

**CHATHAM SQUARE PROPERTY OWNERS' ASSOCIATION, INC.**  
**( Virginia non-stock corporation)**

**DISCLOSURE PACKET**

TO: \_\_\_\_\_  
FROM: Chatham Square Property Owners' Association, Inc.  
RE: Lot Address \_\_\_\_\_  
DATE: \_\_\_\_\_, 20\_\_\_\_

Pursuant to § 55-215 of the Virginia Property Owners's Association Act, as amended, we hereby certify that as of the date hereof, except as herein stated:

A. The status of the assessments and mandatory fees or charges with respect to the Lot are as follows:

Current assessment due	_____	\$ _____
	<i>Due Date</i>	
Assessment in arrears	_____	\$ _____
	<i>Periods Covered</i>	
Other fees or charges due	_____	\$ _____
	<i>Description</i>	
Fees or charges in arrears	_____	\$ _____
	<i>Description</i>	
	<b>TOTAL DUE</b>	\$ _____
Assessments, fees and charges for the current fiscal year not yet due.		\$ _____

The Association levies annual assessments, currently in the amount of One Thousand Two Hundred and no/100 Dollars (\$1,200.00) per year, payable in equal installments, to pay common expenses. Special assessments may also be levied for the same purpose. A fee of Seventy-Five and no/100 Dollars (\$75.00) is currently charged by the Association for the preparation of the Association Disclosure Packet.

A late charge of Twenty-Five and no/100 Dollars (\$25.00) is currently applied to any assessment or installment thereof not paid within thirty (30) days after the date it becomes due. There are no other fees or charges imposed by the Association or associated with the purchase, disposition, and maintenance of the Lot, or any other entity or facility.

B. The association is a nonstock corporation organized under the Virginia Nonstock Corporation Act. The name and address of the Registered Agent for the Association is:

**Todd C. Rhea, Esquire  
Clark & Bradshaw, P. C.  
92 North Liberty Street  
Harrisonburg, VA 22802**

C. Within the last thirty (30) days, the Association and/or Board of Directors have not approved any expenditure of funds that would require an assessment in addition to the regular assessment during the current year or immediately succeeding fiscal year.

D. Presently, there is no amount of money reserved or in a replacement fund allocated by the Board of Directors for any specified project.

E. A copy of the Association's current budget for the community and a statement of income and expenses for the last fiscal year is attached. There are currently no outstanding loans of the association.

F. There are no unsatisfied judgments against the Association nor any pending suits in which the Association is a party, which either could or would have a material impact on the Association or its members or which relates to the Lot being purchased.

G. The Association maintains a commercial general liability insurance policy covering the common areas in the amount of \$1,000,000.00. The Association does not provide insurance coverage for Lot owners. Lot owners may wish to secure usual and customary property and general liability insurance policies. The Association does not require the individual Lot owner to obtain insurance.

H. Presently there are no improvements or alterations made to any Lot or uses made of the Lot or Common Area made by the prior Lot owner which violate the Declaration or any rules and regulations of the Architectural Control Committee.

I. Owners may place one (1) sign on their Lot advertising the Lot for sale or lease, provided that such sign conforms with the rules and regulations, if any, that may be promulgated by the Board of Directors and/or the Architectural Review Board.

J. There are no restrictions, limitations, or prohibition on the right of a Lot Owner to display any flag on the Owner's Lot.

K. The installation or use of any solar energy collection devices on the Owner's property must be approved in advance by the Architectural Control Committee, provided that such devices conform with the rules and regulations, if any, that may be promulgated by the Board of Directors and/or the Architectural Review Board.

L. There are no known project approvals currently in effect by secondary mortgage market agencies.

M. The Association has filed the annual report required by Virginia Code § 55-516.1 with the Common Interest Community Board. A copy of the registration certificate is attached. The Association's registration number is 0550007164; the expiration date of such filing is 02-28-2018.

N. Attached to this Association Disclosure Packet is a copy of the Association's Complaint Procedure.

O. Attached to this Association Disclosure Packet is a copy of the Declaration, Articles of Incorporation, and Bylaws of the Association, including all amendments.

P. Attached to this Association Disclosure Packet are approved minutes of the Board of Directors and Association meetings for the preceding six calendar months.

The information contained in this Association Disclosure Packet is issued pursuant to § 55-512 of the Virginia Property Owners' Association Act, as amended, based on the best knowledge and belief of the Association, is current as of the date hereof.

The Association contract for questions regarding this Disclosure Packet is:

**Chatham Land Company**  
**Robert G. Beck, President**  
**1323 Jamestown Road, Suite 101**  
**Williamsburg, VA 23185**

I hereby acknowledge that I received this Association Disclosure Packet on \_\_\_\_\_ 20 \_\_\_\_

\_\_\_\_\_  
Owner

\_\_\_\_\_  
Owner

I hereby acknowledge that I have received and read the information contained in this Association Disclosure Packet on \_\_\_\_\_ 20 \_\_\_\_.

\_\_\_\_\_  
Purchaser

\_\_\_\_\_  
Purchaser

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**ATTACHMENTS:**

1. DPOR: Common Interest Community Board - Virginia Property Owners' Association Disclosure Packet Notice (9/17/13)
2. Budget and Statement of Income and Expenses for the most recent fiscal year.
3. Copy of the Common Interest Community Board Registration Certificate
4. Association Complaint Procedure
5. Declaration of Covenants, Conditions and Restrictions of Chatham Square Subdivision; First Supplement to Declaration of Covenants, Conditions and Restrictions of Chatham Square Subdivision
6. Articles of Incorporation of Chatham Square Property Owners' Association, Inc.
7. Bylaws of Chatham Square Property Owners' Association, Inc. and any rules and regulations or architectural guidelines adopted by the Association.
8. Copy of any approved Minutes of the Board of Directors and Association Meetings (for 6 calendar months preceding the request for disclosure packet)
9. *If any*, copy of notices to lot owner of any current or pending rule or architectural violation.