

Oak Springs Plantation Homeowners Association, Inc.

P.O. Box 841

Amelia Courthouse, VA 23002

RE: ASSOCIATION DISCLOSURE PACKET

Dear Buyer and/or Real Estate Agent:

The current annual assessment is \$300 for developed lots with homes and \$150 for undeveloped lots. Assessments are billed on a calendar basis beginning January 1st and ending December 31st. Partial years are to be prorated beginning on the settlement date and ending on December 31st of the same year. Settlements occurring in November and December should also include the assessment payment for the following year.

A one-time capital contribution fee of \$275 is to be paid at settlement.

Please send the assessment and capital contribution payments, along with a copy of the signed settlement statement to:

Oak Springs Plantation Homeowners Association, Inc.

P.O. Box 841

Amelia Courthouse, VA 23002

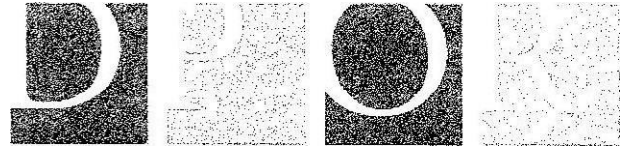
Included in this Disclosure Packet are the following:

- Virginia Property Owners Association Disclosure Packet Notice (2 pages)
- Current Budget
- Income Statement
- Declaration of Covenants, Conditions and Restrictions
- Bylaws
- Meeting Minutes
- Violations notice

Contact for questions or additional information:

Jeff Russell, Treasurer - (804) 561-3290 - osp@osphoa.org

Commonwealth of Virginia
Department of Professional and Occupational Regulation
Post Office Box 29570
Richmond, Virginia 23242-0570



(804) 367-8510 Department of Professional and Occupational Regulation cic@dpor.virginia.gov
www.dpor.virginia.gov

Common Interest Community Board
VIRGINIA PROPERTY OWNERS' ASSOCIATION DISCLOSURE PACKET NOTICE

The lot being purchased is in a development subject to the Virginia Property Owners' Association Act. The contract to purchase a lot shall disclose that the lot is located in a property owners' association. The purchaser may have the right to cancel the contract after receiving the disclosure packet and the purchaser may request an update of the disclosure packet pursuant to § 55.509.4 of the Code of Virginia.

Living in a common interest community carries with it certain rights, responsibilities and benefits. Benefits include the right to use common areas, which may include swimming pools, parks, playgrounds and other recreational facilities. In order to finance the operation of the common interest community association, each owner is responsible for and obligated to pay periodic assessments, and if necessary, special assessments to ensure that the financial requirements are met.

Use of common areas, financial obligations of lot owners and other rights, responsibilities and benefits associated with the ownership of a lot in this common interest community are subject to the provisions of governing documents that typically include a declaration, articles of incorporation, bylaws and rules and regulations. These documents are important and should be reviewed carefully prior to purchase.

Some decisions are made by the association board of directors, while other decisions are reserved to a vote of association members. The purchaser is bound by all decisions of the association and the board of directors and the provisions of the governing documents.

Failure to comply with the association governing documents can result in legal action taken against the lot owner. Failure to pay assessments and mandatory fees may result in the association filing a lien and/or lawsuit against the lot owner, foreclosing the lien, and other actions permitted by the governing documents and the Property Owners' Association Act.

Documents and information contained in the disclosure packet describe the basis for living in a common interest community and should be reviewed carefully prior to purchase of the lot.

The Association Disclosure Packet must include the following statements:

Association name, and if incorporated, the state of incorporation and the name and address of the registered agent;

Oak Springs Plantation Homeowners Association, Inc., incorporated in Virginia. Registered Agent Thomas Stark III

A statement of any approved expenditures that require an additional assessment during the current year or the immediately succeeding fiscal year; N/A

A statement of all assessments and other mandatory fees currently imposed by the association; see cover letter

A statement whether there is any other entity or facility to which the lot owner may be liable for fees or charges;

N/A

The current reserve study report (or a summary thereof), a statement of the status and amount of any reserve or replacement fund and any portion of the fund allocated by the governing board for a specified project; see Budget

A copy of the association's current budget (or a summary thereof) and a copy of its statement of income and expenses or financial condition for the last fiscal year available, including a statement of the balance due of any outstanding loans of the association; see enclosed

C] A statement of the nature and status of any pending suit or unpaid judgment to which the association is a party and that either could or would have a material impact on the association or its members or that relates to the lot being purchased; None

A statement setting forth the insurance coverage provided for all lot owners by the association, including any fidelity bond maintained by the association, and what additional insurance would normally be secured by each individual lot

owner;

Common Area Liability coverage- Details upon request.

A statement that any improvement or alteration made to the lot, or uses made of the lot or common area assigned thereto by the prior lot owner, are not in violation of any of the instruments referred to in this disclosure notice; attachment

A statement setting forth any restriction, limitation, or prohibition on the right of a lot owner to place a sign on the owner's lot advertising the lot for sale; see Declaration Article 5.3 P

[3] A statement setting forth any restriction, limitation, or prohibition on the right of a lot owner to display any flag on the owner's lot, including, but not limited to reasonable restrictions as to the size, place and manner of placement or display of such flag and the installation of any flagpole or similar structure necessary to display such flag;

Flag N/A; Flagpole must have Architectural Review Committee approval

A statement setting forth any restriction, limitation, or prohibition on the right of a lot owner to install or use solar energy collection devices on the owner's property;

A statement indicating any known project approvals currently in effect by secondary mortgage market agencies; N/A

Certification, if applicable, that the association has filed with the Common Interest Community Board the annual report required by 555-516.1 of the Code of Virginia including the filing number assigned by the Common Interest Community Board and the expiration date of the filing; and Has Filed, receipt of filing number pending

The association complaint procedure as required by 18 VAC 48-70-60 and pursuant to 18 VAC 48-70-40 and 18 VAC

48-70-50. To be lodged Board of Directors in writing. Complaint form available.

The Association Disclosure Packet must include the following attachments, if any:

A copy of the current declaration, the association's articles of incorporation and bylaws, and any rules and regulations or architectural guidelines adopted by the association. Enclosed

A copy of notice given to the lot owner by the association of any current or pending rule or architectural violation; and Enclosed

A copy of any approved minutes of the board of directors and association meetings for the six calendar months preceding the request for the disclosure packet. Enclosed

This form was developed by the Common Interest Community Board in accordance with S 54.1-2350 of the Code of Virginia and is to accompany the association disclosure packet required by S 55-509.5 of the Code of Virginia. 09/17/13