

HN
HARRY
NORMAN
REALTORS

LUXURY LAKE
AND MOUNTAIN

51 Cottonwood Street | CLAYTON
\$469,000 | GAMLS #10258442



STYLISH INTOWN LIVING 2 Bedroom, 2.5 bath townhome

With a “Joanna Gaines” feel, this clean lined town home features 9ft+ ceilings, shiplap accents, oak flooring, modern kitchen with stainless steel appliances and tile backsplash. The open floor plan offers space for dining and lounging around the fireplace. A generous covered back deck offers space for grilling, dining and lounging while enjoying the mountains in the background. Master bedroom with vaulted ceiling and en suite bath. A covered deck off the master is perfect for relaxing. Enjoy easy access to casual and fine dining, boutique shopping and after hour entertainment along with all the outdoor activities of Rabun County and the surrounding mountains, rivers and lakes. Whether purchased for your own personal enjoyment or as a rental investment, this is a great opportunity to take advantage of our abundance of beautiful waterfalls and hiking trails, white water rafting, wonderful views, and coveted lakes

PROPERTY FEATURES

- 2bedroom
- 2.5 bath
- gas fireplace
- mountain views
- prime location



JULIE BARNETT

C: 404-697-3860

O: 706-212-0228

Julie.Barnett@HarryNorman.com

LakeBurtonHome.com





GAMLS No.:	10258442
Property Type:	Residential
Property Subtype:	Single Family Residence
Address:	51 Cottonwood Street Clayton, GA 30525
Subdivision :	Clayton Overlook
Status:	New
Own Condition:	

On Market Date:	02/26/2024
List Price:	\$469,000
LP/SQFT:	\$0
Off Market Date:	
Projected Close:	
Days On Market:	1

PROPERTY INFORMATION

County:	Rabun	Total Finished SQFT:	0	Year Built:	2022
Annual Taxes:	\$2,182	Above Grade Fin. SQFT:	0	Constr. Status:	
Tax Year:	2023	Below Grade Fin. SQFT:	0	Prop. Description:	
Ownership:		Below Grade Unfin. SQFT:	0	Waterfront:	0 Ft.
		SQFT Source:	Other	Feature Name:	
		Total Acres:	0.060 Acres	Elem:	Rabun County Primary/Elementar
		Total Acres Src:	Public Records	Middle:	Rabun County
				High:	Rabun County

Remarks: Enjoy stylish intown living in downtown Clayton in this 2 bedroom, 2.5 bath transitional farmhouse style townhome. With a "Joanna Gaines" feel, this clean lined town home features 9 plus ceilings, shiplap accents, oak flooring, modern kitchen with stainless steel appliances and tile backsplash. The open floor plan offers space for dining and lounging around the shiplap wrapped fireplace. A generous covered back deck offers space for grilling, dining and lounging while enjoying the mountains in the background. A powder room is located under the stairs for guests. Upstairs, the master bedroom offers a vaulted ceiling and en suite bath with designer tile, seamless glass shower door and double vanity. A covered deck off the master is perfect for relaxing. A guest bedroom offers a private full bath with tiled floor and shower. Enjoy easy access to casual and fine dining, boutique shopping and after hour entertainment along with all the outdoor activities of Rabun County and the surrounding mountains, rivers and lakes. Whether purchased for your own personal enjoyment or as a rental investment, this is a great opportunity to take advantage of our abundance of beautiful waterfalls and hiking trails, white water rafting, wonderful views, and coveted lakes

Directions: Cottonwood Street is off of Main Street across from the Post Office

INTERIOR

Bedrooms:	Up: 2 Mid: 0 Low: 0 Tot: 2	Heating:	Heat Pump,Zoned
Full Baths:	Up: 2 Mid: 0 Low: 0 Tot: 2	Interior:	Vaulted Ceiling(s),High Ceilings,Double Vanity,Beamed Ceilings,Tile Bath
Half Baths:	Up: 0 Mid: 1 Low: 0 Tot: 1	Kitchen Equip:	Electric Water Heater,Dishwasher,Oven (Wall),Oven/Range (Combo),Refrigerator
Basement:	Concrete,Dirt Floor,Exterior Entry	Laundry:	Laundry Closet,In Kitchen
Cooling:	Ceiling Fan(s),Heat Pump,Zoned	Rooms:	
Energy:	Electric Water Heater,Dishwasher,Oven (Wall),Oven/Range (Combo),Refrigerator		
Fireplaces:	1		
FP Features:	Living Room,Factory Built		

EXTERIOR

Stories:	Two	Amenities:	None
Style:	Bungalow/Cottage,Traditional	Lot Description:	City Lot
Construction:	Concrete	Parking:	0
Exterior:		Roof:	Composition
Waterfront:		Water Source:	Public
		Sewer:	Public Sewer

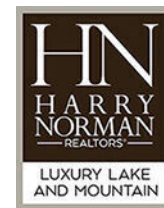
OTHER INFORMATION

Association Fees:	\$840	Home Warranty:	No
Fees Include:	Maintenance Grounds	Possession:	Close Of Escrow
		Possible Financing:	



Julie Barnett
 Phone: 404-697-3860
 Email: julie.barnett@harrynorman.com

Harry Norman REALTORS
 141 South Main Street
 Clayton, 30525
 Phone: 706-212-0228



Information is provided by Georgia MLS and is deemed reliable but not guaranteed.



FOR INFORMATIONAL PURPOSES ONLY

eFiled & eRecorded

DATE: 3/1/2023

TIME: 7:09 AM

PLAT BOOK: 02023

PAGE: 00056

RECORDING FEES: \$10.00

PARTICIPANT ID: 0121000214

CLERK: Holly E Henry-Perry

Rabun County, GA

NOTE: REC# 184067

SURVEYOR'S CERTIFICATE

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

J. Scott Stroud
 J. SCOTT STROUD,
 GA PLS #3094
 DATE 02/23/23

NOTES:

- 1) PROPERTY COMPRISES PART OF TRACTS 1 AND 2 OF A PLAT PREPARED FOR WOODY BLALOCK & RUSSELL IVE BY WILLIAM F. ROLADER, R.L.S. DATED FEBRUARY 23, 2005, REVISED AUGUST 4, 2006.
- 2) PROPERTY IS SUBJECT TO ALL EASEMENTS, RIGHT OF WAYS AND RESTRICTIONS OF RECORD, WRITTEN AND UNWRITTEN.
- 3) FIELDWORK COMPLETED NOVEMBER 20, 2018, OCTOBER 21, 2020 AND FEBRUARY 23, 2023.
- 4) ALL IRON PINS FOUND ARE 1/2 INCH REBAR, UNLESS OTHERWISE SHOWN.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,818 FEET AND AN ANGULAR ERROR OF 0'00'05" PER ANGLE AND WAS ADJUSTED USING THE COMPASS RULE.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE TO WITHIN ONE FOOT IN:
 LOT 7 - 177,545 FEET.
 LOT 8 - 66,401 FEET.
 LOT 9 - 41,655 FEET.

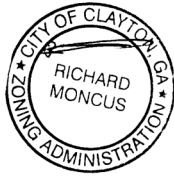
THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT

⊙ -- SEWER MANHOLE
 -S- - SEWER LINE

N/F RAMEY
 D.B. N44/Pg. 435
 P.B. 21/Pg. 278

N/F PREMIUM CONSTRUCTION, LLC
 D.B. V45/Pg. 297
 P.B. 57/Pg. 189

NUMBERED CALLS		
LINE	BEARING	DISTANCE
L1	S 70°50'58" E	23.61'
L2	N 83°13'42" E	16.32'
L3	N 83°13'42" W	8.22'
L4	S 83°13'42" E	18.68'
L5	S 83°13'42" E	4.43'
L6	N 68°55'41" W	3.52'
L7	N 68°55'41" W	5.55'
L8	N 70°50'58" W	11.02'
L9	N 70°50'58" W	4.93'
L10	N 83°13'42" W	13.51'
L11	N 83°13'42" W	10.54'



FINAL PLAT
 D.B. V45/Pg. 461
 D.B. V45/Pg. 297
 P.B. 57/Pg. 189



SURVEYORS:
 LOVELL, STROUD AND ASSOCIATES, LLC
 P.O. BOX 906
 CLARKESVILLE, GA. 30523
 R.L.S. #1553, #3094
 CERTIFICATE OF AUTHORIZATION
 NUMBER - LSF 000298
 TELEPHONE - (706)754-9422
 EMAIL ADDRESS - ldmihl@windstream.net

MAP PREPARED FOR
CLAYTON OVERLOOK PHASE 1 LOTS 7-9
 CITY OF CLAYTON
 RABUN COUNTY
 GEORGIA

DATE: FEBRUARY 23, 2023
 REVISED:
 LAND LOT: 21
 DISTRICT: 2ND
 COUNTY OF RABUN
 FILE # 18-081DA2
 FIELD BOOK # MINI2
 INSTRUMENTS USED:
 TOPCON GTS-211D
 SCALE - 1"=20'
 SYMBOLS:
 O.T.P. = OPEN TOP PIPE
 I.P.F. = IRON PIN FOUND
 I.P.S. = IRON PIN SET
 (5/8" RE-BAR)
 C. M. = CONCRETE MONUMENT



SELLER'S PROPERTY DISCLOSURE STATEMENT

EXHIBIT " _____ "



2024 Printing

This Seller's Property Disclosure Statement ("Statement") is an exhibit to the Purchase and Sale Agreement with an Offer Date of _____ for the Property (known as or located at: 51 Cottonwood Street Clayton, Georgia, 30525). This Statement is intended to make it easier for Seller to fulfill Seller's legal duty to disclose hidden defects in the Property of which Seller is aware. Seller is obligated to disclose such defects even when the Property is being sold "as-is."

A. INSTRUCTIONS TO SELLER IN COMPLETING THIS STATEMENT.

In completing this Statement, Seller agrees to:

- (1) answer all questions in reference to the Property and the improvements thereon;
- (2) answer all questions fully, accurately and to the actual knowledge and belief of all Sellers (hereinafter, collectively "Knowledge");
- (3) provide additional explanations to all "yes" answers in the corresponding Explanation section below each group of questions (including providing to Buyer any additional documentation in Seller's possession), unless the "yes" answer is self-evident;
- (4) promptly revise the Statement if there are any material changes in the answers to any of the questions prior to Closing and provide a copy of the same to the Buyer and any Broker involved in the transaction.

B. HOW THIS STATEMENT SHOULD BE USED BY BUYER. Caveat emptor or "buyer beware" is the law in Georgia. Buyer should conduct a thorough inspection of the Property. If Seller has not occupied the Property or has not recently occupied the Property, Seller's Knowledge of the Property's condition may be limited. Buyer is expected to use reasonable care to inspect the Property and confirm that it is suitable for Buyer's purposes. If an inspection of the Property reveals problems or areas of concern that would cause a reasonable Buyer to investigate further, Buyer should investigate further. A "yes" or "no" answer to a question means "yes" or "no" to the actual Knowledge and belief of all Sellers of the Property. In other words, if a Seller answers "no" to a question, it means Seller has no Knowledge whether such condition exists on the Property. As such, Seller's answers should not be taken as a warranty or guaranty of the accuracy of such answers, nor a substitute for Buyer doing its own due diligence.

C. SELLER DISCLOSURES.

1. GENERAL:	YES	NO
(a) What year was the main residential dwelling constructed? <u>2023</u>		
(b) Is the Property vacant? If yes, how long has it been since the Property has been occupied? _____	✓	
(c) Is the Property or any portion thereof leased?		✓
(d) Has the Property been designated as historic or in a historic district where permission must be received to make modifications and additions?		✓

EXPLANATION:

2. COVENANTS, FEES, and ASSESSMENTS:	YES	NO
(a) Is the Property subject to a recorded Declaration of Covenants, Conditions, and Restrictions ("CC&Rs") or other similar restrictions?	✓	
(b) Is the Property part of a condominium or community in which there is a community association? IF YES, SELLER TO COMPLETE AND PROVIDE BUYER WITH A "COMMUNITY ASSOCIATION DISCLOSURE EXHIBIT" GAR F322.	✓	

EXPLANATION:

3. LEAD-BASED PAINT:	YES	NO
(a) Was any part of the residential dwelling on the Property or any painted component, fixture, or material used therein constructed or manufacture prior to 1978? IF YES, THE "LEAD-BASED PAINT EXHIBIT" GAR F316 MUST BE EXECUTED BY THE PARTIES AND THE "LEAD-BASED PAINT PAMPHLET" GAR CB04 MUST BE PROVIDED TO THE BUYER.		✓

4. STRUCTURAL ITEMS, ADDITIONS AND ALTERATIONS:	YES	NO
(a) Has there been any settling, movement, cracking or breakage of the foundations or structural supports of the improvements?		✓
(b) Have any structural reinforcements or supports been added?		✓
(c) Have there been any additions, structural changes, or any other major alterations to the original improvements or Property, including without limitation pools, carports or storage buildings?		✓
(d) Has any work been done where a required building permit was not obtained?		✓
(e) Are there violations of building codes, housing codes, or zoning regulations (not otherwise grandfathered)?		✓
(f) Have any notices alleging such violations been received?		✓
(g) Is any portion of the main dwelling a mobile, modular or manufactured home?		✓
(h) Was any dwelling or portion thereof (excluding mobile, modular and manufactured dwelling) moved to the site from another location?		✓

EXPLANATION:

5. SYSTEMS and COMPONENTS:	YES	NO
(a) Has any part of the HVAC system(s) been replaced during Seller's ownership?		✓
(b) Date of last HVAC system(s) service: <u>brand new</u>		
(c) Is any heated and cooled portion of the main dwelling not served by a central heating and cooling system?		✓
(d) Is any portion of the heating and cooling system in need of repair or replacement?		✓
(e) Does any dwelling or garage have aluminum wiring other than in the primary service line?		✓
(f) Are any fireplaces decorative only or in need of repair?		✓
(g) Have there been any reports of damaging moisture behind exterior walls constructed of synthetic stucco?		✓
(h) Are any systems/components subject to a lease or rental payment plan (i.e. HVAC, security system, appliances, alternate energy source systems, etc.)?		✓
(i) Are there any remotely accessed thermostats, lighting systems, security camera, video doorbells, locks, appliances, etc. servicing the Property?		✓

EXPLANATION:

6. SEWER/PLUMBING RELATED ITEMS:	YES	NO
(a) Approximate age of water heater(s): <u>new</u> years		
(b) What is the drinking water source: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> well		
(c) If the drinking water is from a well, give the date of last service: _____		
(d) If the drinking water is from a well, has there ever been a test the results of which indicate that the water is not safe to drink? If yes, date of testing: _____		
(e) What is the sewer system: <input checked="" type="checkbox"/> public <input type="checkbox"/> private <input type="checkbox"/> septic tank		
(f) If the Property is served by a septic system, how many bedrooms was the septic system approved for by local government authorities? _____		
(g) Is the main dwelling served by a sewage pump?		
(h) Has any septic tank or cesspool on Property ever been professionally serviced? If yes, give the date of last service: _____		
(i) Are there any leaks, backups, or other similar problems with any portion of the plumbing, water, or sewage systems or damage therefrom?		✓
(j) Is there presently any polybutylene plumbing, other than the primary service line?		✓
(k) Has there ever been any damage from a frozen water line, spigot, or fixture?		✓

EXPLANATION:

7. ROOFS, GUTTERS, and DOWNSPOUTS:	YES	NO
(a) Approximate age of roof on main dwelling: <u>1</u> years.		
(b) Has any part of the roof been repaired during Seller's ownership?		<input checked="" type="checkbox"/>
(c) Are there any roof leaks or other problems with the roof, roof flashing, gutters, or downspouts?		<input checked="" type="checkbox"/>
EXPLANATION:		

8. FLOODING, DRAINING, MOISTURE, and SPRINGS:	YES	NO
(a) Is there now or has there been any water intrusion into the basement, crawl space or other interior parts of any dwelling or garage or damage therefrom from the exterior?		<input checked="" type="checkbox"/>
(b) Have any repairs been made to control water intrusion into the basement, crawl space, or other interior parts of any dwelling or garage from the exterior?		<input checked="" type="checkbox"/>
(c) Is any part of the Property or any improvements thereon presently located in a Special Flood Hazard Area?		<input checked="" type="checkbox"/>
(d) Has there ever been any flooding?		<input checked="" type="checkbox"/>
(e) Are there any streams that do not flow year round or underground springs?		<input checked="" type="checkbox"/>
(f) Are there any dams, retention ponds, storm water detention basins, or other similar facilities?		<input checked="" type="checkbox"/>
EXPLANATION:		

9. SOIL AND BOUNDARIES:	YES	NO
(a) Are there any landfills (other than foundation backfill), graves, burial pits, caves, mine shafts, trash dumps or wells (in use or abandoned)?		<input checked="" type="checkbox"/>
(b) Is there now or has there ever been any visible soil settlement or movement?		<input checked="" type="checkbox"/>
(c) Are there any shared improvements which benefit or burden the Property, including, but not limited to a shared dock, septic system, well, driveway, alleyway, or private road?		<input checked="" type="checkbox"/>
(d) Are there presently any encroachments, unrecorded easements, unrecorded agreements regarding shared improvements, or boundary line disputes with a neighboring property owner?		<input checked="" type="checkbox"/>
EXPLANATION:		

10. TERMITES, DRY ROT, PESTS, and WOOD DESTROYING ORGANISMS:	YES	NO
(a) Are you aware of any wildlife accessing the attic or other interior portions of the residence?		<input checked="" type="checkbox"/>
(b) Is there any damage or hazardous condition resulting from such wildlife intrusion; from insects (such as termites, bees and ants); or by fungi or dry rot?		<input checked="" type="checkbox"/>
(c) Is there presently a bond, warranty or service contract for termites or other wood destroying organisms by a licensed pest control company?		<input checked="" type="checkbox"/>
If yes, what is the cost to transfer? \$ _____ What is the annual cost? _____		
If yes, company name/contact: _____		
Coverage: <input type="checkbox"/> re-treatment and repair <input type="checkbox"/> re-treatment <input type="checkbox"/> periodic inspections only		
Expiration Date _____ Renewal Date _____		
EXPLANATION:		

11. ENVIRONMENTAL, HEALTH, and SAFETY CONCERNS:	YES	NO
(a) Are there any underground tanks or toxic or hazardous substances such as asbestos?		<input checked="" type="checkbox"/>
(b) Has Methamphetamine ("Meth") ever been produced on the Property?		<input checked="" type="checkbox"/>
(c) Have there ever been adverse test results for radon, lead, mold or any other potentially toxic or environmentally hazardous substances?		<input checked="" type="checkbox"/>
EXPLANATION:		

12. LITIGATION and INSURANCE:	YES	NO
(a) Is there now or has there been any litigation therein alleging negligent construction or defective building products?		<input checked="" type="checkbox"/>
(b) Has there been any award or payment of money in lieu of repairs for defective building products or poor construction?		<input checked="" type="checkbox"/>
(c) Has any release been signed regarding defective products or poor construction that would limit a future owner from making any claims?		<input checked="" type="checkbox"/>
(d) During Seller's ownership have there been any insurance claims for more than 10% of the value of the Property?		<input checked="" type="checkbox"/>
(e) Is the Property subject to a threatened or pending condemnation action?		<input checked="" type="checkbox"/>
(f) How many insurance claims have been filed during Seller's ownership? _____		
EXPLANATION:		

13. OTHER HIDDEN DEFECTS:	YES	NO
(a) Are there any other hidden defects that have not otherwise been disclosed?		<input checked="" type="checkbox"/>
EXPLANATION:		

14. AGRICULTURAL DISCLOSURE:	YES	NO
(a) Is the Property within, partially within, or adjacent to any property zoned or identified on an approved county land use plan as agricultural or forestry use?		<input checked="" type="checkbox"/>
(b) Is the Property receiving preferential tax treatment as an agricultural property?		<input checked="" type="checkbox"/>
<p>It is the policy of this state and this community to conserve, protect, and encourage the development and improvement of farm and forest land for the production of food, fiber, and other products, and also for its natural and environmental value. This notice is to inform prospective property owners or other persons or entities leasing or acquiring an interest in real property that property in which they are about to acquire an interest lies within, partially within, or adjacent to an area zoned, used, or identified for farm and forest activities and that farm and forest activities occur in the area. Such farm and forest activities may include intensive operations that cause discomfort and inconveniences that involve, but are not limited to, noises, odors, fumes, dust, smoke, insects, operations of machinery during any 24-hour period, storage and disposal of manure, and the application by spraying or otherwise of chemical fertilizers, soil amendments, herbicides, and pesticides. One or more of these inconveniences may occur as the result of farm or forest activities which are in conformance with existing laws and regulations and accepted customs and standards.</p>		

3. Items Remaining with Property. Items identified as remaining with the Property shall mean those specific items, including any solely necessary or required controller, as they existed in the Property as of the Offer Date. No such item shall be removed from the Property unless it is broken or destroyed. In the event such item is removed, it shall be replaced with a substantially identical item, if reasonably available. If not reasonably available, it shall be replaced with a substantially similar item of equal quality and value, or better. The same or newer model of the item being replaced in the same color and size and with the same functions or better shall be considered substantially identical. Once the Seller's Property is under contract, the items that may be removed and taken by the Seller, as reflected in this Seller's Property Disclosure Statement, may only be amended with the written consent of the Buyer of the Property.

Appliances

- Clothes Dryer
- Clothes Washing Machine
- Dishwasher
- Garage Door Opener
- Garbage Disposal
- Ice Maker
- Microwave Oven
- Oven
- Range
- Refrigerator w/o Freezer
- Refrigerator/Freezer
- Free Standing Freezer
- Surface Cook Top
- Trash Compactor
- Vacuum System
- Vent Hood
- Warming Drawer
- Wine Cooler

Home Media

- Amplifier
- Cable Jacks
- Cable Receiver
- Cable Remotes
- Intercom System
- Internet HUB
- Internet Wiring
- Satellite Dish
- Satellite Receiver
- Speakers
- Speaker Wiring
- Switch Plate Covers

- Television (TV)
- TV Antenna
- TV Mounts/Brackets
- TV Wiring

Interior Fixtures

- Ceiling Fan
- Chandelier
- Closet System
- Fireplace (FP)
- FP Gas Logs
- FP Screen/Door
- FP Wood Burning Insert
- Light Bulbs
- Light Fixtures
- Mirrors
 - Wall Mirrors
 - Vanity (hanging)

- Shelving Unit & System
- Shower Head/Sprayer
- Storage Unit/System
- Window Blinds (and Hardware)
- Window Shutters (and Hardware)
- Window Draperies (and Hardware)
- Unused Paint

Landscaping / Yard

- Arbor
- Awning
- Basketball Post and Goal

- Birdhouses
- Boat Dock
- Fence - Invisible
- Dog House
- Flag Pole
- Gazebo
- Irrigation System
- Landscaping Lights
- Mailbox
- Out/Storage Building
- Porch Swing
- Statuary
- Stepping Stones
- Swing Set
- Tree House
- Trellis
- Weather Vane

Recreation

- Aboveground Pool
- Gas Grill
- Hot Tub
- Outdoor Furniture
- Outdoor Playhouse
- Pool Equipment
- Pool Chemicals
- Sauna

Safety

- Alarm System (Burglar)
- Alarm System (Smoke/Fire)
- Security Camera
- Carbon Monoxide Detector
- Doorbell
- Door & Window Hardware

- Fire Sprinkler System
- Gate
- Safe (Built-In)
- Smoke Detector
- Window Screens

Systems

- A/C Window Unit
- Air Purifier
- Whole House Fan
- Attic Ventilator Fan
- Ventilator Fan
- Car Charging Station
- Dehumidifier
- Generator
- Humidifier
- Propane Tank
- Propane Fuel in Tank
- Fuel Oil Tank
- Fuel Oil in Tank
- Sewage Pump
- Solar Panel
- Sump Pump
- Thermostat
- Water Purification System
- Water Softener System
- Well Pump

Other

- _____
- _____
- _____
- _____

Clarification Regarding Multiple Items. Items identified above as remaining with Property where Seller is actually taking one or more of such items shall be identified below. For example, if "Refrigerator" is marked as staying with the Property, but Seller is taking the extra refrigerator in the basement, the extra refrigerator and its location shall be described below. This section shall control over any conflicting or inconsistent provisions contained elsewhere herein.

Items Needing Repair. The following items remaining with Property are in need of repair or replacement:

RECEIPT AND ACKNOWLEDGEMENT BY BUYER

Buyer acknowledges receipt of this Seller's Property Disclosure Statement.

1 Buyer's Signature

Print or Type Name

Date

2 Buyer's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.

SELLER'S REPRESENTATION REGARDING THIS STATEMENT

Seller represents that the questions in this Statement have been answered to the actual knowledge and belief of all Sellers of the Property



1 Seller's Signature

Print or Type Name

Date

02/26/2024

2 Seller's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.



NEW CONSTRUCTION SELLER DISCLOSURES
EXHIBIT " "



2024 Printing

This Exhibit shall be part of that New Construction Purchase and Sale Agreement between ("Buyer") and ("Seller") with an Offer Date of for property located at the following address: 51 Cottonwood Street, Clayton, GA 30525

Seller does hereby make the following disclosures selected below.

General Disclosures.

[Select all which apply. Any box not selected shall not be a part of this Agreement.]

- 1. The cost of change orders or upgrades may not necessarily result in an increase or a commensurate increase in the value of the Property.
2. The natural light available to and the view from the Property may change over time due to additional development and the growth, addition or removal of landscaping.
3. Any measurements of room dimensions shown on floor plans are approximations only and may vary from the actual conditions in the Property.
4. Sounds of rushing water may be heard in plumbing and waste water lines.
5. Items in model homes may not reflect the finishes of the improvements on the Property. Reference should be made to the Plans and Specifications to determine what will be included in the Property.
6. No representations are made regarding the public schools that currently or may in the future serve the Property, the zoning of any nearby properties or plans to develop or not develop other nearby properties.
7. There may be variations in grain pattern and color in any wood cabinetry and other wood products.
8. Veins and colors of any marble, slate or other stones used in the Property may vary from piece to piece.
9. Since trees and landscaping existing on the Property prior to the commencement of construction thereon may be adversely affected or even killed by construction activities, Seller shall have no responsibility for the same.
10. When excessive moisture or water accumulates indoors, mold growth can and will occur, particularly if the moisture problem remains unaddressed.
11. Seller reserves the right to change the street name and numerical address of the Property.
12. Any hardwood flooring can be damaged or scratched as a result of normal wear and tear including moving chairs and other furniture, walking in high heels and allowing dogs with toenails to walk or run on the hardwood flooring.
13. The directions for all cleaning products should be carefully reviewed to determine if the product is safe on the type of wood, tile, metal, stone or other surface being cleaned.
14. Seller makes no representation as to the location of mailboxes, utility boxes, street lights, fire hydrants or storm drains.
15. Carpets, paint and wood can fade and / or discolor over time depending on the exposure of these things to sunlight.
16. Seller makes no representations or warranties regarding the size, type or price of future homes built either in the subdivision or on property which may be included in the subdivision in the future.
17. All work and materials to be performed or supplied under this Agreement shall be performed and supplied by Seller's own contractors, subcontractors, employees, agents, material men and suppliers.

Buyer's Initials:

Seller's Initials:



COMMUNITY ASSOCIATION DISCLOSURE
EXHIBIT " "



2024 Printing

This Exhibit is part of the Agreement with an Offer Date of _____ for the purchase and sale of that certain
Property known as: _____ 51 Cottonwood Street _____ Clayton _____ Georgia 30525 ("Property").

Directions for Filling Out This Community Association Disclosure ("Disclosure"). Seller must fill out this Disclosure accurately and
completely. If new information is learned by Seller which materially changes the answers herein, Seller must immediately update and provide
Buyer with a revised copy of this Disclosure up until Closing (see Section B for Seller's payment obligations related to initial and updated
Disclosures). Seller should ensure the disclosures being made are accurate by confirming the same with the Community Association
("Association") and/or Association Manager(s).

Buyer's Use of Disclosure. While this Disclosure is intended to give the Buyer basic information about the community in which Buyer is
purchasing, Buyer should read the covenants and other legal documents for the community ("Covenants") to fully understand Buyer's rights
and obligations therein. This Disclosure does not address all issues that may affect Buyer as the owner of a residence in the community.
Assessments in community associations tend to increase over time. The Covenants can normally be amended to reflect the changing
preferences in the community.

A. KEY TERMS AND CONDITIONS

1. TYPE OF ASSOCIATION IN WHICH BUYER WILL OR MAY BECOME A MEMBER (Select all that apply. The boxes not selected shall
not be a part of this Exhibit)

- Mandatory Membership Condominium Association
Mandatory Membership Community Association
Mandatory Membership Master Association
Optional Voluntary Association
Mandatory Membership Age Restricted Community
All units are occupied by person 62 or older.
At least 80% of the occupied units are occupied by at least one
person who is 55 years of age or older
Voluntary Transitioning to Mandatory (Buyer shall be a
voluntary or mandatory member)

2. CONTACT INFORMATION FOR ASSOCIATION(S)

a. Name of Association: Clayton Overlook
Contact Person / Title: Michael Shelton
Association Management Company:
Telephone Number: 404-285-6936 Email Address: mshelton55@msn.com
Mailing Address: 144 Cherry Lane Website:
Clayton, GA 30525

b. Name of Master Association:
Contact Person / Title:
Association Management Company:
Telephone Number: Email Address:
Mailing Address: Website:

3. ANNUAL ASSESSMENTS

The total annual assessments paid to the above Association(s) is \$ 840 per calendar or fiscal year,
depending on how it is collected (hereinafter "Year") and shall be paid in installments as follows: (Select all of that apply. The boxes not
selected shall not be a part of this Agreement) Monthly Quarterly Semi-Annually Annually Other:

4. SPECIAL ASSESSMENTS

a. Buyer's total portion of all special assessments Under Consideration is \$
b. Buyer's total portion of all approved special assessments is \$
c. Approved Special Assessments shall be paid as follows: (Select all that apply. The boxes not selected shall not be a part of this
Agreement) Monthly Quarterly Semi-Annually Annually Other:
d. Notwithstanding the above, if the Buyer's portion of any and all special assessment(s) that are passed or Under Consideration after
the Binding Agreement Date is \$ or more, Buyer shall have the right, but not the obligation to terminate the
Agreement upon notice to Seller, provided that Buyer terminates the Agreement within five (5) days from being notified of the above,
after which Buyer's right to terminate shall be deemed waived.

5. TRANSFER, INITIATION, AND ADMINISTRATIVE FEES

To the extent Transfer, Initiation, and Administrative Fees are fully and accurately disclosed by Seller, Buyer shall pay \$NA _____ for all Transfer, Initiation, and Administrative Fees.

6. OTHER ASSOCIATION EXPENSES

- a. A fee for _____ is currently \$ _____ per Year and is paid in _____ installments. This fee does not include any Transfer, Initiation, and Administrative Fees.
- b. **Utility Expenses.** Buyer is required to pay for utilities which are billed separately by the Association and are in addition to any other Association assessments. The Association bills separately for: Electric Water/Sewer Natural Gas Cable TV Internet Other: _____

7. ASSESSMENTS PAY FOR FOLLOWING SERVICES, AMENITIES, AND COSTS. The following services, amenities, and costs are included in the Association annual assessment. (Select all which apply. Items not selected in Section 7.a. and/or Section 7.b. shall not be part of this Agreement).

- a. **For Property costs include the following:**
- | | | | |
|---|---|--|---------------------------------------|
| <input type="checkbox"/> Cable TV | <input type="checkbox"/> Natural Gas | <input type="checkbox"/> Pest Control | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Electricity | <input type="checkbox"/> Water | <input type="checkbox"/> Termite Control | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Heating | <input type="checkbox"/> Hazard Insurance | <input type="checkbox"/> Dwelling Exterior | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Internet Service | <input type="checkbox"/> Flood Insurance | <input checked="" type="checkbox"/> Yard Maintenance | <input type="checkbox"/> Other: _____ |
- b. **Common Area / Element Maintenance costs include the following:**
- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Concierge | <input type="checkbox"/> Pool | <input type="checkbox"/> Hazard Insurance | <input type="checkbox"/> Road Maintenance |
| <input type="checkbox"/> Gate Attendant | <input type="checkbox"/> Tennis Court | <input type="checkbox"/> Flood Insurance | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> All Common Area Utilities | <input type="checkbox"/> Golf Course | <input type="checkbox"/> Pest Control | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> All Common Area | <input type="checkbox"/> Playground | <input type="checkbox"/> Termite Control | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Maintenance | <input type="checkbox"/> Exercise Facility | <input type="checkbox"/> Dwelling Exterior | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Internet Service | <input type="checkbox"/> Equestrian Facility | <input type="checkbox"/> Grounds Maintenance | <input type="checkbox"/> Other: _____ |
| | <input type="checkbox"/> Marina/Boat Storage | <input type="checkbox"/> Trash Pick-Up | <input type="checkbox"/> Other: _____ |

8. LITIGATION. There IS or IS NOT any threatened or existing litigation relating to alleged construction defects in the Association in which the Association is involved. If there is such threatened or existing litigation, please summarize the same below:

Check if additional pages are attached.

9. VIOLATIONS. Seller HAS or HAS NOT received any notice or lawsuit from the Association(s) referenced herein alleging that Seller is in violation of any rule, regulation, or Covenant of the Association. If Seller has received such a notice of violation or lawsuit, summarize the same below and the steps Seller has taken to cure the violation.

Check if additional pages are attached.

B. FURTHER EXPLANATIONS TO CORRESPONDING PARAGRAPHS IN SECTION A

1. TYPE OF ASSOCIATION IN WHICH BUYER WILL OR MAY BECOME A MEMBER

- a. **Defined:** The primary purpose of a Community Association is to provide for the community, business, and governance aspects of the Association. The Association administers and maintains operation of the community as provided in the deed, Covenants and restrictions, rules and regulations, declaration, and/or other Community Association documents.
- b. **Examination:** Buyer acknowledges that ownership of the Property is subject to declarations, certain restrictions (including the ability to rent the Property), and by-laws, which may include additional costs as a member of a mandatory membership Association. Restrictions are subject to change by actions of the Association.
- c. **Owner Limitations:** If repairs and/or replacement of defects in any common element(s) are the exclusive responsibility of the Association, the owner of the Property is unable to make such replacements and/or repairs.

2. CONTACT INFORMATION FOR ASSOCIATION(S)

a. **Consent of Buyer to Reveal Information to Association(s).** Buyer hereby authorizes closing attorney to reveal to the Association from whom the closing attorney is seeking a Closing Letter the Buyer's name and any contact information the closing attorney has on the Buyer such as telephone numbers, e-mail address, etc. The closing attorney may rely on this authorization.

3. ANNUAL ASSESSMENTS

- a. **Disclosure Regarding Fees.** Owners of property in communities where there is a Mandatory Membership Community Association are obligated to pay certain recurring fees, charges, and assessments (collectively "Fee") to the Association. Fees can and do increase over time and, on occasion, there may be the need for a special assessment. The risk of paying increased Fees is assumed by the Buyer in living in a community with a Mandatory Membership Community Association.
- b. **Buyer shall pay** a) any pre-paid regular assessment (excluding Special Assessments) due at Closing for a period of time after Closing; and b) move-in fees, including fees and security deposits to reserve an elevator as these fees are not considered Transfer, Initiation, and Administrative Fees.
- c. **Seller shall pay** a) all Fees owing on the Property which come due before the Closing so that the Property is sold free and clear of liens and monies owed to the Association; b) any Seller move-out Fees, foreclosure Fees or other fees specifically intended by the Association to be paid by Seller; and c) any Fee in excess of the sum disclosed in Section A(3) above for the remainder of the Year in which the Property was contracted to be sold.
- d. **Account Statement or Clearance Letter.** Seller shall pay the cost of any Association account statement or clearance letter ("Closing Letter") including all amounts required by the Association or management company to be pre-paid in order to obtain such Closing Letter. Seller shall not be reimbursed at Closing for any amounts prepaid in order to obtain the Closing Letter. Within two (2) days of notice from the closing attorney, Seller shall pay for the Closing Letter as instructed by the closing attorney. Seller's failure to follow the instructions of the closing attorney may cause a delay in Closing and/or result in additional fees being charged to Seller.

4. SPECIAL ASSESSMENTS

- a. **Under Consideration:** For all purposes herein, the term "Under Consideration" with reference to a special assessment shall mean that a notice of a meeting at which a special assessment will be voted upon, has been sent to the members of the Association. If a special assessment(s) has been voted upon and rejected by the members of the Association, it shall not be deemed to be Under Consideration by the Association. Seller warrants that Seller has accurately and fully disclosed all special assessment(s) passed or Under Consideration to Buyer. This warranty shall survive the Closing. ALL PARTIES AGREE THAT NEITHER SELLER NOR BROKER SHALL HAVE ANY OBLIGATION TO DISCLOSE ANY POSSIBLE SPECIAL ASSESSMENT IF IT IS NOT YET UNDER CONSIDERATION, AS THAT TERM IS DEFINED HEREIN.
- b. **Liability for Undisclosed Special Assessments:** With respect to special assessment(s) Under Consideration or approved before Binding Agreement Date that are either not disclosed or are not disclosed accurately by Seller to Buyer, Seller shall be liable for and shall reimburse Buyer for that portion of the special assessment(s) that was either not disclosed or was not disclosed accurately.
- c. **Seller Pays for Undisclosed Special Assessments:** With respect to special assessments, Under Consideration or approved and accurately disclosed above, if an unpaid special assessment is due but may be paid in installments, it shall be deemed to be due in installments for purposes of determining whether it is to be paid by Buyer or Seller. Installment payments due prior to or on Closing shall be paid by the Seller; and installment payments due subsequent to Closing shall be paid by the Buyer. Otherwise the special assessment shall be paid by the party owning the Property at the time the special assessment is first due.
- d. **Special Assessments Arising after Binding Agreement Date:** With respect to special assessments that are only Under Consideration after the Binding Agreement Date and are promptly disclosed by Seller to Buyer:
 - i. If the special assessment(s) is adopted and due, in whole or in part, prior to or on Closing, that portion due prior to or on Closing shall be paid by the Seller; and
 - ii. If the special assessment(s) is adopted and due in whole or part subsequent to Closing, that portion due subsequent to Closing shall be paid by Buyer.

5. TRANSFER, INITIATION, AND ADMINISTRATIVE FEES

- a. **Buyer Pays:** Buyer shall pay any initial fee, capital contribution, new member fee, transfer fee, new account set-up fee, fees similar to the above but which are referenced by a different name, one-time fees associated with closing of the transaction and fees to transfer keys, gate openers, fobs and other similar equipment (collective, "Transfer, Initiation, and Administrative Fees) to the extent the total amount due is accurately disclosed above. Advance assessments due at Closing for a period of time after Closing, shall not be Transfer, Initiation, and Administrative Fees and shall be paid by Buyer.
- b. **Seller Pays:** Seller shall pay any amount in excess of the sum disclosed in Section A(5), even in the event of any later disclosures made by the Seller of increase in such Transfer, Initiation, and Administrative Fees. In the event Seller fills in the above blank with "N/A", or anything other than a dollar amount, or is left empty, it shall be the same as Seller filling in the above blank with \$0.00.
- c. **Fees Defined:** All Transfer, Initiation, and Administrative Fees paid by Seller pursuant to this section are considered actual Seller fees and are not a Seller concession or contribution to the Buyer's cost to close.

1 Buyer's Signature

Print or Type Name

Date

2 Buyer's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.

1 Seller's Signature

Michael Shelton

Print or Type Name

Date

2 Seller's Signature

Print or Type Name

Date

Additional Signature Page (F267) is attached.