SERRANO

Updated 2/28/24

Serrano is Professionally Managed by Community Management Associates, Inc.

Community Manager – Clara Sorrells
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Pertinent Information:

- Build Date: 2009
- FHA Expired 2015 and not renewed
- Turnover from Declarant: 10/13/2011
- Residential Units: 150
- Commercial (Retail) Units: 5
- Number of Floors: 6
- Fee Simple Title
- Mandatory Membership Condominium Association
- Fire Protection: 100% Building Sprinkler Coverage
- Association Dues Cover:
    - Internet service (approximately 1 Gig via MDU1), Over Air TV, Common Area Maintenance (see Declaration of Covenants), Onsite Staff including Concierge, Trash/Recycling, Common area Landscaping, Master Building Insurance, Pest Control, Termite Bond and Amenities.

    - **Amenities**:
        - Club and Media Room, Fitness Center, Saunas, Pool, Grill and Courtyard Area.
        - **Additional Common Areas:** 2 elevators, 5 residential parking levels and 1.5 retail parking levels.

Utilities:

Each month the unit owner is sent a billing statement that includes the monthly association fee and the water/sewer charges.

- Water: Each owner is responsible for paying submetering water and sewer charges. Submetering company is Dependabill.
- Power: Georgia Power is the electricity provider. Each owner is responsible for paying for the unit's electricity.
- Internet Provider & Cable – AnyWAir

Basics:

- Parking: Each parking space is a limited common element legally recorded and assigned to the condominium unit.
- Pets: Each unit is allowed no more than two pets (dogs or cats).

Leasing:

- Leasing Cap: 25% (38-units) of residential units allowed to be leased and is at capacity with waiting list. 12-month minimum lease required.

Fees:

- **Capital Contribution Fee** (Initiation Fee): New owners are required to pay a capital contribution fee in the amount of two months' dues.
- **Moving Costs:** $300.00 Move-in fee
- **Condo Questionnaires and Closing Letter Fees:** CondoCerts.com

Agent Information:

- **Realtor Showing Hours:** 9 a.m. - 6:30 p.m. M-F; 10:30 a.m. - 4:30 p.m. Sat. & Sun.
- **Closing Documents:** www.condocerts.com
- Master Insurance: techsupport@binsurance.com
- Termite Bond: Team Pest - 770-985-4444