.com>)
Georgia Natural Gas, PO Box 105445, Atlanta, GA 30348 Gas South (866.762.6427)
- Electric (877.850.6200) Jackson EMC, PO Box 100, Jefferson, GA 30549 - 0100 (770-536-2415)
- Sewer Piedmont Water (404.235.0666 ext.210) or (800.248.7689)
Sewer service accounting and invoices Ms. Beronica Martinez (800) 248-7689 x 117 Tap Fee \$1,000 / Grinder Pump \$8,100 estimated costs / 15 per month to reserve tap on each lot purchased / Current Rate \$85 / per month / per sewer
- Pumps Environmental Mgmt Services E-1 Grinder Pump Service / Matthew Smith (706.265.5123)
- Internet AT&T Uverse (800.288.2020) / Charter (944.694.9259) / Spectrum (888.406.7063)
- Phone AT&T (866.851.2542) or (770.535.8114) / Verizon (678.450.8810)
- Cable Charter (944.694.9259) / AT&T Uverse (800.288.2020) / Direct TV (800.531.5000)
- Pest Arrow Exterminators (770-535-7670) / Orkin (866.736.1021) / Select Pest (770.536.8837)
- Trash Red Oak
- Corp Sanitation (770-536-7868) / Advanced Disposal of NG (678.495.0058) Gainesville Office (770-945-9531)
- Website www.marinabayonlanier.info
- HOA Marina Bay HOA fee is \$650.00 per quarter / \$2600.00 per year
- Slip Marina Bay Boat Slip maintenance fee is \$500 per year

MARINA BAY FREQUENTLY ASKED QUESTIONS

March 2021

1. How Many Homes Will Be in Marina Bay?

Marina Bay is a private gated community that will have no more than 399 residences on approximately 400 acres along 3.5 miles of shoreline of Lake Lanier. Most of the families residing in Marina Bay are full time residents who consider Marina Bay their primary home. There are approximately 200 homes built in the community and over 230 homes and lots sold.

2. What Are the Price Ranges of Home Sites and Homes?

New and resale lot values range from \$50,000 to \$450,000. New and resale homes range from \$659,900 to \$3.9mm. A new neighborhood in Marina Bay called The Retreat features new homes from \$600's. Future releases of home prices will be slightly higher as the Community grows. Other homes in Marina Bay range from \$700's to over \$3mm's. There are lakefront lots and homes available as well as lake view and mountain view sites.

3. What Are the Amenities of the Marina Bay Community?

Only homesite and homeowners along with their family members and guests are allowed to use and enjoy the amenities of Marina Bay. Members of the Marina Bay Club are entitled to the exclusive use and enjoyment of the Community and Club's features and amenities indicated below.

Marina Bay Club and Community Amenities:

- 3.5 miles of Lake Lanier shoreline
- Private 280-slip marina located on a deep-water cove. All slips are covered with power and water to each Boat-slips are only available for purchase by Marina Bay homesite owners or homeowners.
- Some slips are included in the home or lot that has already purchased a boat slip and once a lot owner or homeowner buys a slip, the slip remains as part of the property in perpetuity. Any additional documents regarding marina slip licenses are located on the member website: www.marinabayonlanier.info
- Slips are available for buyers who are purchasing a lot or home in Marina Bay if the previous owner did not choose to purchase a slip. Slips are approximately 12 feet wide and 28 feet long.
- Privacy of a gated community with private roads and gate only access.
- The 14,000 square foot lakefront Clubhouse features expansive views of Lake Lanier, a resident lounge, club room, library/conference room, game/billiards room, catering kitchen, expansive porches on main and terrace levels and a large exercise/fitness center.
- Adjacent to the Clubhouse is the resort-style salt-water swimming pool surrounded by stunning landscaping and curvilinear patio along with a grand stone open-air pavilion with fireplace and grill out kitchen that overlooks Lake Lanier.
- Tennis Village featuring 3 lighted tennis courts (one of the tennis courts has been marked to serve as a pickle ball court), two stone pavilions with restrooms and stone & grass stadium seating.
- Underground utilities, shady tree-lined streets with sidewalks throughout the neighborhood and Horseshoe Park, an expansive green-space park with ball field and sod bleachers and Grandview Park.
- A tucked away children's jungle-gym play park with an open meadow.
- Gated boat and RV storage belonging to the community is located within 1 mile of the main entrance.
- A full community social calendar with tons of events for kids and adults.

4. What Is the Cost to Join the Marina Bay Club or Be A Member of the Association?

There is no additional cost to join the Marina Bay Club as part of the Community Association and the membership is mandatory. The fees do not fluctuate based on home size or values. The Initiation Fee is \$1,800 (fees are subject to change). The annual fee is \$2,600 per year and can be paid quarterly or annually (fees are subject to change). The Association is governed by a Board and serves the Community through various committees.

The current committees are:

- Facilities Committee
- Social Committee
- Marina Committee
- Landscape Committee
- Finance Committee

5. Are There Recreational Activities Provided by the Association for the Residents and If So What Recreational Activities Are Provided by the Association or Committees?

The Community is a very active Association and has events for both adults and children in the community almost every month. Most of the activities are open to the entire Community and do not cost. Attendees are asked to bring their own refreshments and many times to bring a covered dish to share. A list of the annual activities calendar can be found on the website www.marinabayonlanier.com.

6. Are There Fees for Having a Boat in the Marina Beyond the Costs to Purchase a Slip?

All boat slip license holder shall be assessed an annual marina fee which provides for water, electrical and the maintenance of the marina. The marina fee is \$500 annually (fees are subject to change). The costs to purchase a boat slip is \$70,000 (subject to change without notice) for a 28 ft long slip.

7. How Do I Purchase a Boat-slip in the Marina?

You may only purchase a Boat-slip license within the Marina once you have closed and own a homesite or a home in the Community. You may not separate the ownership of your slip with the ownership of the home or lot tied to the purchase. Additional details regarding slip licenses are available on the community website: www.marinabayonlanier.info.

8. Are There Boat Storage Facilities Other Than the Marina?

A gated dry boat and RV storage facility is located within one mile of the main entrance to Marina Bay. This area is available exclusively to the members of Marina Bay. There is a separate fee for using the storage facility. This fee is \$90 a quarter.

9. How Do I Purchase a Home Site or Home?

You may list and sell your home in any way you choose as long as the privacy of the Community is protected and the gate code is not mass distributed nor is an open house conducted whereby non-residents are allowed in the gate without registering or being permitted in by the resident opening the gate for the guests and not passing along their code. An on-site sales operations is available - Marina Bay Properties, LLC. New or Resale homes and lots in Marina Bay exclusively are sold by Marina Bay Properties, LLC through the authority of the Declarant of Marina Bay

and the full use of the Marina Bay website, outdoor signage and use of the Clubhouse where the sales gallery is located in at 6338 Marina Club Drive, Gainesville Ga, 30506. Phone number is 770.679.3944. The broker-in-charge is Susan Verlander and she can be reached by text at 404.542.3211 or emailed at susan@marinabayproperty.com.

10. Can I Resell My Home Site?

The Developer retains a right of first refusal on any attempt to resell a home site. The resale price to the Developer shall be at the price it was originally sold for from the Developer. If the Developer declines to re-purchase the home site upon request from the home site owner, it may be sold to a third party at a price to be negotiated between the home site owner and the third party. An individual may transfer title of their home site to a builder for construction loan purposes.

11. May I Build Any Type of Home in Marina Bay?

All homes designed for construction for Marina Bay must be approved by the Marina Bay ARC committee. A preliminary submittal is required as is a final review that must include all of the design elements and colors of the home including home plans, site plans, landscaping and any other detailing required in the ARC applications. Homeowners may choose any builder of their choice, provided the builder meets the architectural submittal and governmental requirements. However a select group of approved Marina Bay Preferred Builders has been assembled who are able to assist any lot owner with the design and construction of each home constructed within Marina Bay to ensure that a cohesive design and consistent quality is used to maximize and maintain the overall value of the community. An Architectural Guideline Booklet has been prepared as a guide to achieve the appropriate home and landscape styling.

12. Who Are Marina Bay's Utility Providers?

(See Service Providers)

13. What Are the Schools for Marina Bay?

Public:

Sardis Elementary
Chestatee Middle School
Chestatee High School

Private:

Lakeview Academy
Westminster Christian School Riverside Military Academy

14. Are There Covenants and Bylaws for Marina Bay on Lake Lanier?

Yes, copies of the covenants can be found on the Marina Bay website, www.marinabayonlanier.info.



Hall County School Tax Exemptions & Regulations

Partial School Tax Exemptions

- 62 years of age on or before January 1 of the year in which you apply
- Household income from social security and other retirement pension cannot exceed \$55,742
- New earned income from sources such as interest, rental property or work does not exceed \$25,000 for the previous calendar year
- Reduced the taxable value by your standard homestead exemptions plus \$30,000 on the portion to which school bonds are applied
- Must be a resident of Hall County

Senior Citizens Exemptions

- 65 years of age on or before January 1 of the year in which you apply
- Household income from social security and other retirement pension does not exceed \$55,742
- Net earned income from sources such as interest, rental property or work does not exceed \$10,000
- Reduces your taxable value by your standard homestead exemptions plus \$2,000 plus \$30,000 on the portion to which school bonds are applied

Total School Tax Exemptions

- 70 years of age on or before January 1 of the year in which you apply for and qualify for school tax exemption (must apply by April 1)
- Proof of age required
- No income qualifier
- We will automatically grant this exemption if we have your date of birth in our database
- Email delrod@hallcounty.org to verify your birth date

Extra Homestead Exemption For Elderly

- State ad valorem exemption for anyone over the age of 65 on January 1 of the year applying for exemption
- Proof of age required
- No income qualifiers
- Exemption only applies to home and up to 10 acres

For more information regarding Hall County taxes, please call 770.531.6720

Updated 9/10/2012

Hall County

How are my taxes calculated?

Formula

$((\text{Property Value} \times \text{Assessment Rate}) - \text{Exemptions}) \times \text{Property Tax Rate} = \text{Tax Bill}$

Example

Here is an example calculation for a home with a market value of \$100,000 in the Unincorporated County:

1. The property value is the full market value appraised by the Assessors. All property in Georgia is taxed at an assessment rate of 40% of its full market value.
2. Exemptions, such as a homestead exemption, reduce the taxable value of your property. Let's say this homeowner has a standard homestead exemption of \$2,000.
 $\$40,000 - \$2,000 = \$38,000$
3. The taxable value is then multiplied by the milage rate. 1 mill = \$1 tax per \$1,000 taxable value. Hall County's total incorporated millage rate including the county school tax rate is 27.166, which means property owners pay \$27.166 per \$1000 of taxable value.
 $\$38,000 \times (27.166/1,000) = \$1,032.31$ your tax bill.
4. For further break down of the property taxes in the above illustration please see below:
 - School Tax: $\$38,000 \times (18.80/1,000) = \714.40
 - County Tax: $\$38,000 \times (5.716/1,000) = \217.21
 - County Fire Tax: $\$38,000 \times (2.65/1,000) = \100.70

MARINA BAY ON LAKE LANIER

SCAN CARD ORDER FORM

From: _____

Name

Marina Bay Street Address

Attention: ShaBen & Associates

Mike Sortor

Community Association Manager

sortor@shabenandassociates.com

770.271.2252 ext. 1210

Scan Cards

Description	Quantity	Unit Price	Cost
Scan Cards	2	\$ 0	\$ 0
Additional Scan Cards Requested		\$ 20	
		Total	

The purchase of a Marina Bay home or homesite comes with access to two free scan cards. These cards grant residents access to the front gate, the onsite pool and the fitness center. If there is a need for more scan cards, they are \$20 a piece. Please fill in the order form accordingly and include in the census form packet in with the appropriate check.

Checks can be made out to:

ShaBen & Associates

Thank you,

Marina Bay on Lake Lanier

For office use only -

Ordered: Y or N

Date Ordered:

MARINA BAY ON LAKE LANIER

GATE OPENER REMOTE ORDER FORM

From: _____

Name

Marina Bay Street Address

Attention: ShaBen & Associates

Mike Sortor

Community Association Manager

sortor@shabenandassociates.com

770.271.2252 ext. 1210

Gate Opener Remotes

Description	Quantity	Unit Price	Cost
Gate Opener Remotes		\$ 50	
		Total	

The purchase of a Marina Bay home or homesite comes with access to two free scan cards. These scan cards can be utilized to open the front card by swiping at the call box. In addition to the card, there is a chance to enter a four digit code for deliveries and such.

However, if you would like to order any gate opener remotes, please fill out the invoice with the number of remotes you would like to purchase and send it in with the Census Form packet with the appropriate check.

Checks can be made out to:

ShaBen & Associates

Thank you,

Marina Bay on Lake Lanier

For office use only -

Ordered: Y or N

Date Ordered:

MARINA BAY ON LAKE LANIER

DOCK BOX LABEL ORDER FORM

From: _____

Name

Marina Bay Street Address

Attention: ShaBen & Associates

John Everett

Community Association Manager

John@shabenandassociates.com

770.271.2252 ext. 1210

Dock Box Slip Label: Boat Slip # _____

The " _____ "

(last name)

Description	Quantity	Unit Price	Cost
Dock Label	1	\$ 0	\$ 0
		Total	\$ 0

Thank you for choosing Marina Bay for your new lake home. Please fill in your last name in the space provided above and send this order form in with your census form packet in order to put in a formal order for your Boat Slip Dock Label.

Thank you,

Marina Bay on Lake Lanier

For office use only -

Ordered: Y or N

Date Ordered:



Marina Bay	
Gainesville, GA	
For Marina Bay Office Use Only	
DECAL #:	
DECAL #:	
DECAL #:	
AMOUNT PAID:	NA
RECEIPT #:	NA
AUTHORIZED BY:	
PLEASE READ CAREFULLY	
<p>I have received a copy of Marina Bay's Boat Dock Rules and Regulations. I understand and will abide by these Rules and Regulations and any state or local laws pertaining to boat and personal watercraft as described in the guidelines. I have been advised that my boat/pwc must be insured at all times and that I must carry liability coverage. I understand that my boat cannot be operated by anyone under the age of 16 and requires that an eligible driver must have a valid state-issued driver's license. I accept both legal and civil responsibility for any actions committed during the operation of the boat/pwc, whether it be by me or any user I allow to operate the boat, and I understand that I may be fined for any violation of the governing documents regarding boats. I certify that the information contained herein is correct to the best of my knowledge.</p>	
OWNER SIGNATURE (REQUIRED)	
DATE SIGNED	

BOAT/PWC REGISTRATION

OWNER INFORMATION:

Vessel Owner's Name: _____

Marina Bay Address: _____

Primary Phone Number: _____

Alternate Phone Number: _____

SLIP NUMBERS: _____

BOAT/PERSONAL WATER CRAFT INFORMATION:

	1	2	3
MAKE:			
MODEL:			
YEAR:			
COLOR:			
DNR Registration #'s			
Insurance Company:			
Policy Numbers:			



Marina Bay Gainesville, GA	
For Marina Bay Office Use Only	
DECAL #:	
DECAL #:	
DECAL #:	
AMOUNT PAID:	NA
RECEIPT #:	NA
AUTHORIZED BY:	
PLEASE READ CAREFULLY I have received a copy of Marina Bay's Boat Dock Rules and Regulations. I understand and will abide by these Rules and Regulations and any state or local laws pertaining to boat and personal watercraft as described in the guidelines. I have been advised that my boat/pwc must be insured at all times and that I must carry liability coverage. I understand that my boat cannot be operated by anyone under the age of 16 and requires that an eligible driver must have a valid state-issued driver's license. I accept both legal and civil responsibility for any actions committed during the operation of the boat/pwc, whether it be by me or any user I allow to operate the boat, and I understand that I may be fined for any violation of the governing documents regarding boats. I certify that the information contained herein is correct to the best of my knowledge.	
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BOAT/PWC REGISTRATION

OWNER INFORMATION:

Vessel Owner's Name: _____

Marina Bay Address: _____

Primary Phone Number: _____

Alternate Phone Number: _____

SLIP NUMBERS: _____

BOAT/PERSONAL WATER CRAFT INFORMATION:

	1	2	3
MAKE:			
MODEL:			
YEAR:			
COLOR:			
DNR Registration #'s			
Insurance Company:			
Policy Numbers:			

 <p>MARINA BAY ON LAKE LANIER</p>	MARINA BAY COMMUNITY ASSOCIATION Dry Storage Lease Agreement	SLOT # _____ KEY # _____
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This mutual agreement, dated _____ is between the **Tenant**:

Name: _____ Home Telephone: _____

Address: _____ Bus. Telephone _____

City/State/ZIP: _____ Cell Phone: _____

And the Marina Bay Community Association, located in Hall County, in the State of Georgia to rent for a minimum of three (3) months:

Description of stored item which is to be placed, solely at the Tenant's risk, the following item(s):

Trailer _____ Boat _____ PWC _____ Other _____

Make: _____ Year _____ Length: _____ ft. Color: _____

Trailer Registration (state & number) _____ Trailer VIN _____

Boat Registration (state & number) _____ Other Identification _____

RATES: Tenant agrees to pay rent for the storage of the above-described item(s) at a rate of:

\$ _____ for three months which has been paid to the Association _____ as an additional amount to the quarterly base assessment. Current rate per item is \$90/quarter (\$30/month) for a single assigned slot. An item is defined as any stored personal property that occupies no more than a 10 foot wide space. Larger items may warrant multiple spaces and a higher fee structure. The property manager shall determine which slot is assigned based upon availability and the length of the item stored.

Notice of election not to renew this agreement must be given in writing 30 days prior to expiration of the current quarter. If Tenant fails to give such notice, this agreement converts to a quarter-to-quarter agreement and the Tenant will owe the Association the current quarterly rental rate of the above described space.

Association may terminate this contract at anytime. **Failure to pay rent will be treated the same as failure to pay COA dues. Association may lock, move or boot Tenant's property if improperly stored or delinquent in payment of rent.**

A tenant may only park an item into their assigned slot.

Tenant agrees that insurance on the personal property is their sole responsibility and acknowledges that Marina Bay Community Association. does not maintain coverage on the personal property stored at the location. Marina Bay Community Association shall have no liability for any damage caused by, but not limited to, acts of God, fire, vandalism, theft, or specific acts of other Tenants.



MARINA BAY COMMUNITY ASSOCIATION
Kayak Slot Rental Agreement

SLOT # _____

This mutual agreement, dated _____ is between the Member:

Name: _____

Telephone: _____

City/State/ZIP: _____ And

the Marina Bay Community Association, located in Hall County, in the State of Georgia to rent for a minimum of three (3) months. One agreement must be completed for each rented slot.

Description of stored item which is to be placed, solely at the Member's risk, the following:

Kayak/Paddle Board

Description: _____ RATES:

Member agrees to pay rent for the storage of the above-described item(s) at a rate of \$60 for a minimum period of one calendar year. This amount will be invoiced concurrent with the next quarterly member assessment from the initial rental agreement date. Notice of election not to renew this agreement must be given in writing 30 days prior to the end of the rental period of one year.

Failure to pay rent will be treated the same as failure to pay COA dues. Association may lock, move Member's property if improperly stored or delinquent in payment of rent.

A Member may only store their kayak or paddle board their assigned slot.

Terms and Conditions of Lease Agreement

1. Member agrees not to assign, transfer, or allow the use of assigned space to any other party.
2. Member agrees that if rental payments become delinquent, Association has the right to secure the property to the space or relocate the property to another location.
3. Member is responsible for any damages they may cause to buildings, property, or other Member's property.
4. Member acknowledges that Association does not provide insurance covering Member's stored property. Member agrees to maintain at his/her expense a policy of fire and extended coverage insurance with a theft, vandalism and malicious mischief endorsement for the full replacement value of his/her stored property. This insurance is for the benefit of both Member and the Association.

_____ date/_____

MB Community Association

_____ date/_____

Member

Slot #

APPLICATION FOR MODIFICATIONS TO EXISTING HOME

This is a short form application for minor modifications to existing structures. For more detailed information please refer to the "Marina Bay Design and Construction Guidelines" document available through the residents' portal on www.MarinaBayonLakeLanier.com

APPLICANT INFORMATION: Date _____

Name: _____

Marina Bay Address: _____ Lot # _____

Phone _____ Email _____

MODIFICATIONS DESIRED:

Exterior Paint (new colors) Ext. Repaint (same colors) Landscape / Hardscape

Fencing Windows / Doors Shutters / Trim

CONTRACTOR INFORMATION:

Company Name: _____ Contact _____

Address: _____

Phone _____ Email _____

SUBMITTALS REQUIRED: Please attach manufacturer details, brochures, specifications as needed. This application and all attachments must be submitted electronically in Pdf format. Email completed application with attachments to Sortor@ShabenAndAssociates.com

<u>Paint:</u>	<u>Mfg.</u>	<u>Color Name</u>	<u>Color #</u>
_____	_____	_____	_____

<u>Materials:</u>	<u>Mfg.</u>	<u>Product</u>	<u>Model #</u>
_____	_____	_____	_____

Landscape Plan: Submit a detailed site plan showing property lines, easements, footprint of existing structure(s), driveway and walkways. This plan must show name, location and sizes of proposed plan materials including trees, shrubs, and ground cover. Show street edge conditions such as fencing, shrubbery, and stone columns. Indicate areas which will remain in a natural (undisturbed) condition. Indicate areas to receive sod and type of sod proposed. Locate all site accessories such as fencing, HVAC equipment, utility meters, firepits, patio areas, mailbox etc.

ARCHITECTURAL REVIEW FEES AND DEPOSIT:

After review of this application you will be contacted to schedule an architectural review meeting. You will also be advised of the amount of any architectural review fees and compliance deposit. **NO WORK SHALL BEGIN UNTIL WRITTEN APPROVAL IS RECEIVED.**

HOMEOWNERS SIGNATURE: _____

Please see the Marina Bay Community Owners Association website for a full copy of the CC&R's or Construction Guidelines

MARINA BAY

RESIDENTIAL CONSTRUCTION PACKAGE

- I. REVIEW PROCESS AND APPLICATIONS
- II. DESIGN & CONSTRUCTION GUIDELINES
- III. ARCHITECTURAL CHARACTER GUIDE

September 1, 2019



Marina Bay Committees

Landscape Committee: *to maintain and to help beautify all growing vegetation in the HOA common Areas. To include the following:*

1. *Direct and assist contracted landscape Maintenance Company (cutting, pruning & edging).*
2. *Seasonal color*
3. *Pine straw and Mulch*
4. *Grasses – seeding and treatment*
5. *Irrigation (in all community common areas)*
6. *Trees and shrubs (in all community areas)*
7. *Trees in “beautify strip”*

Dennis Hodges - dhodges@aammmail.com (678) 614-7000

General Facilities Committee’s Responsibility: *maintain and improve all facilities owned by the HOA. To include the following:*

1. *Infrastructure*
2. *Streets*
3. *Lights*
4. *Gates*
5. *Signage (street and community aids)*
6. *Hardscapes (common area stone structures, pathways, fencing except as noted)*
7. *Amenity facilities and equipment (pool, clubhouse, exercise area, tennis courts & playground).*
8. *Security (community access and security monitoring)*

Chairperson – Keith Jansen bristol1741@gmail.com (770)365.1735

Marina Committee’s Responsibility: *maintain and improve the Boat Dockage. To include the following:*

1. *Maintenance and inspection of docks*
2. *Dock and Slip rules and regulations*
3. *Anchorage and positioning of docks*
4. *Dock area lighting and cart path*
5. *Other water/marina related features*
6. *Oversee dry storage area access*

Phil Thurmond, Chairman – ptjackets@gmail.com (678) 234-0068



Social Committee's Responsibility: *oversee and plan social events for the community. To include the following:*

1. *Plan for all annual events*
2. *Coordinate and schedule all functions (both community and individual events) using community amenities.*
3. *Visit and welcome new members of the community.*
4. *Coordinate and issue monthly newsletter and outgoing view box.*
5. *Institute a social media platform such as "Next Door Marina Bay".*

Jeff & Rosalyn Huggins - jeffhug32@gmail.com 770.713.2865

Finance Committee's Responsibility: *monitor and report the status of HOA's finances. To include the following:*

1. *Coordination with HOA Management Company.*
2. *Oversee Accounting - both receivables and payables*
3. *Legal matters*
4. *Insurance matters*
5. *Banking and Taxes*
6. *Monitor Utilities*

Alan Monson, Chairman - riverdogsi@att.net 217.691.5020

New Commer Committee Responsibilities: *Welcome new residents once moved in:*

1. *Reaches out to all new residents as soon as they relocate to community*
2. *Provides new residents info about other families and community events*
3. *Provides area information to new residents about shopping and dining*
4. *Serves as ambassadors to ensure new residents become active in community events / activities*

Co-Chairman - Cathy Sytsma sytsga@gmail.com 678.232.3949

Co-Chairman - Joan Jansen joanmimi3@outlook.com 770.815.0932

Marina Bay Events Throughout The Year

Tennis Teams – NEGTA and USTA

Children's Softball in the Park

Adult's Softball in the Park

Movie Nights Under The Stars

Picnics in the Park

Concerts in the Park

Pool Parties

Poolside Cookouts and Fish Frys

Neighborhood Bowling Night

4th of July Picnic, Party and Parade

4th of July Lake Lanier Fireworks

Lake Lanier 4th of July Boat Parade

Easter Egg Hunt with the Easter Bunny

Children's Halloween Party and Parade

Sunset Cruises in the Lake

Wine Tastings

Dinner Club

Poker Nights

Bridge Club

Progressive Dinner

Book Clubs

Chili Cook-off

Annual Christmas Party

Santa Visit Breakfast



Come chase the chills away in The Bay

Friday, Feb 1st, at 6:30pm in the LL of Clubhouse

Bring your favorite covered dish or appetizer and BYOB as always

A great opportunity to meet and greet!



When: Friday, Feb 16th, 6:30 pm
Where: Marina Bay Clubhouse, Lower level
What: Competing and voting for the best chili in The Bay!
Bring: Your best chili OR a salad, bread or dessert to share, also BYOB
Hosted by: Ed and Diane Martin, Bruce and Sandra Bausman
Prizes for Best Chili, Best Bread, Best Salad, and Best Dessert!
Questions: Call Ed 770-654-8826



Join us for a Baby Shower for Sarah Najlov

SUNDAY, MARCH 17TH 2 PM
Marina Bay Clubhouse
4338 Marina Club Drive

Please RSVP to Katie Dubois (770) 318-1482 or Daniela Coulson (770) 551-8452
Sweet 16 registered on Anndoin



Friday the 13th of April 6:30pm by the outdoor fireplace

Hotdogs, Baked Beans and BYOB
Bocce Ball for the Adults and Games for the Kids
Come meet new neighbors and have fun with old friends
Hosted by Jeff and Rosalyn Huggins



What: Friday night adult tennis mixer
When: April 27, 7-9 pm
Where: Marina Bay Tennis Courts
Bridges: A tennis racket, an appetizer to share and BYOB for yourself!
Hosts: Blake and Cindy Gutzmarter

This is a non-serious, fun evening of tennis. Come play for fun or learn to play if you have never played. Don't want to play? Come watch and enjoy an evening with friends and neighbors.

