

YORKSHIRE HOMEOWNERS' ASSOCIATION, INC  
PO BOX 1736  
WILLIAMSBURG, VA 23187

JANUARY 2014

In accordance with Paragraph 55-512, CODE OF VIRGINIA Contents of association disclosure packet: - the following is provided:

1. The name of the Association: Yorkshire Homeowner's Association, Inc., is incorporated in the State of Virginia. The registered agent is the current Treasurer of the Association.
2. There is no expenditure of funds currently approved by the Association or the Board of Directors which will require an assessment in future years.
3. There are no assessments or mandatory charges or fees currently imposed by the association relative to the purchase, disposition or maintenance of the lot; or to the right to the use of the common areas.
4. There is no other entity or facility to which the lot owner may be liable for fees or other charges.
5. A copy of the current **Reserve Study** report is attached.
6. A copy of the current **Annual Budget** is attached. A copy of the **Annual Treasurer's Report** (income and expenses) for the last fiscal year is attached.
7. There are no pending suits or unpaid judgments against the Association.
8. The Association carries insurance covering liability for the common area. Homeowners are responsible for all insurance on private residences and property.
9. There are no improvements or alterations to the common areas that are in violation of the law. Any violation of the law by individual homeowners is the responsibility of the homeowner to report.
10. There is no restriction on signs on the individual's property when the lot is for sale.
11. A copy of the **Community Property Policy** is attached.
12. Copies of the **Articles of Incorporation**, the current **Declaration of Restrictions** (which includes the Architectural Guidelines) , and the **By-Laws** are attached.
13. No notices of current or pending rule or architectural violations exist.
14. A copy of the **VA State HOA Complaint Procedure** is attached.