

Lender FAQ plus Data and Information

Basic Project Information	
Question	Answer
Project Legal Name?	Disharoon Ridge Unit Owner's Association
Project Physical Address?	Bldg's 86-182, Sconti Ridge Drive, Big Canoe, Jasper Georgia 30143 (See complete at end)
Owner's Association Management Address?	10896 Big Canoe, Jasper Georgia 30143
Owner's Association Name?	Disharoon Ridge Condominium Association
Owner's Association Tax ID#?	58-1355869
What is the legal property type of the property?	Condominium
The Project does NOT contain or include any of the following:	<ol style="list-style-type: none"> 1. Hotel, motel, co-op, time share, resort activities, concierge, central phones, maid service, check-in-desk, mandatory or voluntary rental pooling, or restrictions on the unit owner's ability to occupy the unit. 2. Deed or resale restrictions. 3. Manufactured homes, or houseboats. 4. Mandatory fee-based memberships for use of the association's amenities or services. 5. Non-incident income from business operations. 6. Supportive or continuing care for seniors or for residents with disabilities. 7. Commercial square footage.
Is the project Fee Simple or Leasehold?	Fee Simple
If the project were destroyed, does the land zoning allow a new project to be rebuilt to encompass the same number of units?	Yes
Is the project been characterized or promoted as an investment property?	No
Is the project a multi-dwelling unit condominium?	Yes
Are all common elements within the project owned by the owner's association?	Yes, with all owners having full rights to the use of the project's facilities and common elements.
Do the covenants contain right of refusal or any other items requiring approval by the owner's association?	No
Does the owner's association have a Master Association?	No, there is no legal association between DRUOA and Big Canoe Property Owner's Association. DRUOA is bound equally under State and federal law on an equal footing with Big Canoe POA.

Project Completion Information	
Question	Answer
Is the project 100% complete including all construction or renovation of units, common elements and shared amenities for all project phases.?	Yes
Is the project subject to additional phasing or annexation?	No
Date the developer transferred control of the HOA to the unit owners?	1978

Does the developer retain any ownership in the project?	No
How many units are in the completed project?	38
How many buildings are associated with all units?	7
How many levels or stories in the unit buildings?	3-4
Is the project a conversion of any previously existing structure, either retail, business or industrial building?	No
Are all repairs affecting safety, soundness, and structural integrity complete?	Yes
Are mechanicals and utilities metered separately for each unit?	Yes
Does the project consist of attached units?	Yes

Financial Information

Question	Answer
Are there any unit owners over 60 days delinquent on common expense assessments?	No
In the event a lender acquires a unit due to foreclosure or a deed-in-lieu of foreclosure, is the mortgagee responsible for paying delinquent common expense assessments?	No
Is the Owner's association currently involved in any active or pending litigation?	No
What is the frequency of the assessment charges?	Annual Assessment paid monthly to DRUOA
What are the common expense assessment ranges?	2025 rates, from \$141 to \$461 per month
Are there current special assessments? How much are they?	No
Does the association receive any income from non-incidental business arrangements?	No
Are any funds from the monthly fees used for recreational facilities not owned by the association?	No
Is the owner's association a defendant in any litigation or a plaintiff against a builder or developer?	No
What are the total annual association common fees for all units?	For 2025, \$141,538
Does the association contribute at least 10% of annual fees to a reserve fund?	Yes
Does the association utilize the services of a management company?	No
Is an owner required to pay any additional fees at the closing of a sale of a unit?	Yes, \$450 transfer fee is due the owner's association when title is transferred to a new owner.
Is a lender responsibility for any delinquent owner association fees or dues if a unit is taken over in foreclosure or deed-in-lieu?	No, Buyer is only responsible for the 2025 Transfer fee of \$450 payable to DRUOA.

Financial Controls

Question	Answer
-----------------	---------------

Does the bank send monthly bank statements directly to the owner's association contact person?	Yes
Does the owner's association maintain separate accounts for operating and reserve funds?	Yes
Are there appropriate access controls in place for each bank account?	Yes. Two Owner's Association board members are on the accounts.
Is there a management company which oversees accounts and expenditures?	No

Ownership Information

Question	Answer
Total number of units – all sold and closed to owner-occupants as residences, or second homes, or intermittent/long term rentals.	38
Approximate residency ratios – varies with seasons.	Owner occupied 12, Second home = 11, Rental 15, varies throughout the year
Total number of units under contracts.	Varies as sales occur.
Total number of units used as rentals.	Varies as sales occur.
Total number of units owned by the owner's association.	None
Does any one owner own more than one unit?	Yes, 4 owners own 2 units each.
Do all unit owners have sole ownership interest and equal rights in the use of common amenities and common areas?	Yes
Are any units used for commercial or non-residential purposes?	No
Do the condominium documents include any legal restrictions having to do with age, resale price restrictions, occupancy restrictions, limits on free transferability of title, or income restrictions?	No legal restrictions

Insurance Information

Question	Answer
Are units or common elements located in a flood zone?	No
What types of insurance cover the units?	Hazard, Liability, Fidelity and Flood
What agency issued the policy	State Farm Parish Lowrie Agency CPCU – 706-692-6920
What is the policy number?	91-25-4243-1
Does the policy have "replacement cost"?	Yes
Is the liability coverage stated on the policy per occurrence?	Yes
Since the project contains over 20 units, does the insurance coverage include Fidelity Bond Coverage?	Yes
Does the association have bodily injury and property damage coverage of at least one million dollars?	Yes

Schedule of Unit Addresses

Location Number	Address of Described Premises
004	86 Sconti Ridge Dr Jasper, Georgia 30143
005	116 Sconti Ridge Dr Jasper, Georgia 30143
006	140 Sconti Ridge Dr Jasper, Georgia 30143
007	146 Sconti Ridge Dr Jasper, Georgia 30143
008	170 Sconti Ridge Dr Jasper, Georgia 30143
009	178 Sconti Ridge Dr Jasper, Georgia 30143
010	182 Sconti Ridge Dr Jasper, Georgia 30143