



BLUE RIDGE PROPERTY OWNERS ASSOCIATION
 BRPOA
 924 SOUTH LAKESHORE DRIVE
 LOUISA, VIRGINIA 23093
 PH. (540)-967-1408 FAX (540)-967-4899

BRPOA GM DISCLOSURE STATEMENTS

1. No additional/special assessments are planned during the year from BRPOA or any other entity.
2. There are no pending legal suits or unpaid judgments present from BRPOA.
3. A copy of the Association's Proof of Insurance Certificate for the Common Areas is provided and does not include insurance coverage each member should have for their individual lots.
4. A disclosure inspection is provided that informs all potential buyers of any existing violations affiliated with the lot being purchased.
5. There cannot be a sign of any nature placed on Individual lots.
6. There are no restrictions on the usage of solar energy devices.
7. There are no restrictions on the placement of flags or the poles to display those.
8. A copy of the current DPOR Certificate is included.
9. The Association Complaint Procedure is included within the Bylaws, Policies, and Procedures.
10. Approved minutes are included for the previous six months' meetings of the Board of Directors.
11. Alternative septics must be inspected yearly, while a conventional septic system requires servicing and pumping if necessary every five years by an approved contractor, and a copy of that certification report must be filed with the association office.
12. The Association is responsible for all community road maintenance and snow removal.

DISCLOSURE INSPECTION

Date: *11-23-22*
 Location: *Lots 1103, 1104, 1105*
 Owner: *Estate of Thomas Bradshaw*

The property was inspected today and contains:

	Y/N	Compliant: Y/N
Single Family Dwelling unit	<i>Y</i>	<i>Y</i>
Garage	<i>Y</i>	<i>Y</i>
Shed <i>Carport</i>	<i>Y</i>	<i>Y</i>
Deck(s)	<i>N</i>	<i>N/A</i>
Dock(s)	<i>N</i>	<i>N/A</i>
Septic	<i>Y</i>	<i>Y</i>

Septic next due: *2023*

Should you have questions, please do not hesitate to contact me @ 540-967-1408 or at cheidel.brs@comcast.net.

Sincerely,

 Curt Heide
 General Manager

Cc: File

**BLUE RIDGE PROPERTY OWNERS ASSOCIATION INC.
DISCLOSURE PACKET**

To: Estate of Thomas D. Bradshaw, c/o Tracy Belcher (the "Seller")

From: Blue Ridge Property Owners Association, Inc. (the "Association")

Re: Lot: 1103,1104,1105 Blue Ridge Shores Subdivision (the "Lot")

§55-512 of the Virginia Property Owners' Association Act, the Association certifies that:

1. The Association is a Virginia corporation, and the name and address of its registered agent is R. Scott Pugh, P.O. Box 999 Spotsylvania, Virginia 22553.

2. The Association or its Board of Directors has approved the following expenditure of funds which will require an assessment in addition to the regular assessment during the current of the immediately succeeding fiscal year: None.

3. The following is a statement of the status of assessments or mandatory fees or charges currently imposed by the Association and associated with the purchase, disposition and maintenance of the Lot and the right to use common areas, and the present status of such account:

Type of Charge	Description	Amount
Membership Dues in Arrears (from Seller)	2020 Dues/Fees 2021 Dues/Fees	\$1634.45 \$1665.61
PAY TO: BRPOA 2022 Membership Dues & Lot Fees	2022 Dues & Lot Fees Late Fees/Mailing Lien Release Fee	\$275.00 \$1155.00 \$286.00 \$195.00
PAY TO: BRPOA Property Transfer Fee (Due from Purchaser)		\$50.00
PAY TO: Ridge Utilities Ridge Utilities, Inc. (Due from Purchaser) Ridge Utilities, Inc. (Due from Seller) Ridge Utilities, Inc. (Due from Seller)	Administrative Transfer Fee **Please prorate 4th qtr. 2022 from 10/1/22 to date of closing at \$1.24 per day.	\$25.00 \$0.00 **PLEASE PRORATE
PAY TO: BRPOA Orientation Fee (Due from Purchaser)		\$100.00
PAY TO: BRPOA Disclosure Packet (Due from Seller)		\$150.00

The Association levies annual membership dues, initiation fees and license fees to pay common expenses. Special assessments may also be levied for the same purpose. A fee of \$150.00 is currently charged by the Association for the preparation of a Disclosure Packet.

4. Ridge Utilities, Inc., a Virginia non-stock corporation also collects fees, charges and assessments to pay for water service from each lot owner in Blue Ridge Shores.

5. The reserve or replacement fund of the Association has a balance of approximately \$2,012,245.28. A portion of that fund has been designated by the Board of Directors for the following specific projects:

Project	Amount

6. Attached to this Packet is a copy of the operating budget (or summary) prepared by the Association for the current fiscal year beginning January 1, 2022 and ending December 31, 2022, and the Association's statement of financial condition for the year ended December 31, 2020, the most recent fiscal year for which such statement is available.

7. There are no unsatisfied judgments against the Association nor any pending suits in which the Association is a party except as follows: None.

8. The Association holds hazard, fidelity, and property damage and liability policies to cover the common areas. Each lot owner normally obtains insurance covering property damage to their home and personal property contained therein (which is not covered by the Association policy) as well as insurance covering personal liability. You are urged to consult with your insurance agent. Copies of insurance policies currently held by the Association are available for inspection at the principal office of the Association at 924 South Lakeshore Drive, Louisa, VA 23093.

9. Any improvements or alterations made to the Lot or the common area assigned thereto by the Seller are not in violation of the documents set forth in paragraph 11 except as follows: In the absence of a survey, the Association cannot guarantee the setback requirements are honored.

10. §6 of the recorded Declaration (and the rules and regulations adopted by the Association) restrict the right of a lot owner to place a sign on the owner's lot advertising the lot for sale without the Association's written permission.

11. There is no restriction, limitation, or prohibition on the right of a lot owner to display any flag on the owner's lot or 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 other than restrictions relating generally to buildings, structures, and setback lines in the recorded Declaration, the Association's Rules and Regulations and the Association's Building Regulations.



N/A

Land and Value Information

Parcel No: 13A414 1103	Description 1: LOT 1103
Property Address: N/A	Description 2: N/A
Property City, St Zip: N/A	Description 3: WB 81/749
Zoning: R2	Description 4: N/A
District Code: 06	Land Use Value: 0
Total Acres: N/A	Last Sale Value: N/A
Parent: 1	Deed Book:
Land Value: \$12,000	Deed Page: 0
Improvement Value: N/A	Land in Acres: N/A
Total Assessed Value: \$12,000	Land Use Code: 2

Ownership

Owner: BRADSHAW, THOMAS D ESTATE
Owner2: C/O TRACY BELCHER
Owner Address: 47 PEACHTREE CT
Owner City, ST, Zip: ROANOKE, VA 24012

Real Estate Assessment Information

Assessment Link: <http://louweb.louisa.org/assess/index.asp?action=Get Records&RecFilter=4424>



N/A

Land and Value Information

Parcel No: 13A414 1104	Description 1: LOT 1104
Property Address: N/A	Description 2: N/A
Property City, St Zip: N/A	Description 3: WB 81/749
Zoning: R2	Description 4: N/A
District Code: 06	Land Use Value: 0
Total Acres: N/A	Last Sale Value: N/A
Parent: 1	Deed Book:
Land Value: \$12,000	Deed Page: 0
Improvement Value: \$156,800	Land in Acres: N/A
Total Assessed Value: \$168,800	Land Use Code: 2

Ownership

Owner: BRADSHAW, THOMAS D ESTATE
Owner2: C/O TRACY BELCHER
Owner Address: 47 PEACHTREE CT
Owner City, ST, Zip: ROANOKE, VA 24012

Real Estate Assessment Information

Assessment Link: <http://louweb.louisa.org/assess/index.asp?action=Get Records&RecFilter=4425>



101 NOTTINGHAM ROAD

Land and Value Information

Parcel No: 13A414 1105	Description 1: LOT 1105
Property Address: 101 NOTTINGHAM ROAD	Description 2: N/A
Property City, St Zip: , 0	Description 3: WB 81/749
Zoning: R2	Description 4: N/A
District Code: 06	Land Use Value: 0
Total Acres: N/A	Last Sale Value: N/A
Parent: 1	Deed Book:
Land Value: \$12,000	Deed Page: 0
Improvement Value: N/A	Land in Acres: N/A
Total Assessed Value: \$12,000	Land Use Code: 2

Ownership

Owner: BRADSHAW, THOMAS D ESTATE
Owner2: C/O TRACY BELCHER
Owner Address: 47 PEACHTREE CT
Owner City, ST, Zip: ROANOKE, VA 24012

Real Estate Assessment Information

Assessment Link: <http://louweb.louisa.org/assess/index.asp?action=Get Records&RecFilter=4426>

VIRGINIA ASSOCIATION OF REALTORS®
REQUEST FOR PROPERTY OWNER'S ASSOCIATION
DISCLOSURE PACKET

To: Blue Ridge Shores HOA (the "Association")
(Property Owner's Association)

Re: 101 Nottingham Rd. Lots 1103, 1104, 1105 (the "Property")
(Legal Description of Property)

Date: November 23, 2022

Pursuant to the Virginia Property Owner's Act, Section 55-508 et seq. of the Code of Virginia (the "Act"), the undersigned owners-sellers request that you furnish the disclosure packet required by the provisions of Section 55-512 of the Act to the undersigned owners-sellers or to their authorized agent within fourteen (14) days of receipt of this request. Payment of the fee you requested for providing the disclosure packet is enclosed. NOTE: Failure by the Association to provide the disclosure packet requested herein within fourteen (14) days of receipt of this request shall be deemed a waiver of claim for delinquent assessments of any violation of the Association's declaration, bylaws, rules and regulations, or architectural guidelines existing as of the date of this request to the Property.

This disclosure packet must contain the following information, which information shall be current as of a date specified on the association disclosure packet.

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;
2. A statement of any expenditure of funds approved by the association or the board of directors which shall require an assessment in addition to the regular assessment during the current year or the immediately succeeding fiscal year;
3. A statement, including the amount of all assessments and any other mandatory fees or charges currently imposed by the association and associated with the purchase, disposition and maintenance of the lot and to the right of use of common areas, and the status of the account;
4. A statement whether there is any other entity or facility to which the lot owner may be liable for fees and other charges;
5. A statement 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;
6. A copy of the association's current budget or a summary thereof prepared by the association, and a copy of its statement of income and expenses or statement of its financial condition for the last fiscal year for which such statement is available;
7. A statement of the nature and status of any pending suit 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 which relates to the lot being purchased;
8. A statement setting forth what insurance coverage is 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;
9. 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 subdivision 12 of this subsection;



