

**High Chaparral Property Owners' Association
Disclosure Statement
Ref: VA Code 55-512
Property Owners' Association Act**

1. Name and Corporate Status

High Chaparral Property Owners' Association (HCPOA)
Incorporated in the Commonwealth of Virginia.
Registered Agent: Thomas Hodges
Hodges and Campbell, P.C.
340 West Monroe Street
Wytheville, VA 24382

2. Copies of corporate papers, by-laws, charter and restrictive covenants

Click links below to see documents.

[Certificate of Incorporation](#)
[Charter and By-Laws](#)
[Restrictive Covenants](#)

3. Current budget; statement of income and expenditures

The Budget for July 1, 2010 - June 30, 2011 is available [here](#).

4. Fees and Use Privileges

Click [here](#).

5. Other fees

Click [here](#).

6. No capital expenditures are expected within the next two fiscal years.

7. The reserve fund which is held by the HCPOA Board on behalf of the FOA is a contingency fund for repairs on the water system. This fund is funded by the water system fees.

8. There are no pending suits or unpaid judgments against the High Chaparral Property Owners' Association.

9. Insurance Coverage

- Property Insurance on the Clubhouse
- Fidelity Bond for all Board Members

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."

None applies at this time.

The disclosure packet, once received by the seller from the association, shall be delivered by the seller to the purchaser upon the written request of the purchaser. The association shall have no obligation to deliver the disclosure packet to the purchaser of the lot. The fee for the disclosure package is \$50.00.

August 2010