

KAYHILL GREENHILL PROPERTY OWNERS ASSOC., INC.

The association is incorporated in the state of Virginia and is registered with the Department of Professional and Occupational Regulation, Commonwealth of Virginia at 9960 Maryland Drive, Suite 400, Richmond, VA 23230.

The association is comprised of the property owners of thirty-seven (37) lots. It is self-managed (no developer). Presently, our covenants refer to “written approval by the developer”. This was changed in the fall of 2006 to written approval by the Board of Directors. The property owner will have the right to appeal to the General Membership of the association. Our annual meeting and election of directors is held in April. If you have any questions, please contact:

Gary Gray, President
397 Highview Road
New Market, VA 22844
Tel. No. 540-740-8834

There are no approved expenditures that shall require an additional assessment during the coming year or the immediately succeeding fiscal year.

Mandatory fees currently imposed by the association: Fifty dollars (\$50.00) in “Item 15” of the covenants as a base fee. The members of the association vote on additional fees, to be collected annually, at the association meeting. These fees provide for such items as road maintenance, snow removal, insurance and other miscellaneous expenses.

There are no other entities or facilities to which the lot owner may be liable for fees or charges.

The annual budget is available on the association website for downloading and/or printing.

The Association is not party to any pending suits or unpaid judgments that would have a material impact on the Association or the lot being purchased.

Haun-Margruder Insurance covers the liability for the road and its right-of-way only. Individual lot owners must purchase their own lot or homeowners insurance.

The improvements on Lot _____ are not in violation of any instruments referred to in this disclosure notice.

Item #14 in the covenants states, “no billboards or signs on any lot” without the written permission of the developer. Since we no longer have a developer, the board grants a realtor to put “for sale” signs on lots when members are in good standing with the association.

Our covenants do not speak to the displaying of flags. We are not opposed to flags as long as they are non-offensive.

There are no pending, current rule or architectural violations on this lot.

Copies of our By-Laws, Covenants and annual budget are available on the community website. The website address is: www.kayhill-greenhill.org. If you have any questions, please feel free to call the contact person – Gary Gray- 540-740-8834.

We want to welcome you into our neighborhood and hope that you will find us a warm and friendly community!