

Bien Venue Plantation Property Owners Association, Inc. P. O. Box 1699 Louisa, VA 23093

bienvenueplantation.com Email: [bienvenueplantation@gmail.com](mailto:bienvenueplantation@gmail.com)

Date: 2/13/2023 Disclosure Packet for Lot #47

In accordance with § 55.509.4 of the Code of Virginia, the following information is provided:

1. Name of Association: Bien Venue Plantation Property Owners Association, Inc.

Incorporated: Commonwealth of Virginia

Corporate ID: 0462840-0

Registered Agent: Somerville & Wilkinson, LTD, Attorneys-at-Law

243 East Church Street

P.O. Box 629

Orange, VA 22960

1. No capital expenditures for 2023 will require additional assessments to property owners.
2. Annual dues/assessments for 2023 are $200 per lot.
3. A lot owner is not liable for fees or charges of any other entity or facility through membership in this Association (BVPPOA).
4. Current Reserve Study is attached.
5. Association Current Budget and Financial Statement is attached.
6. The Association is not party to any unpaid judgment or pending suit.
7. Liability insurance in the amount of one million dollars is carried by Auto-Owners Insurance Company through L. Payton and Associates LLC, agent Brian Gilbert in Mineral, VA 23117.
8. Any improvement or alteration made to the lot, or uses made of the lot or common area assigned thereto, are  are not  in violation of any of the declaration, bylaws, rules and regulations, architectural guidelines and articles of incorporation, if any, of the association.
9. Lots may be advertised for sale within limitations set forth in section 3.5
10. No specific restrictions concerning flags is contained in the Association’s covenants.
11. There are no restrictions pertaining to Solar Energy Collection devises on the owner’s property.
12. Current Declaration, the Association’s Articles of Incorporation and Bylaws, and any rules and regulations or architectural guidelines adopted by the association are attached.
13. Approved minutes of the board of directors and association meetings for the six calendar months preceding the request for the disclosure packet are attached.
14. There is , is not  current or pending rule or architectural violation.
15. A copy of the fully completed form developed by the Common Interest Community Board pursuant to Section 54.1-2350 of the Code of Virginia.
16. Certification that the association has filed with the Common Interest Community Board the annual report required by 55-516.1 of the Code of Virginia, Filing # 0550002847, January 11, 2022.
17. There are no known project approvals currently in effect by secondary mortgage market agencies.
18. The Association complaint procedure is attached.
19. The Association makes no representations with respect to the existence or recordation of any maintenance agreement for any stormwater detention facilities on the property, and advises the potential purchaser to take whatever due diligence steps they deem necessary to determine the presence of any such facilities or agreements, such as contacting his settlement provider, consulting the locality in which the property is located, or reviewing any survey of the property that may have been conducted. Regular annual or special assessments paid by the owner to the association may be used for the construction or maintenance of stormwater management facilities.

Florence Daniels

Secretary, Board of Directors

Bien Venue Plantation Property Owners Assn., Inc.