

TOLLGATE ASSOCIATION
FALLS CHURCH, VA 22046

April 6, 2011

RE: Request for Property Owner's Association Disclosure Packet

Dear Homeowner,

Below is some commonly requested information.

1. Tollgate Association is a Virginia Corporation with registered offices at 118 Tollgate Way, Falls Church, VA 22046
2. There are no additional Assessments voted by the Board or the Membership.
3. The Tollgate dues for 2009 are \$1,400 and have been fully paid by the current owner. The dues are due in full by the end of January of each year.
4. There are no other entities to which the homeowner may be liable for fees or dues.
5. There are no reserve funds maintained on a per unit basis. The Association maintains reserve funds in its consolidated budget.
6. The current budget, and net worth is available on the website www.tollgateway.org, under Documents, Disclosure Packet.
7. There are no pending suits or judgments against the Association or the owner of this unit.
8. The Association maintains a \$1,000,000 general liability policy, which covers injuries to third parties on common Tollgate property. Homeowners are expected to maintain their own insurance for their residence.
9. There are no current violations of the by-laws or covenants by the owners of this unit.
10. See the Indenture of Covenants for any restrictions on signs.
11. See the Indenture of Covenants for any restrictions on flags.
12. The Articles of Incorporation, By-laws and Covenants are available on the website, www.tollgateway.org.
13. There are no specific forms for notices. Notices are provided on a case-by-case basis.
14. The Association files an Annual Report with the State Corporation commission.
15. Minutes of the Annual Meeting and Board Meetings are available on the website.

Sincerely,

Robert E. Donaldson
Treasurer

The following is a list of documents you are entitled to receive in accordance with the Property Owners' Association Act.

- ◆ the name of your association, and if incorporated, the state of incorporation and the name and address of the registered agent;
- ◆ a statement of any approved expenditures that shall require an additional assessment during the current year or the immediately succeeding fiscal year;
- ◆ a statement of all assessments and other mandatory fees currently imposed by the association;
- ◆ a statement whether there is any other entity or facility to which the lot owner may be liable for fees or charges;
- ◆ the current reserve study report (or a summary thereof), a statement of the status and amount of any reserve or replacement fund and any portion of the fund allocated by the board for a specified project;
- ◆ a copy of the association's current budget (or a summary thereof) and a copy of its statement of income and expenses or financial condition for the last fiscal year available;
- ◆ a statement of the nature and status of any pending suit or unpaid judgment to which the association is a party which either could or would have a material impact on the association or which relates to the lot being purchased;
- ◆ a statement setting forth what insurance coverage is provided for all lot owners by the association, including any fidelity bond maintained by the association, and what additional insurance would normally be secured by each individual lot owner;
- ◆ a statement that any improvement or alteration made to the lot, or uses made of the lot or common area assigned thereto by the prior lot owner, are not in violation of any of the instruments referred to in this disclosure notice;
- ◆ a statement setting forth any restriction, limitation, or prohibition on the right of a lot owner to place a sign on the owner's lot advertising the lot for sale;
- ◆ a statement setting forth any restriction, limitation, or prohibition on the right of a lot owner to display any flag on the owner's lot, including, but not limited to reasonable restrictions as to the size, place and manner of placement or display of such flag and the installation of any flagpole or similar structure necessary to display such flag;
- ◆ a copy of the current declaration, the association's articles of incorporation and bylaws, and any rules and regulations or architectural guidelines adopted by the association;
- ◆ a copy of notice given to the lot owner by the association of any current or pending rule or architectural violation;
- ◆ a copy of the fully completed one-page cover sheet developed by the Real Estate Board pursuant to § 54.1-2105.1; and
- ◆ certification; if applicable, that the association has filed with the Real Estate Board the annual report required by §55-516.1 of the Code of Virginia; which certification shall indicate the filing number assigned by the Real Estate Board and the expiration date of such filing.