

LIMITATIONS ON RELIANCE

The Board of Directors have posted various documents regarding development guidelines, standards and restrictions. These postings are not exhaustive, and your reliance on the same should be limited. You should consult carefully and thoroughly with your real estate agent and your attorney on all matters, and it is suggested you carefully consider any title commitment you obtain and review for yourself all exceptions and the documents referenced therein.

A document that may be helpful, and which you should obtain and retain for your files, is the **Improvement Location Certificate** (the "ILC") for the property you own or which you are considering purchasing. The ILC should reflect all improvements and reference various (but not all) encumbrances located upon and affecting your lot. The lot specific ILC should be available at the building department for the County of Elbert. Please place close attention to the building envelope reflected on the ILC and its relationship to your property line and any easements and like depicted on the recorded plat and the ILC; the building envelope and those easements will act to restrict improvements you may wish to construct upon the property.

Again, ***nothing posted on this website is a substitute for your own review of all documents placed of record***, the actual location of improvements, and other matters affecting the property which are open and obvious.