



# Southfield Plantation and Tivoli Homeowner Association

February 2023

## Community Association Disclosure Information

Southfield Plantation is a multi-phase subdivision located at Thompson Mill Road off Hwy 96. This Covenant Community includes 475 properties under 19 phases and 18 Declarations of Covenants, Conditions, and Restrictions. There is a 2.8 acre open-space common area at the main entrance on Southwick Drive with a small pond and fountain for member recreational enjoyment. Entrances at Trailing Vines and Trails End Circle provide immediate access to Section 4, designated as Tivoli at Southfield, and connection to the other Southfield phases. The entrance to Tivoli Subdivision at Sassy Fox Drive connects to Jasmine Way for access through Southfield Section 2 Phase 1. New Development at Colton Drive provides an entrance to Sage Meadow Lane for access to and through Southfield Section 5 Phase 3.

### Assessment Information

- Annual Assessments (Mandatory): \$120.00 / year
  - Invoices are mailed in January of each year.
    - Payment Due by March 1 of each year.
    - Past Due on April 1 of each year
    - On-line payment available (Credit Card or Pay Pal)
  - Payable to Southfield Plantation Association, Inc.
  - Mail payment to P.O. Box 322, Bonaire, Ga. 31005
- There are no initiation fees, transfer fees, special assessments or other fees at this time.
- Utility and maintenance expenses for common areas are paid from funds received as annual assessments.

### Contact Information

- Property owners become members of the Southfield Plantation Homeowners Association (HOA) at the time of purchase of the property
- Registered as Southfield Plantation Association as a non-profit corporation in the state of Georgia with Fiscal Year January 1 to December 31
- Mandatory Membership Community Association (authorized by the respective Southfield Plantation Declaration recorded with the Clerk of Superior Court, Houston County, Georgia)
- Contact Information for Association
  - Name of Association: Southfield Plantation HOA
  - Mailing Address: P.O.Box 322, Bonaire, GA 31005
  - Website: SPTHOA.net (For Covenant and Bylaws Information)
  - Contact Person for Administrative Questions at email: [info@spthoa.net](mailto:info@spthoa.net)
  - Contact Person for other questions or information at email: [president@spthoa.net](mailto:president@spthoa.net)
  - Phone Number: None
- General Information for Association
  - The Association is governed by an all-volunteer Board of twelve (12) Directors, each elected by the members of the HOA for a three-year term.
  - No management company is used at this time.
  - Tivoli Subdivision is not part of the Southfield Plantation and Tivoli Subdivision or HOA
  - New development for Southfield Section 7 on Colton Drive, Holling Court, and Easton Court is underway. The Section 7 Declarations identifies the intent to become part of the Southfield Plantation HOA.