



General Information for Potential Owners

January 2025

Talking Rock Creek Resort Association, Inc. (TRCRA); approximately 5500 acres, approximately 1825 lots averaging about 2 acres; lots and facilities in 3 counties (Murray, Gordon, & Gilmer); Gated with one gate in each county; hilly terrain with about 900 ft of elevation change within the community; 120 miles of community roads (about half are asphalt).

POC: Office Manager: Tammy Ingram, 706-334-2519, staff@trcra.com
Property Manager: Tim Robinson, pm@trcra.com
222 Talking Rock Creek Pro Road, Chatsworth, GA 30705

2025's annual assessment is **\$900** and is subject to change (STC) yearly based on the upcoming annual budget with fiscal year of Jan 1 – Dec 31. Payment options of Quarterly and Monthly are available upon request.

Water is provided through TRCRA's distribution system with Calhoun Utilities (Gordon County) providing the water. 2025's water fee is **\$642** annually with excess use charged an additional amount and is subject to change on a yearly basis. Owners may drill a well if so desired.

Amenities: Recreation Center with small gym, 2 Pools/Tennis Courts, Private 12-acre fishing lake, picnic areas, "Trout Lodge" cabin (event facility) and lot with frontage that includes Talking Rock Creek, "Hidden Rocks" walking trail across the street from Rec Center in Murray County. An active Pickleball group meets more than once per week at the Rec Center Tennis Court. Plans for additional hiking trails, and "Rock Cliff" park are in the works for 2025.

GA Power supplies Gordon and Murray counties, Amicalola EMC supplies Gilmer County. Mail boxes and Package Delivery Room (UPS/FedEx/etc.) available to all Members. Fiber optic cable will become available in 2025 as the infrastructure is installed by 3rd-party vendors.

Building of house: Septic system required...no sewerage system available; **ONE** dwelling per lot; 1050 sq ft minimum interior; NO manufactured homes; plans subject to approval by Architectural Review Committee (ARC); County Building/Zoning Codes apply to all lots. Tree removal subject to review by ARC.

2025: Impact Fee: \$3000 (one time) -- Water Meter Installation: \$2270 (Both STC)

See the Documents tab at www.TRCRA.com for more information.

Upon closing, there is a \$200 New Owner Admin Fee (Welcome Packet, Gate Access Code & 2 Gate Cards, Rec Center/Pool Access Card), BUT \$100 is refunded when the new owner has their welcome appointment within 45 days of closing.