



Southfield Plantation Homeowner Association

December 2024

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 in Sections 1 through 5 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 at Thompson Mill onto Southwick Drive (Section 1) with a small pond and fountain for member recreational enjoyment.

Entrances off Thompson Mill Road at Trailing Vines and at Trails End Circle provide access through Southfield Section 4, designated as Tivoli at Southfield, with connection to the other Southfield phases.

Entry off Thompson Mill through the Tivoli Sassy Fox area leads to the Jasmine Way entrance for access to Southfield Plantation through Section 2. (NOTE: Tivoli Sassy Fox is not part of Southfield.)

Recent development (Section 7) at Thompson Mill and Colton Drive provides entrance at Sage Meadow Lane for access to and through Southfield Section 5 Phase 3. Section 6 development, behind Section 2, Phase 6B, is in progress with access at Gazebo Drive. Sections 6 & 7 have NOT been accepted by the HOA at this time.

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 & maintenance expenses for common areas are paid from annual assessments funds.

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
 - Contact Person for other questions or information at email: 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 (Sassy Fox) is not part of the Southfield Plantation and Tivoli Subdivision or HOA.
 - Tivoli at Southfield (Trails End Circle) is Section 4 of Southfield.
 - Declarations for Sections 6 and 7 identify plans to become part of the Southfield Plantation HOA.