

Yonah Mountain Lake

Property Report

This property report contains important information regarding responsibilities associated with future development of this property. The following information has been obtained from sources deemed reliable. No representation or guarantee to the accuracy thereof is made and such information is subject to change without notice.

The parcel(s) being purchased by me/us through **HG Acquisitions, LLC** is/are Lot(s) _____, _____, in the subdivision known as **Yonah Mountain Lake**, located in **White County, Georgia**.

Covenants: Purchaser acknowledges they have received a copy of the protective covenants (CCR's) for Yonah Mountain Lake and understands all items contained within.

Plat: Purchaser acknowledges he/she has received a copy of the survey for Yonah Mountain Lake and is fully aware and understands of all the items on the survey.

Easements: Purchaser understands that easements have been granted to ensure the rights of ingress, egress and utilities.

Electricity: Electric service is to be provided by Habersham EMC, 6135 State Hwy 115 West, Clarkesville, GA 30523 phone (706) 754-2114. Purchaser understands there will be connection deposit (deposit based on customer's credit).

Gas: Propane tanks must be buried so they are not visibly seen. Contact Chattahoochee Propane for installation, 7617 Duncan Bridge Rd, Cleveland, GA 30528, phone (706) 778-8078.

Internet and Phone: Provided by Windstream, phone (866)445-8084. HG Acquisitions, LLC has granted permission to Windstream for fiber optic to be run throughout the community.

Waste Water: Purchaser understands that municipal sewage service is not available and that a sewage system will be purchaser's responsibility as a landowner. Septic permits may be obtained from White County Environmental Health Department, (706) 348-7698. Septic systems cost an estimated \$5,000-\$7,500.

Water: Water service is to be provided by White County Water Authority, 179 Claude Sims Rd, Cleveland, GA 30528 phone (706) 865-0788. Purchaser understands there will be a fee of \$1,175 for meter activation.

Building permits: May be obtained from Chief Inspector, Building Permit Department, 1241 Helen Hwy, Suite 200, Cleveland, GA 30528 phone (706) 865-6496.

Impact Fee: A \$2,000 impact fee is owed to the Yonah Mountain Lake POA before each property owner may begin to build.

Gate Clicker: Each property owner will receive one gate clicker to open the front gate. This gate clicker will be given to you once you close.

Taxes: The current tax rate for White County is \$0.028144 of 40 percent of appraisal valuation. i.e.) \$50,000 x .40 x 0.028144 = \$562.88 year.

Roads: Purchaser understands that the roads in the subdivision will be private and these private roads shall be maintained by the "Yonah Mountain Lake Property Owners Association" fund.

Setbacks: Front setbacks are 35 feet from the center of the road, cul-de-sac setback is 60 feet from the center of the radius point, 15 feet from side and 15 feet from rear, unless noted on the final plat.

Buffers: Refer to final plat for stream and spring buffer setbacks.

Mountain and Hillside Protection Area: Lots 33-38, 46-49, 54-58 and 60-62 may be required to submit a site plan to White County Building Department prior to beginning home construction. Home size and location could be limited on Lot 60 and 61.

Lakefront: Property owners adjoining Mays Lake may construct an overwater pier but it shall not exceed 30 feet in length or stretch more than one-third across the pond in front of their lot. Smaller lengths may be

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