

Tanyard Property Owners Association, Inc

Disclosure Packet

As per code of Virginia #55-512

1. The name of the association and, if incorporated, the state in which the association is incorporated and the name and address of its registered agent in Virginia.

Tanyard Property Owners Association, Inc., incorporated in Virginia.

Registered agent is Glenn E. Ayers, Esq., 2201 Libbie Avenue, Richmond, Virginia 23230

2. A copy of the current declaration and the association's articles of incorporation and by-laws and any rules and regulations, or architectural guidelines promulgated by the association.

Attached to this statement is a copy of a) Articles of Incorporation, which are also of record in the Clerk's office of the Circuit Court of Louisa County in Deed Book 277 page 210; b) By-Laws of the Tanyard Property Owners Association, Inc.; c) Master Declaration of Protective Covenants of Tanyard Subdivision (Section I, Lots 1-34) also of record in Clerk's Office in Deed Book 273 page 346; d) Master Declaration of Protective Covenants of Section II, Lots 35-61, also of record in the Clerk's Office in Deed Book 297 page 528; and e) Master Declaration of Protective Covenants of Section III, Lots 62-82, also of record in Clerk's Office in Deed Book 343 page 622.

3. A copy of the association's current budget or a summary thereof, and a copy of its statement of its statement of income and expenses of statement of its financial condition for the last fiscal year for which such a statement is available.
4. A statement, including the amount of all assessments and any other mandatory fees or charges currently imposed by the association applicable to the lot being purchased and to the right of use of common areas, and the status of the account.

There are no current assessments against any lots. There are no "common areas" except for roadways. All the paved roadways in Tanyard are now under state maintenance and are part of the state public road system.

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

Other than Tanyard Property Owners Association, Inc., there are no Nongovernmental entities which have the power to assess fees on any lots in Tanyard Subdivision. However, the lots are subject to property taxes by the Town of

Louisa and the County of Louisa, and are subject to any fees which may be assessed by these municipal bodies.

6. A statement of any capital expenditure anticipated by the association within the current year and, when available, the two succeeding fiscal years.

No capital expenditures are anticipated. However, it is anticipated that the association may make an assessment within the next one or two fiscal years to cover costs associated enforcement and protection of our By-Laws and Covenants and Guidelines. Such an assessment, if made, would be expected to be less than \$100.00 per lot.

7. A statement or a summary of the status and amount of any reserve or replacement fund and any portion of the fund allocated by the Board of Directors for a specified project.

There are no such funds and no such projects.

8. A statement of the nature of any pending suit or unpaid judgement to 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.

The association is not aware of any such suits, and knows of no current cause which might provoke such a suit or judgement.

9. A statement setting forth all insurance coverage, including any fidelity bond, maintained by the association.

There is none.

10. A statement as to whether any notice has been given to the seller that any improvement or alteration made to the lot, or uses made of the lot or common area assigned thereto, are in violation of any of the instruments referred to in subdivision 2 of this subsection.

As of the date of this statement, no improvements on any lots in Tanyard Subdivision (Lots 1-82) are known to be in violation of any covenant or any restriction imposed by the association.

I CERTIFY THAT THIS STATEMENT IS CORRECT.

Frederick W. Meyer

Frederick W. Meyer      President, Tanyard Property Owners Association, Inc.