

Woodland Shores Homeowners Association  
P. O. Box 1114  
Louisa, VA 23093

As required in The Code of Virginia, § 54.1-2350. Annual report and disclosure packets.

“Develop and disseminate a one-page form which shall summarize the unique characteristics of property owners' associations generally and shall make known to prospective purchasers the unusual and material circumstances affecting a lot owner in a property owners' association, including but not limited to the obligation of a lot owner to pay regular annual or special assessments to the association, the penalty for failure or refusal to pay such assessments, the purposes for which such assessments may be used, and the importance the declaration of restrictive covenants and other governing documents play in association living.”

Woodland Shores is a private community located in Louisa County, Virginia. It is a beautiful lakefront community built on Lake Anna, a 9,600 acre impoundment owned by Dominion Virginia Power Company. The community has more than thirty acres of stunning views and incorporates 25 home sites, each exceeding one-acre, and is spread throughout a wooded landscape. Lake Anna, the second largest freshwater inland lake in the state, makes Woodland Shores a paramount choice for water sports, world-class fishing, and relaxing.

Woodland Shores' amenities include a common area with deeded boat slips for all interior lots, and direct, dockable waterfront lots. The common area includes a boat ramp for the use of Woodland Shores owners and their guest, as well as a beach and picnic tables. Woodland Shores was developed in 2007, and the Woodland Shores Homeowners Association (HOA) accepted management responsibility in February, 2011.

Woodland Shores HOA is governed by a Board of Directors, elected by the members at the Annual Meeting, which is held during the summer months.

Woodland Shores has covenants and restrictions on file in the Clerk's Office of the Circuit Court in Louisa County, Virginia.

Annual assessments (dues) are \$300.00 per lot. Assessments may be paid in full in March, or paid across two payments; \$150.00 in March and \$150.00 in September. Dues are used to manage/maintain the common area and boat dock proper. Lot owners are responsible for the maintenance of their deeded side piers to the main dock.

Failure to pay assessments may result in a lien upon the lot(s), and all associated attorney fees and costs to the HOA Board of Directors incident to collection of fees or enforcement of such lien.

Subdivision streets are incorporated into the Virginia Department of Transportation road maintenance system.

Grass cannot exceed 16-inches in height at any time. Woodland Shores HOA has the right to enter the property to mow to bring the lot to conformity. The HOA may place a lien on the property to recover the costs for mowing as well as attorney fees associated with bringing the lot into compliance with this provision.