

# Elizabeth Heights Homeowner's Association

Brighton Pt. Sandy Springs, GA 30328 (City Council District 2)

Michael R. Weber, President ■ Patrick Johnson, Treasurer ■ Susan Blaine, Recording Secretary

## **Seller Disclosure Information - 2021**

**I.** The following services are exclusively covered by our Monthly Assessments:

- **Comcast® Expanded Basic Cable Service: "Digital Starter Lineup" \***  
(approx. 100 Digital channels and 45 music channels), with HD Boxes.
- **Comcast® High-Speed Internet at 150 Mbps with available upgrades \***

*\*We have a Bulk Rate Discount contract with Comcast for Cable TV and 150Mbps High Speed Internet that only costs You **\$65.00/month** which is inclusive in your Monthly Assessment, compared to over \$175+/month in any other community!*

- Water & Sewer Service
- Property Management Representation / Service.
- Legal Retention / Service.
- Garbage Pick Up (2-days per week).
- Dog Waste Station s. 8 different stations on property, as well as the maintenance of 18 dog designated areas throughout the community: **A Must Use Feature.**
- Street Lighting.
- Entrance & Exit Gate Service (Remotes & Swipe Cards available).
- Community Video Camera / Surveillance Service.
- Landscaping Service / Maintenance.
- Termite Bond.
- Emergency Tree Service & Removal and Annual Tree Assessment & Maintenance.
- Parking Lot & Street: Maintenance & Repair.
- Building Exterior: Maintenance / Repair / Gutter Cleaning / Pest Control.
- Insurance – All common areas including the exterior of all structures.
- Pool (Salt Water) – Service / Maintenance / Repairs.
- Clubhouse – Service / Maintenance / Repairs (also supported by rental fees).

**II.** As of **January 1st 2021**, the Monthly Assessment are as follows:

2 Bedroom Garden/Flat (1,225 sqft) -	<b>\$317.00</b>
3 Bedroom Garden/Flat (1,425 sqft) -	<b>\$358.00</b>
2 Bedroom Townhome Style (1,192 sqft)-	<b>\$310.00</b>
3 Bedroom Townhome Style (1,600 sqft)-	<b>\$394.00</b>

### **III. Rental Restrictions**

There is a 12% rental restriction in our community.

The capacity is 15 rental units, and we are currently at that capacity.

**Until further notice, it must be disclosed by the Seller that a sale in Elizabeth Heights must be to an Owner who will occupy the home themselves... **No More Available Rental Units at this time.****

Any questions please contact Matt Levy and Sheila Levy of ABACUS Property Mgt.: 404-256-4200 [mlevy@abacusmgt.com](mailto:mlevy@abacusmgt.com) or [sheila@abacusmgt.com](mailto:sheila@abacusmgt.com)