

## VILLAGE EAST PROPERTY OWNERS' ASSOCIATION

P. O. Box 452

Moneta, Virginia 24121-0452

<https://villageeast.org>

### **DISCLOSURE PACKET**

---

1. The current annual Association dues are: lot with house, \$550; lot only, \$400. Unimproved lots mowed by VEPOA have an additional \$100 fee applied. Payment of these mandatory dues and fees confers membership in the Association (membership being a requirement of all Village East property owners) and also entitles the property owner to vote and to the use of the common areas. Contact the Treasurer ([vepoatreasurer@gmail.com](mailto:vepoatreasurer@gmail.com)) for the status of an individual property owner's account. Failure to pay any of the above Assessments and/or mandatory fees may result in the following: late payment fee, interest on overdue payment, a lien on the property, and ultimately a forced sale of the property for monies owed.
2. All documents and information contained in this disclosure packet play an important role in living within a common interest community and should be reviewed carefully prior to your purchase of the property.
3. There are currently no approved expenditures that will require an additional assessment during the current year or the immediately succeeding fiscal year.
4. A \$2,000 Road Impact Fee must be submitted with home building plans to the Architectural Committee prior to construction. This fee is refundable if plans are rejected or withdrawn. Building guidelines will be provided with the plans approval. No other entity's fees or charges are applicable to Village East properties.
5. Sufficient funds are available in the Reserve to assure the underwriting of any capital expenditures planned over the next several years for the maintenance of roads and any capital improvements of association facilities.
6. Enclosed are copies of the latest Annual Financial Statement and the Budget for the current year (Financials).
7. There are no suits or judgments currently filed against the Association.
8. Insurance is maintained by the Association for bodily injury and property damage liability, employee dishonesty covers the Treasurer and Assistant Treasurer, and liability coverage is in place for the Board of Directors.
9. Copies of the Articles of Incorporation, Covenants, Bylaws and Architectural Guidelines are attached (Governing Documents). Please refer to these documents for detailed information about the Association.
10. As stated in the Protective Covenants, number 2, no structure shall be erected, placed, or altered until the building plan has been approved, in writing, by the Architectural Committee. A copy of the Architectural Form is available on our website: <https://villageeast.org/documents>
11. As stated in the Protective Covenants, number 8, no land clearing whatsoever may be done until house plans are approved. A copy of the Architectural Form is available on our website: <https://villageeast.org/documents>
12. Copies of the approved minutes of the board of directors and association meetings are available on our website.
13. Current or pending rule or architectural violations can be requested by the purchaser, or their agent, for a lot under contract from [vepoarchitecture@gmail.com](mailto:vepoarchitecture@gmail.com).

14. Additional documents of note that can be accessed (<https://villageeast.org/documents>) on our website include:  
Community Facilities Rules / Rental Rules / Renter Rules / Boat/Trailer Storage Contract / Trailer Parking Rules / Complaint Policy
15. Use of homes as “Rental Property” must comply with the Rental Rules for Property Owners of Village East. These rules stipulate, among other things, that home rental is limited to single family residential use only and family size shall be limited to sewage disposal restrictions established for the property; e.g., a three (3) bedroom septic system permit allows for a family size of no more than six (6) persons. A copy of the Rental Rules is available on our website: <https://villageeast.org/documents>
16. Lots in the subdivision are limited to one, single family dwelling. In accordance with Protective Covenant 3, no structures shall be erected, altered, placed or permitted to remain on any lot other than one single family dwelling. Further, Covenant 4 stipulates that no business activity, which expressly includes the use of a residence as a rooming house or boarding house, shall be carried on upon any lot.
17. If you wish to contact any Board member the most current list is on our website (<https://villageeast.org/contact>)

Upon purchase, please complete the form below (following page) and return to the Treasurer.

Please complete and return this form to:

VILLAGE EAST PROPERTY OWNERS' ASSOCIATION  
P. O. Box 452  
Moneta, Virginia 24121-0452

Recipient Name (print): \_\_\_\_\_

Recipient signature: \_\_\_\_\_

Date: \_\_\_\_\_

Please provide the following on the form being returned to VEPOA.

Address of Property being purchased

\_\_\_\_\_  
\_\_\_\_\_

Contact information of purchaser

Name and Address \_\_\_\_\_

\_\_\_\_\_

Email \_\_\_\_\_

Phone \_\_\_\_\_

Should there be any questions regarding this form or fee please contact VEPOA Treasurer (Karen Jeffery) at:

Email: [vepoatreasurer@gmail.com](mailto:vepoatreasurer@gmail.com)

Phone: 301-788-5743