

**HIGH MEADOWS HOMEOWNERS ASSOCIATION, INC
PROPERTY OWNERS DISCLOSURE PACKET**

1. The name of the association is High Meadows Master Owners, Association, Inc. The association is incorporated in the state of Virginia. The name and address of the registered agent is Joseph L. Anthony, Esquire, Liberty Trust Building, Suite 700 101 S. Jefferson St. Roanoke, VA 24011.
2. At this time there is no 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.
3. The total annual assessment (to be approved at annual meeting) is \$332.00 per lot.
4. The only entities or facilities to which an owner is liable for are the assessments, fees, or other charges detailed in the Declaration of Rights, Covenants, Restrictions, Conditions and Obligations in Article V – Covenants for Maintenance Assessment.
5. As of February 1, 2010, the Association has set aside no funds for any specific purpose or projects. The Board is considering a reserve fund for road maintenance that will be discussed during the March community meeting.
6. A copy of the 2010 budget is included in packet.
7. There are no pending suits 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. The association insurance carrier is Leonard L. Brown Agency. A copy the insurance declaration page is included in the packet.
9. The Board of Directors and Architectural Review Committee are unaware of any issue that would indicate that this property is in violation of any instrument or policy identified in the governing documents.
10. **ARTICLE VIII – ADDITIONAL RESTRICTIONS., Section 1. – Erection of Signs and Other Items., (a) Signs within the DECLARATION OF RIGHTS, COVENANTS, RESTRICTIONS, CONDITIONS, AND**

OBLIGATIONS FOR HIGH MEADOWS – has been modified to allow for one sign to be placed in front of a Lot by a realtor at the time of sale of that Lot. No other sale signs pertaining to a Lot are allowed within the High Meadows development or at the intersection of the High Meadows Parkway and U.S. 11.

- 11. ARTICLE VIII ADDITIONAL RESTRICTIONS., Section 1 (f), Flags and Banners. Stand alone flagpoles shall not be permitted. A flag pole holder attached to the side of a home for the temporary display of a national, state, military, college, or seasonal flag is permitted. Display of any other style of flags must first be approved by the Association.**
- 12. A copy of the current Declarations, Articles of Incorporation and bylaws are included in packet.**