

PROPERTY OWNERS' ASSOCIATION DISCLOSURE PACKET

To: _____

From: WALNUT CREEK POWHATAN HOMEOWNERS ASSOCIATION, INC.

Re: _____ ("the lot")
Lot Number

As requested, and pursuant to Section 55-512 of the Property Owners' Association Act, as amended, it is hereby certified that as of the date hereof:

A. The status of all assessments and other fees of charges with respect to the lot is as follows:

Current assessment due	\$	0	
Assessment(s) in arrears	\$	0	
Assessment(s) pre-paid	\$	200	(prepaid by builder @ closing)
Other fees and charges due	\$	0	
Fees or charges in arrears	\$	0	
TOTAL DUE	\$	0	(quarterly payment of \$50 will be due at start of next quarter 12 months after closing.)

The Association levies annual (fiscal year June 1 to May 31) assessments, payable in equal quarterly installments (June 1, September 1, December 1 and March 1 each year), to pay common expenses; special assessments may also be levied for the same purposes. **Payments should be sent to P.O. Box 4309, Midlothian, VA 23112.** A late charge may be applied to any assessment or installment thereof not paid in accordance with the bylaws and/or Rules and Regulations. There is no other entity or facility to which the lot owner may be liable for fees or other charges.

B. The name of the Association is Walnut Creek Powhatan Homeowners Association, Inc. It is incorporated in the Commonwealth of Virginia and its registered agent's name and address are: Ray Avery, 5210 Old Tavern Road, Powhatan, VA 23139.

C. The following, if any, is a list of all capital expenditures approved by the Association which shall require an assessment in addition to the regular assessment during the current or immediately succeeding fiscal years:

_____ N/A _____

D. As of the date of hereof, there is a balance in the Association's reserve or replacement fund of approximately \$ 0. Of that amount \$ 0 has been designated by the Board of Directors for the following specific projects:

E. Attached to this certificate is a copy of the Association's current budget and statement of financial condition (balance sheet) of the Association for the year ended _____*, the most recent fiscal year for which such statement is available, including a statement of the balance due of any outstanding loans of the Association.

*NO BUDGET EXISTS AT THIS TIME *** NO OUTSTANDING LOANS EXIST

F. The status and nature of any unsatisfied judgments against the Association and any pending suits in which the Association is a party are as follows:

N/A

G. The Association holds the following insurance policies covering the common areas as required by the bylaws: Hazard, Property Damage and Liability, Fidelity (strike any that do not apply). It is required that each lot owner obtain insurance covering damage to improvements on the lot and personal property contained therein as well as insurance covering personal liability.

H. The Association has no knowledge of any improvements or alterations made to the lot being in violation of the Association's articles of incorporation, bylaws or any rules and regulations or architectural guidelines adopted by the Association except as follows: (If any are known, a copy of the notice given to the lot owner of such violation is attached.)

N/A

I. Attached to this certificate is a copy of the current declaration, articles of incorporation, bylaws, and any rules and regulations or architectural guidelines adopted by the Association. Also attached is a copy of the fully completed one page cover sheet developed by the Real Estate Board.

J. The following restrictions apply to the right of a lot owner to place a sign on the lot advertising the lot for sale: **Not more than one (1) sign, not exceeding two feet by three feet in size and no higher than five feet from the ground is permitted.**

K. The following restrictions apply to the right of a lot owner to display any flag on a lot: None.

L. The Association has filed with the Real Estate Board the annual report required by section 55-516.1 of the Property Owners' Act. The registration number and the expiration date of such filing are:

REG# 0550 006445 EXP. DATE 04-2009

Dated this _____ day of _____, 20____.

WALNUT CREEK POWHATAN HOMEOWNERS ASSOCIATION, INC.

By _____

State of Virginia

City/County of _____, to-wit:

The foregoing was acknowledged before me by _____, of Walnut Creek Powhatan Homeowners Association, Inc., on behalf of the Association, this _____ day of _____, 20____.

Notary Public

My commission expires:
Registration No.: