

VITOP



2 Bedrooms 65,000 - 72,000
3 Bedrooms 75,000 - 83,000

Financing available

QOTV

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The photographs in this brochure were taken at VZTOP and in the Highlands area. A picture is worth a thousand words. Nevertheless, we hope this brochure will encourage you to visit the unique mountaintop, this VZTOP . . .



LOCATION AND TRANSPORTATION

Where is VZTOP? VZTOP is on Little Yellow Mountain which is at the southern tip of the Blue Ridge Mountain chain in southwestern North Carolina. It is located above the village community of Highlands in Macon County approximately 10 miles from where the Georgia, North Carolina, and South Carolina borders meet.

How can I drive to VZTOP? VZTOP is an easy and pleasant drive from many areas of Georgia, South Carolina, North Carolina, and surrounding states. Because of its border location, it can be reached in most instances in less than three hours travel time from Atlanta, Ga., Chattanooga, Tenn., Greenville, S.C., and Asheville, N.C.. Much of the travel from these areas is via interstate highways (see map on opposite page).

Mileage and travel time to major cities

	Miles	Travel time
Atlanta	150	3 hours
Asheville	75	2 hours
Chattanooga	165	3 hours
Charlotte	180	4 hours
Columbus	260	5 hours
Knoxville	195	4 hours
Greenville	80	2 hours

From Highlands, VZTOP can be reached easily by taking route 106 approximately 1½ miles south to Hudson Road. Turn left and follow Hudson Road for one mile to the entrance to VZTOP.

What is the best route to VZTOP from the Atlanta area? VZTOP can be reached from Atlanta in less than three hours travel time, with the majority of the distance via Interstate 85. Take I-85 North approximately one hour and 12 minutes to route 320. Follow 320 about 10 miles into route 106. Continue on 106 to Toccoa, Ga. From Toccoa, take Ga. 17 to Route 441. Stay on 441, by-passing Clayton, until you reach Dillard, then turn right on 106 and drive up the mountain to Highlands and VZTOP.

What air services are available?

Commercial air service is available to Asheville, N.C., which is 75 miles from VZTOP. For private aircraft, the Franklin, N.C. airfield, just 20 miles from VZTOP, can handle all piston craft and Lear-type jets. Atlanta's Hartsfield International Airport, the second busiest in the United States, remains approximately three hours away. Helicopters have landed at VZTOP.

PROPERTY

Describe the VZTOP property?

VZTOP property encompasses 40 acres surrounding the upper portion of Little Yellow Mountain. From every foot on the mountain there is an unsurpassed view. The property is densely wooded and covered with heavy mountain foliage of laurel and rhododendron. It abounds with oaks, maples, hemlocks, magnolias, and other trees common to the area.



What is the property's history?

VZTOP was originally a part of the Highlands Country Club land and was sold to Charles V. Rainwater, a senior officer of the Coca-Cola Bottling Co. until his retirement. The estate totaled 51 acres and completely encircled the top of the mountain overlooking the Highlands Country Club and golf course. His home, a 40 room frame structure, was built between 1937 and 1940 and features 14 bedrooms, four fireplaces, and numerous out-buildings including a riding stable. Located on the top of the mountain, the impressive 14,000 square foot residence is a landmark of the Highlands area.

In the mid-sixties, Mr. Rainwater deeded the entire 51 acres and his home as a gift to the Highlands-Cashiers Hospital and Baptist Hospital of Pensacola. The estate was later sold to Mr. Talmadge Boynton, a private investor. Forty acres of the property were purchased by VZTOP, Ltd. in 1972 for the condominium development.

It is contemplated that the home and 13 acres of surrounding property will be preserved and maintained as a private residence and will not be part of the VZTOP development.

What does the property overlook? Every area of the VZTOP property offers you a spectacular view:

- Looking south and southwest are Blue Valley and Rabun Bald Mountain.
- To the west you face Standing Indian, Brasstown Bald, and in the distance the Great Smoky Mountains.
- On the east is Satulah Mountain and the Piedmont Plain.
- Looking north you are directly above the town of Highlands and Highlands Country Club and view the granite face of Wildcat Ridge on Whiteside Mountain.

Each condominium will have its own unobstructed view with only clouds to block the panorama.



CONDOMINIUM LIVING

What is a condominium? The condominium concept is not new. The Romans created it 2,000 years ago; the word "condominium" is a Latin word meaning "with others in residence." A condominium is a group of individually-owned homes built on common property. Each homeowner has clear deed and title to his dwelling and a proportionate share of the common land and improvements in the condominium development.

What are the advantages of condominium ownership? The condominium concept enables an individual to own his own living unit in a multi-unit project, and to enjoy a great many of the benefits which once were available only to individual homeowners. This concept makes it possible for each unit to be separately financed, bought and sold, insured, and taxed. This flexibility is what has made condominium ownership so popular in America's leading resort areas today.

When a condominium is bought, the purchaser receives a general warranty deed which provides ownership for all the space within the finished surfaces of walls and ceilings, as well as an undivided percentage interest in certain areas

within the project. These include:

- The land on which the building is located.
- The lawns, gardens, walkways, and parking areas for the buildings.
- The driveways and bridges providing access to the buildings from the main roads.

Each living unit is taxed individually. The owner is not taxed for the project as a whole, so that each tax bill covers only one unit.

What about maintenance and grounds upkeep? Perhaps the single greatest advantage of condominium ownership is the fact that everything except the upkeep of the interior of your home is done for you. The common property and its improvements, as well as the exterior of the homes, are maintained by the condominium association with funds from the pooling of a monthly assessment of the homeowners. This monthly assessment covers the cost of all hazard and liability insurance premiums on the homes, upkeep of all common areas, and maintenance of building exteriors and roofs. In this way individual owners are relieved of the burden of building and grounds maintenance, making the condominium concept a relatively trouble-free method of either permanent or second-home owner-

ship. Legal documents explaining each aspect of ownership are included as a part of all sales contracts.

What type of condominiums will be available at VZTOP? There will be four basic floor plans:

- Two bedroom single-story units
- Two bedroom townhouse units
- Three bedroom single-story units
- Three bedroom townhouse units

For those who desire, special arrangements can be made for four bedroom units.

How large will the condominium units be? The three bedroom townhouse will be approximately 1,952 square feet; the three bedroom single-story unit will be approximately 1,828 square feet; the two bedroom townhouse will be approximately 1,664; and the two bedroom single-story unit will be approximately 1,568 square feet.

When will the condominiums be available for sale? The first 44 condominiums of a maximum total of 100 units presently planned for VZTOP will be offered for sale in the Winter of 1973. Construction of the initial phase, which will be located on the south and west sides of the property, is scheduled for completion in the Fall of 1973.

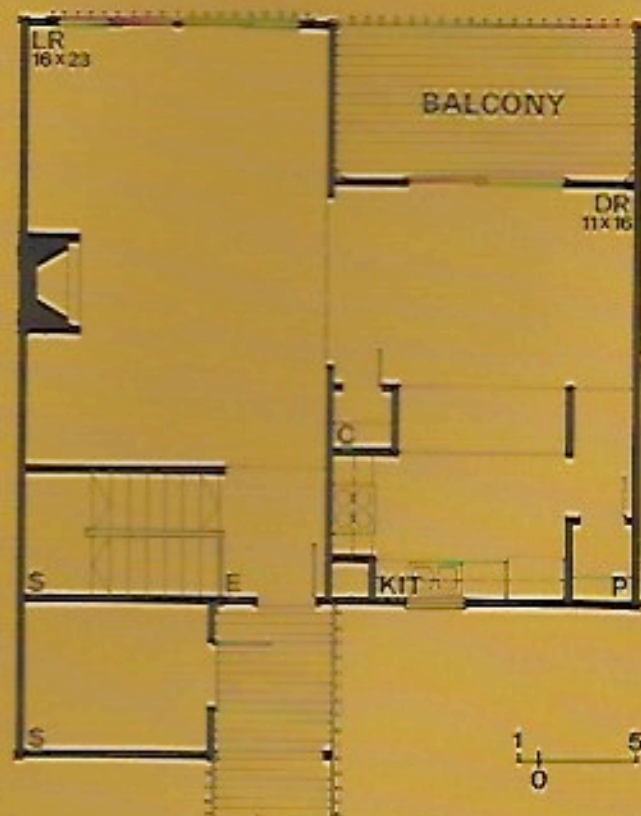
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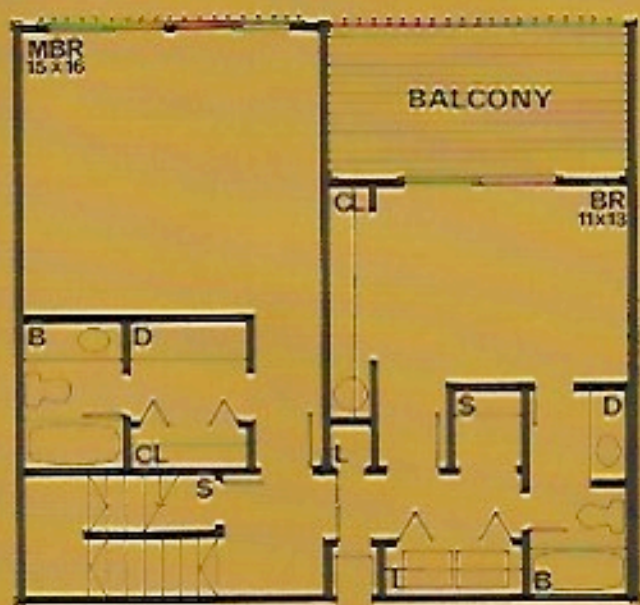
Two Bedroom Townhouse



Entry Level Floor Plan

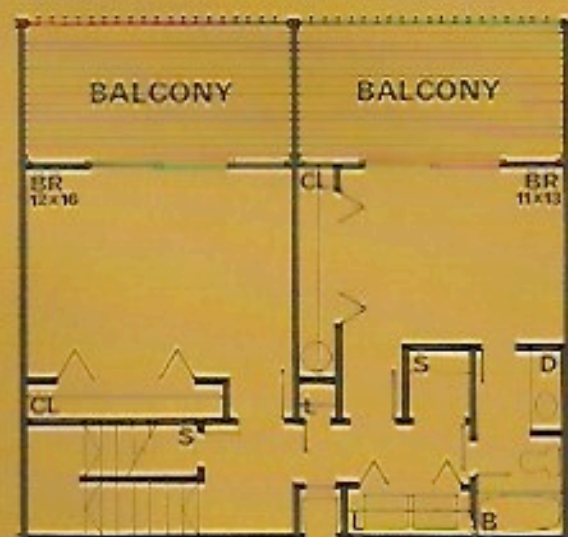
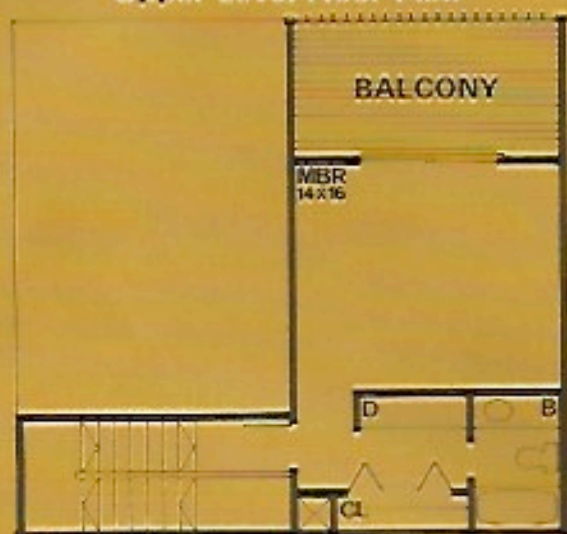


Lower Level Floor Plan

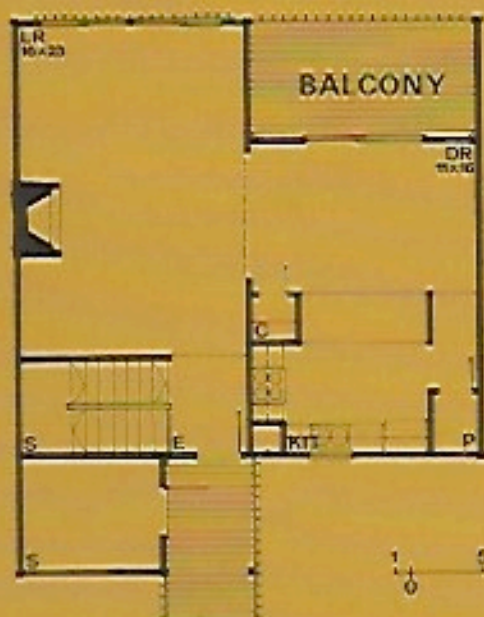


Three Bedroom Townhouse Floor Plan

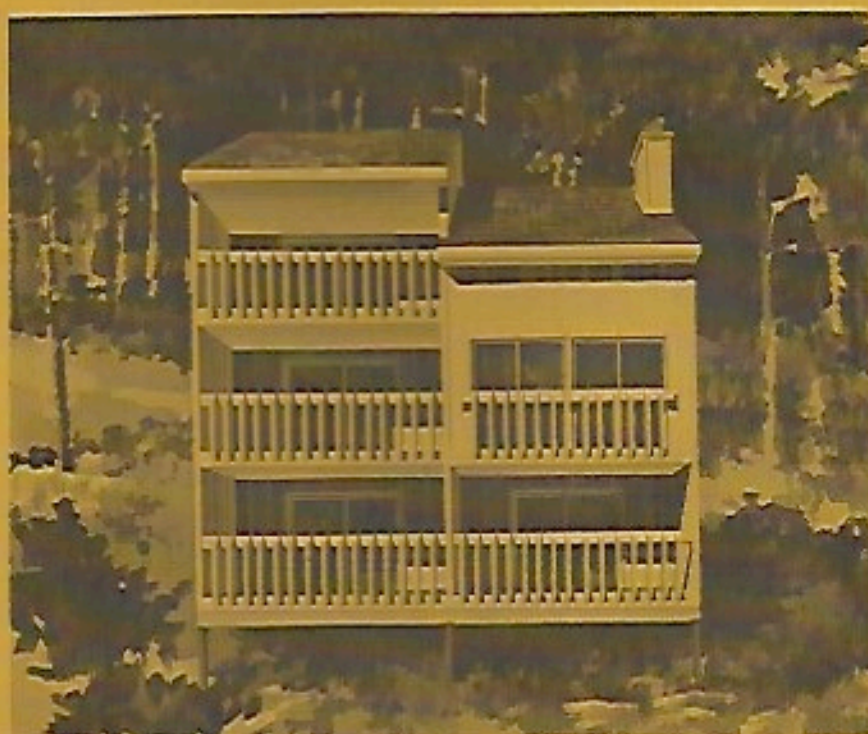
Upper Level Floor Plan



Entry Level Floor Plan



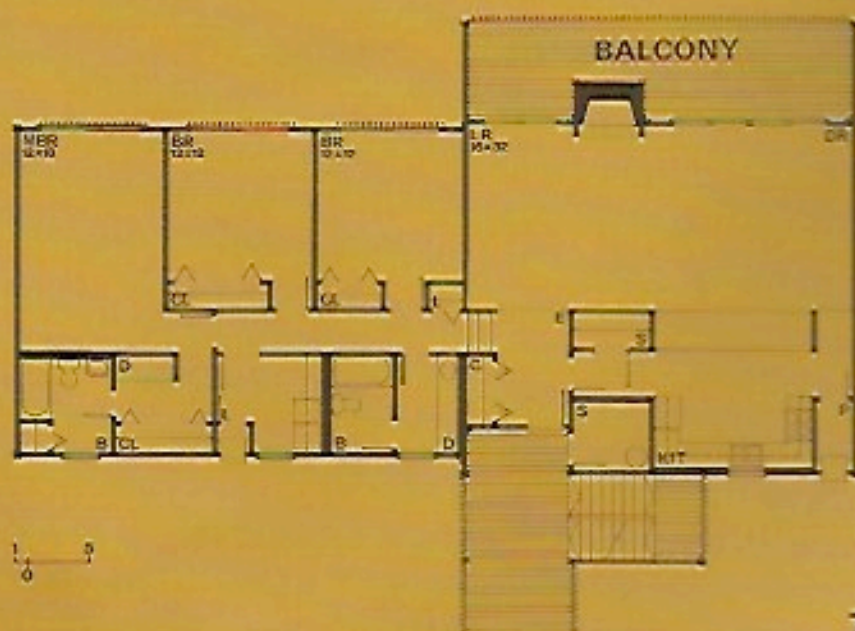
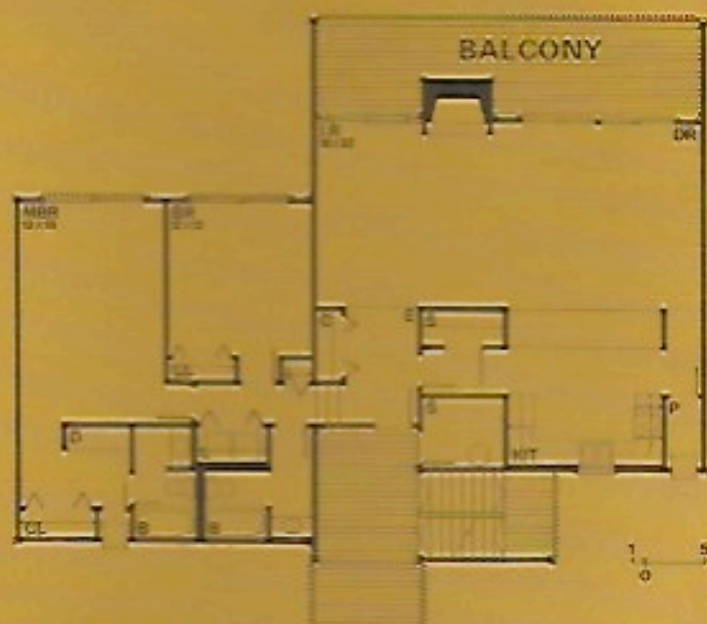
Lower Level Floor Plan



Two and Three Bedroom Single-Story Condominium



Two Bedroom Floor Plan



Three Bedroom Floor Plan



What type of terms can be arranged? The developers will assist purchasers in obtaining permanent financing if such is desired.

Who are the condominiums' architects, engineers, and contractors? Finch, Alexander, Barnes, Rothschild, and Paschal of Atlanta, one of the South's leading architectural firms, is in charge of architecture and design. Baldwin and Cranston Associates, Inc. of Augusta, Ga. are the civil engineers. The general contractor is Bryant Construction Corp., of Brevard, N.C.

What type of foundation support will the condominiums have? All units will be supported by steel beams embedded in a concrete base on top of granite rock.

What type of exterior finish will the condominiums have? Stained wood finishes and trim, designed to blend with the natural setting, will be used on exteriors.

What interior features will be included? Each condominium has been designed to reflect one's own lifestyle and to allow you maximum freedom of expression in decoration. Among features in each condominium will be:

- Deep shag carpeting
- Large fireplace in living room
- Wood paneling in living and dining rooms
- Spacious balconies — some units have four balconies
- Ceiling heights up to 12' in living rooms
- Washer and dryer hook-ups
- Individually controlled heating and air conditioning
- Kitchens include:
 - Dishwasher
 - Disposal
 - Trash compactor
 - Luminous ceilings
 - Double sink
 - Double oven range with self-cleaning ovens
 - Frost-free refrigerator with ice-makers

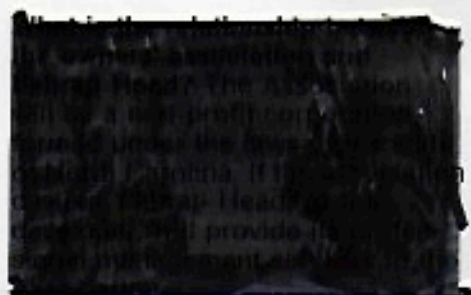
OWNERS ASSOCIATION

Will there be a condominium association? Yes. Each phase of the development will be a separate condominium with its own condominium association, in which each property owner within the particular condominium becomes a member. Each condominium association will be responsible for maintaining the common areas, building exteriors, and roofs within the particular condominium and will assess the owners monthly to cover the cost of such maintenance. In addition, each property owner within each condominium shall automatically become a member of the homeowners association which will be created pursuant to legal requirements of the State of North Carolina.

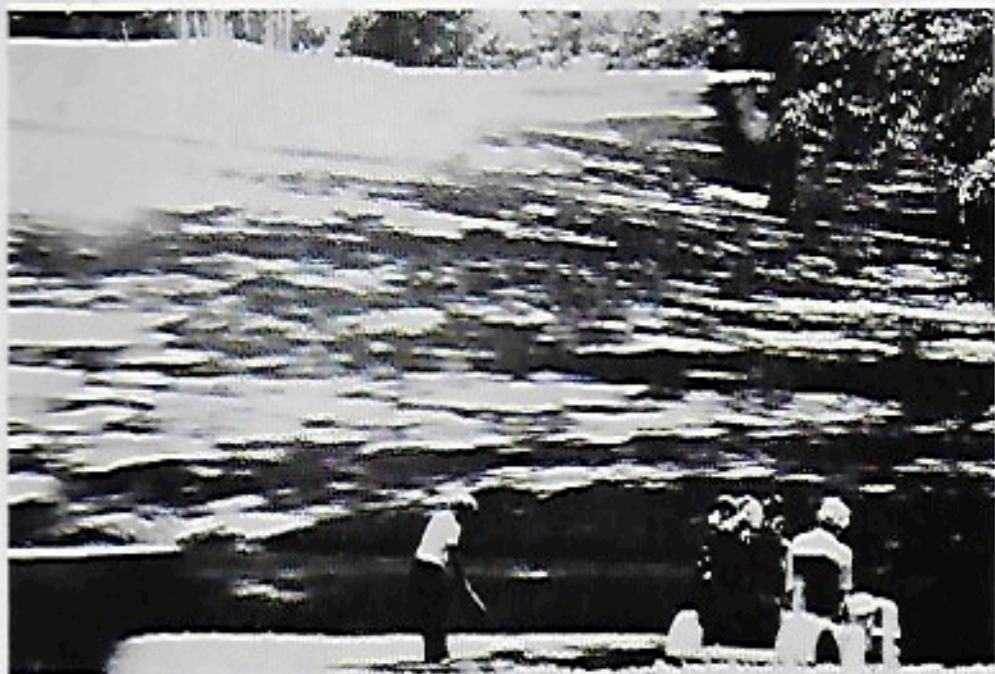
What is the function of the homeowners association? The homeowners association will hold legal title to and will be responsible for the maintenance of all of the common facilities and services of VZTOP. Basically, this includes the ownership, maintenance of all roads, sidewalks, outside lighting, lawns, gardens and open areas as well as the sewage treatment and water systems. This association will also own all recreational facilities such as the swimming pool and the tennis courts. It will also provide for security service, garbage, trash and snow removal and any other facilities or services the association deems necessary

within the scope of its legal authority. The homeowners association shall also maintain hazard and liability insurance on the homes and will assess each homeowner for the insurance premiums applicable to his home.

How will the owners' association be organized? The Association will be operated by a board of directors elected by the members. The board will manage the operation of the Association and determine the amount of the annual assessment to be paid by Association members.



What will be the assessment of members of the Association? The assessment against each Association member will be determined yearly by the board of directors. The costs of providing necessary facilities and services are divided between the residents who benefit. However, the maximum amount which can be charged is limited in the Association legal document and cannot be changed without approval of the entire Association.



SERVICES AND COSTS

What are the property taxes? Macon County property taxes are \$4.80 per \$1,000 of assessed value.

What will home insurance cost at VZTOP? Homeowner's insurance will be similar to that for other mountain condominium communities. For a condominium valued between \$65,000 and \$75,000 inclusive insurance would be between \$250.00 and \$470.00 a year. This is a guideline, and in no way guarantees exact rates or the availability of insurance.

What phone service will be provided? VZTOP is served by the Western Carolina Telephone Co. Residents will be listed on the Highlands exchange.

What electric company serves VZTOP? VZTOP is served by the Highlands Municipal System. It is making provisions for VZTOP's requirements.

What is the water source? The City of Highlands has agreed to provide water service.

Is a sewerage treatment plant planned for VZTOP? An extended aeration plant with tertiary filtration that exceeds the requirements of the state of North Carolina Department of Water and Air Resources in the purification of waste will be built.

Who will collect garbage and trash? Collection will be contracted by the Homeowners Association. The costs of collection services will be shared by all members of the property owners association.

What about television reception? A master antenna system is planned for VZTOP.

What security service will be provided? VZTOP will be accessible by one road only. There will be a patrol in the area for your protection and the protection of your property.



Where can I ice skate? During the winter, Mirror Lake in Highlands is open for ice skating when feasible.

Where can I fish? Streams in the surrounding area are well-stocked with trout. Anglers and boaters also have access to Lake Glenville and many small lakes within easy driving of VZTOP.

Is horseback riding available? Several local stables offer riding, boarding and instruction.

What about hiking and nature studies? VZTOP and Highlands area offer unmeasurable opportunities for environmental awareness and physical activity. The natural setting of the VZTOP property will be preserved for residents to enjoy and explore, and trails and picnic areas will be maintained for nature walks and family outings.

The natural wonders of the area can be observed more intently at the Highlands Museum, which is open to the public. The museum is operated under the auspices of the Highlands Biological Station, an educational center where students, professors and researchers from throughout the world study the unique flora of surrounding mountains. Classes for children are held during the summer months and evening lectures for adults are conducted.

CLIMATE

The natural air conditioning during summer months was the original appeal of the Highlands area. After the Civil War and until the 1940's, residents of Atlanta, Savannah, Charleston and other southern cities built summer retreats in the area to escape the heat and humidity.

Today, with easy travel available via interstate highways, homes are being built for enjoyment throughout the year.

Summer days average a comfortable 70 degrees and nights a crisp 55 degrees. The warmest months are June through August.

In the winter, the weather is much like the New England states. When it is raining in other southeastern cities, it is often snowing in the

RECREATION AND LEISURE

What recreational amenities will be included at VZTOP? Located on the east side of the property will be a landscaped recreational area which will include:

- swimming pool
- men and ladies dressing rooms
- men and ladies saunas
- two lighted tennis courts with room to add additional courts depending on the demand

Is there golf nearby? Directly below VZTOP is the Highlands Country Club, an excellent 18-hole private course. Located seven miles from VZTOP is the Wildcat Cliffs Country Club. Both clubs have private membership and applications for membership are being received. Development activity has increased significantly in this mountain area in the past few years and several new golf courses are currently being planned and others updated. Within a 20 minute drive can be found the well-known Sapphire Valley and High Hampton courses near Cashiers.

What skiing facilities are available? Sky Valley and Sapphire Valley, two popular resorts, are within a 20 minute drive of VZTOP and provide excellent skiing and instruction.

Highlands area. The snow season is normally December through March, with an average annual snowfall of 25 inches.

Seasonal changes are usually one month behind other areas of the South.

The coolest months are December through February, averaging 40 degrees.

HIGHLANDS

Highlands, the highest incorporated town in the eastern United States at 4,100 feet above sea level, is located directly below VZTOP.

Although the quaint village community only has about 500 permanent residents, the population swells to approximately 5,000 during the summer months.

Highlands is less than a 10 minute drive from VZTOP and offers a full range of services and facilities in pleasant, unhurried surroundings.

Specialty shops and boutiques make shopping an adventure. There are fine restaurants, clubs, modern grocery and drug stores and markets.

A library, museum, theatre, community center and recreational park are open to the public. Plays and concerts are held at the Highlands Community Theatre during the summer months.

VZTOP is in the Highlands fire district and the city has a volunteer fire department which can respond in minutes to emergency calls. A fire hydrant system will be installed throughout the VZTOP property.

The Highlands-Cashiers Hospital, a well-equipped, well-staffed medical facility, is located in Highlands. Most ancillary services, such as pharmacists, dentists and optometrists, are available in Highlands.

Churches of most denominations are located in Highlands, including Assembly of God, Baptist, Catholic, Christian Scientist, Episcopal, Methodist and Presbyterian.

There is a public elementary, junior and senior high school in Highlands.





VIEW FROM
VZTOP

HIGHLANDS, NORTH CAROLINA

