

Vantage Homes Association Inc. GENERAL INFORMATION

The Vantage Homes Association, Inc. (VHA) is a non-profit corporation formed to provide for maintenance and preservation of common areas and to enforce architectural covenants on properties within the Vantage community.

The basic legal documents establishing and governing VHA are the *Articles of Incorporation and Declaration of Covenants, Conditions and Restrictions*, created in 1971 by the original developers, and the *Bylaws*, adopted by the community in 1994. These documents establish the Association as a non-profit, non-stock corporation under state law, with a Board of Directors to manage the affairs of the corporation. Board members are elected to three-year terms at the VHA annual meeting each October, and the Board meets monthly, usually at one of the members' homes.

Every lot owner in the subdivision is a member of VHA by virtue of the master deeds governing our properties. There are two classes of voting members. Class A members are owners whose lots adjoin public streets. Class C members are owners whose lots adjoin common driveways or "private streets." Both classes of membership are entitled to one vote per lot at VHA annual meetings. The original developer was the Class B member in the early stages of development, but now there are no Class B members.

The *Declaration of Covenants, Conditions and Restrictions* provides that each lot is subject to an annual assessment fee to support the activities of VHA. Currently, this assessment is \$60 per lot per year. Class C members (private street owners) are assessed an additional annual fee of \$24. These Private Street assessments are for maintenance of the private streets and are held in a different account than the Association's general funds. The Private Street funds are allocated to 22 separate line items, one for each Private Street, reflecting only the lots on that particular private street. The number of lots on each private street varies between two and seven. General and Private Street assessments are billed in May of each year and are due June 1. These fees are binding, legally enforceable obligations of the property owner.

The *Declaration of Covenants, Conditions and Restrictions* requires that plans for all proposed exterior improvements be submitted to and approved by the Board of Directors or an Architectural Control Committee appointed by the Board. Compliance with community architectural guidelines is a legally enforceable obligation of every lot owner.

In addition to the basic legal documents, VHA has a set of *Community Rules and Architectural Guidelines*, and an established *Approach to Enforcement*. In accordance with Virginia statutes, VHA has a complaint process for complaints to the State about the management of the association.

VHA owns three parcels of common property, one approximately 5.8 acres, one about 6.7 acres, and one about 10 acres. Insurance, development and maintenance of common grounds is a primary activity of VHA and a major budget item.

The Association sponsors an annual picnic, occasional recreation, social and civic programs, and assists in the publication and delivery of a community newsletter. The Association also maintains a web site at <http://www.vantagehoa.org> and a Facebook page (see link from web site).