RUNNYMEDE PROPERTY OWNERS ASSOCIATION

ASSOCIATION DISCLOSURE PACKET

Pursuant to the Code of Virginia, Section 55-512 of the Virginia Property Owners Association Act, the Runnymede Property Owners Association hereby provides the following information as of June 2018:

1. The name of the Association is The Runnymede Property Owners Association. The Association is incorporated in the Commonwealth of Virginia, license number is 0250 002859. The name and address of its Registered Agent in Virginia is:

Richard F. Smith

3375 Darby Road

Keswick, VA 22947-2706

1. Total expenditures for the calendar year 2017 were $1,211.93.
2. The amount of the annual (calendar year) assessment and total fees currently charged by the Association is $100.00 per lot (there are 45 lots.) Assessments are due on June 1st or on the date of the annual meeting. The next annual meeting will probably be scheduled in early June 2019.
3. There is no known other entity or facility to which the lot owner may be libel for Association fees or other Association charges.
4. The Association Reserve fund as of May 29, 2018 was $18,225.19. Any replacement of property that exceeds the Reserve fund will be made through a special assessment. Also, the Association, as of May 29, 2018 had $5,767.93 in our Checking or Operational account.
5. The Runnymede Property Owners Association does not operate through a budget system. Submitted with this Disclosure Statement is a Statement of Income and Expenses for calendar year 2017.
6. There are no pending suits or unpaid judgment to which the Association is a party which either could or would have a material impact on the Association, or its members or the lot being purchased.
7. The Association maintains insurance coverage in the amount of one million dollars ($1,000,000) with State Farm Insurance Company.
8. There are no known improvements or alterations previously made to the lot or common area assigned thereto are in violation of the Covenants or By-Laws of the Association.
9. A copy of the Association’s Declaration of Covenants and By-Laws are attached.

The settlement attorney should provide a complete set of restrictive covenants

applicable to the lot purchased.

11. Articles V and VI of the Covenants prescribe the restrictions on the use of property

and standards of care. These restrictions are enforced. For example, article 6.7

states:

Signs. No sign of any kind shall be displayed to the public view on any lot except: (i) one professional sign of not more than three square feet, advertising the property for sale or rent or the sign used by a builder to indicate the building process which is under way; (ii) a sign not exceeding 2 square feet providing the house or homeowners name and name of a security company. Conventional mailboxes and house numbers may be installed.

There are no restrictions on placement of a flag on any property within

Runnymede.

12. There are no proposed changes to any rule or architectural change within the

Association.

13. The minutes of the 2018 Association meeting and last Board of Directors meeting

have not been approved by the appropriate body. These meeting typically occur

once per year. As such, the latest approved Association minutes are for the annual

meeting of June 2017. A copy is available from the Secretary.

14. The Board of Directors of the Runnymede Property Owners Association, as

modified at the June 2018 Annual Meeting are listed below.

Cal Whitehead, President

Earl Mielke, Vice President

David Smith, Treasurer

Donna Kirley, Secretary

Dawn Daniel, Architectural Control Committee Chair

Cathy Hall, Common Property Committee Chair