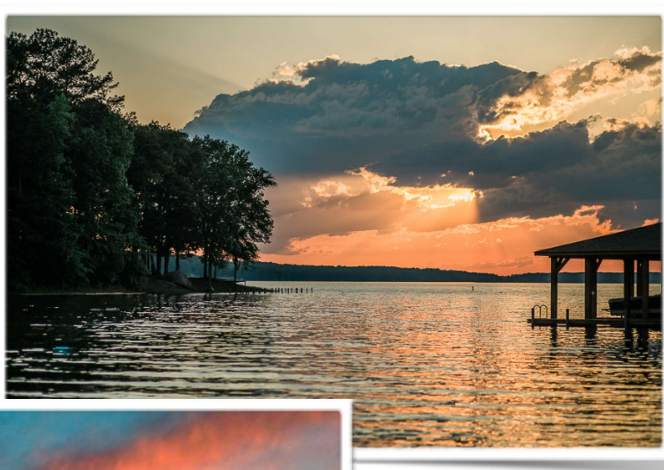
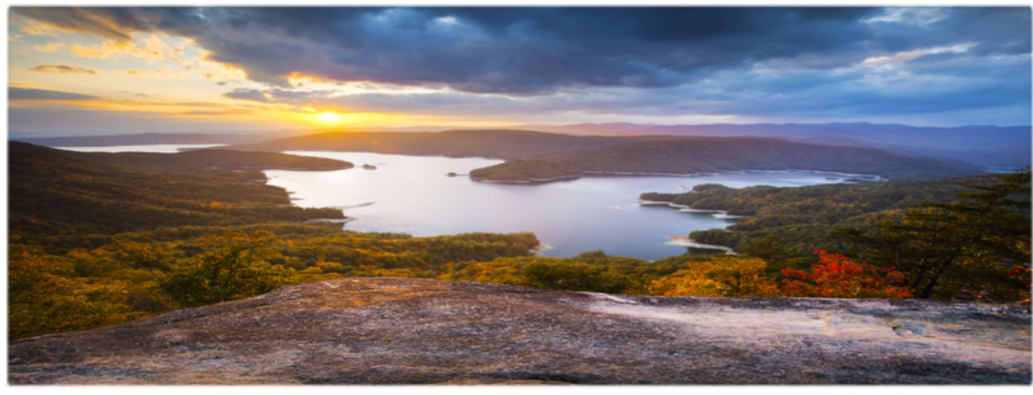


P
Pinnacle Shores





premier service...

Premier Land is a privately held business which seeks out, acquires, markets, and liquidates highly attractive properties, both aesthetically and financially, from lending institutions and developers across the nation.

At a time when the real estate market is on the rise, we are putting our combined 50 years experience in the wholesale real estate market to work for our clients, offering never-before-seen values in some of our country's most desirable vacation and retirement destinations.

premier protections...

- Homes are to be a minimum of 1800 square feet on waterfront homesites and 1400 square feet on water access homesites.
- No time frame to build.
- One Guest home is permitted.
- Amenities are for the use of owners and their guests only
- Household pets are permitted. No farm animals cattle or swine are allowed. One horse is permitted per fenced in acre.
- All lots within Pinnacle Shores will pay annual homeowners association dues of \$500 to cover maintenance of the amenities, roadways, entrance, common areas, and general operating expenses.
- Owners of multiple contiguous lots are only responsible for one set of homeowners dues.
- No hunting is permitted.

Pinnacle Shores Amenities

- Gated Entrance
- Open Air Waterfront Pavilion
- On-site Boat Storage
- Community Marina
- Kayaks
- Community Fire Pits
- Large Estate Sized Homesites
- Community Brick Pizza Oven
- Underground Power

Pinnacle Shores at Lake Gaston

ADDENDUM "A" - VITAL INFORMATION STATEMENT

This property information statement contains important information regarding responsibilities associated with the 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 The Peninsula at Hyco Lake, LLC, Lot #_____**, _____, _____, in the subdivision known as **Pinnacle Shores at Lake Gaston** located in Warren County, North Carolina has been developed in conformance with local codes and standards.
- **Covenants:** Purchaser acknowledges receipt of a copy of the protective covenants for **Pinnacle Shores at Lake Gaston** and understands all items contained within.
- **Easements:** Purchaser understands that easements have been granted to ensure the rights of ingress, egress and utility service for the subdivision. All easements will be shown on the recorded plat.
- **Electricity:** Service provided by Halifax EMC: (252) 445-5111.
- **Telephone:** Service provided by CenturyLink: (252) 535-1177.
- **Cable:** Service provided by Direct TV: (800) 531-5000.
- **Sewage Disposal:** Purchaser understands that municipal sewage service is not available and that a sewage system and the cost of that system will be Purchaser's responsibility as a land owner. Call local installers for free estimates.
- **Water:** Purchaser understands that the water service is provided by Warren County Public Works: (252) 257-3795.
- **Water Tap Fee:** A one-time water tap fee of \$950 is to be paid by Purchaser at time of build/hook-up.
- **Building permits** may be obtained through Warren County Planning, Zoning and Code Enforcement: (252) 257-7027.
- **Taxes:** The current tax rate for Warren County is approximately \$82 per \$10,000 of property value.
- **The following people currently hold these positions in Warren County:**

Tax Assessor	Starlin Beatty	(252) 257-4158
County Manager	Robert Davie	(252) 257-3115
Register of Deeds	Yvonne Alston	(252) 257-3265

- **Roads:** Purchaser understands the roads in the subdivision will be private. Private roads shall be maintained by the Pinnacle Shores at Lake Gaston Property Owners Association, Inc.
- **Financing:**
 1. Purchaser agrees when financing the purchase of property through a bank or other lending institution to provide their Land Consultant with a contact person. Purchaser is to notify their Land Consultant, within 3 days from the date of signing of contract, that application has been made and provide their Land Consultant with a contact person and phone number for said contact person. Purchaser must pursue in good faith, providing financing institution with all applicable documents in order to process the loan. In the event that the Purchaser does not receive loan approval, a letter from the lending institution must be presented to their Land Consultant stating that the Purchaser has been denied credit.
 2. Upon receiving the denial letter, Purchaser agrees to pursue financing from Seller, at Seller's discretion, in accordance with the owner financing terms.

*Land Consultant contact information: Name _____ Tel _____
Fax (704) 895-8751 Email _____

**Customer understands terms and rates are subject to change at any time at the discretion of the lending institution. The Peninsula at Hyco Lake, LLC is not liable for any changes in financing by the lending institution. The financing is provided as a service to The Peninsula at Hyco Lake, LLC's customers and changes in financing will not invalidate the agreement to purchase. Please Note: Each lending institution's credit approval is based on a point system. The more information and assets that you show on your credit application, the higher your score, i.e., stocks, moneys in banks, c.d., etc. Please take a few minutes to completely fill out the credit application in the areas indicated. Your credit application will be processed immediately, and approval status is usually received in two to four business days. To receive full LTV% financing, a customer must have excellent credit and low debt.

▪ **Closing Attorney:**

The Lance Law Firm, PC
3280 NC 69
Suite 11
Hayesville, NC 28904
(706) 835-1212

- Purchaser understands that **time is of the essence** in closing this transaction. In the event that this transaction is closed by mail, Purchaser agrees to return all closing paperwork in a timely fashion **(48 hours or less)**.
- Purchaser acknowledges that the future value of the land is uncertain and the grantor makes no guarantees expressed or implied as to the future value of any lot in Pinnacle Shores at Lake Gaston.

CERTIFICATION

Purchaser has been given the above disclosure and the Purchaser has been given uninterrupted time to read and understand all statement within the disclosure.

Purchaser

Date

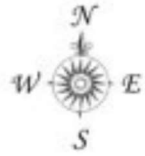
Purchaser

Date

The Peninsula at Hyco Lake, LLC Representative

Date

LAKE GASTON



About Lake Gaston

Lake Gaston one of the truly outstanding lakes in the country. It is over 20,000 acres of "high quality" water, 34 miles long, and approximately one and one half miles wide at the lower end of the lake. It has over 350 miles of shoreline.

Lake Gaston begins on the western end at Kerr Dam, built in 1953 for flood control. Below Lake Gaston is Roanoke Rapids Lake, a smaller lake built in 1955 for hydroelectric power. The Gaston Dam was completed in 1963, and Lake Gaston borders the counties of Mecklenburg and Brunswick in Virginia and Warren, Halifax and Northampton in North Carolina.



Normal height of the water is 200 feet above sea level and by regulation the water depth may vary only one foot plus or minus from the normal level except in case of emergency. And with virtually no pollution, the water is almost drinkable without treatment.

Lake Gaston is well stocked with game fish which include striped bass or rock fish, large mouth bass, crappie, sunfish and several varieties of catfish. Other species of fish sometimes caught are walleye, yellow perch and chain pickerel. Lake Gaston fishing tournaments are popular throughout the season. A valid fishing license for either Virginia or North Carolina permits fishing on Lake Gaston from a boat in either state. No license is required for those under 15.

For the boating enthusiast, motor boating, sailing, tubing, water skiing, wakeboarding and jet skiing are all popular Lake Gaston water sports. Public boat ramps are available, and marinas are scattered around the shoreline, offering gas and supplies as well as lakeside dining.

Good restaurants, shopping, and cultural activities can be enjoyed year round in the cities and towns around the area. For offshore recreation there are golfing facilities, both public and private in close proximity. Area residents often participate in the many nearby clubs which offer a wide variety of choices, including gardening, travel, recreation, computers, and much more.

And of course Lake Gaston Real Estate is a great investment; whether you are looking to retire, looking for vacation rental property, or just want to live on Lake Gaston, you can't go wrong.

Annual events at the Lake include the Lake Gaston Chamber of Commerce's Annual Battle of the Barbecue during Memorial Day weekend, a fireworks display held the Saturday nearest the Fourth of July, the Chamber Golf Tournament during the summer, and the Littleton/Lake Gaston Festival on Labor Day weekend.

Area Listings



\$849,900

[129/144 Waterfront Dr, Littleton, NC 27850](#)

Land

3.06
acres lot

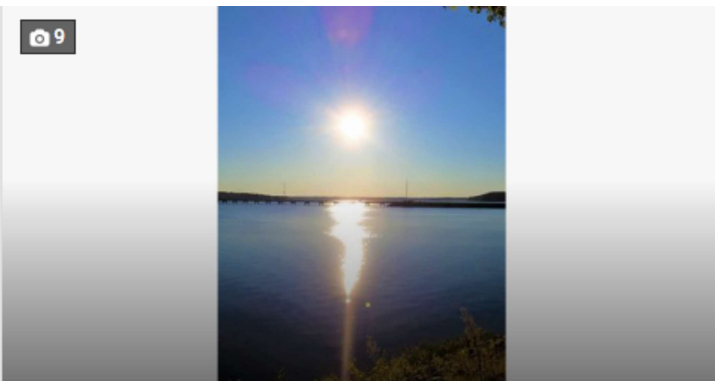


\$499,000

[3 Fleming Meadows Dr, Littleton, NC 27850](#)

Land

0.72
acres lot



\$485,000

[180 Northside Dr, Littleton, NC 27850](#)

Land

0.57
acres lot



\$475,000

[E Summerwood Rd, Littleton, NC 27850](#)

Land

1.0
acres lot

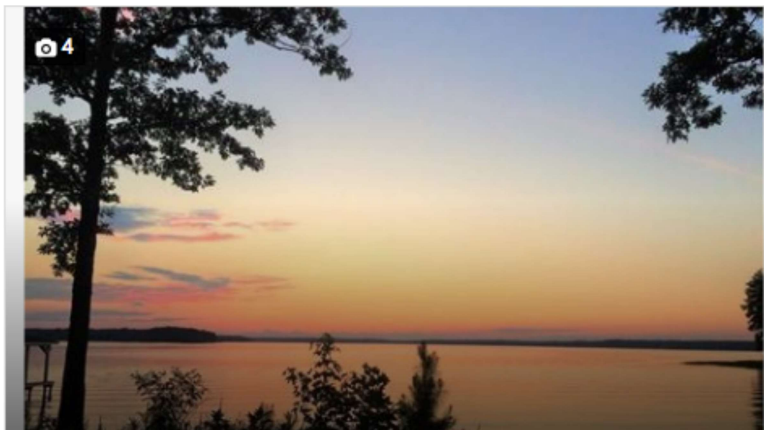


\$399,900

[16/17 Paradise Dr, Henrico, NC 27842](#)

Land

1.34
acres lot

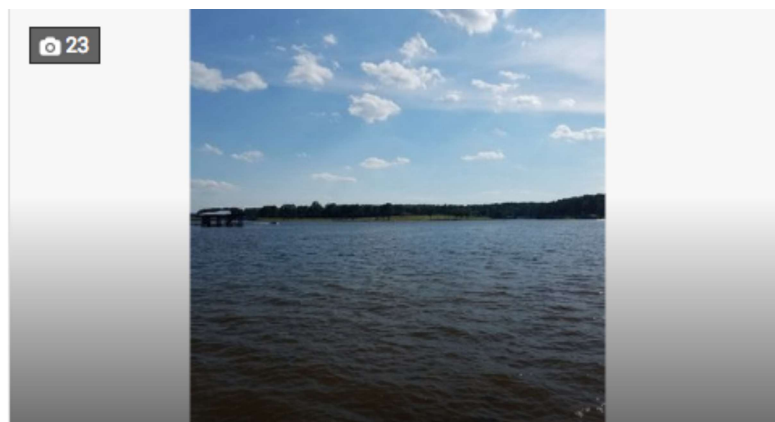


\$415,000

[8 Fleming Meadows Dr, Littleton, NC 27850](#)

Land

0.71
acres lot



\$410,000

[123 Jones Way, Henrico, NC 27842](#)

Land

0.5
acres lot