

BEXLEY ASSOCIATION
P.O. Box 74014
North Chesterfield, VA 23236
www.bexleyhomes.net
board@bexleyhomes.net

Dear New Homeowner(s):

Welcome to the Bexley community! Your Association Board is comprised of volunteers elected annually in February.

An important aim of the Bexley Association is to enhance and maintain the beauty of our neighborhood. Board members, committees, and neighbors working together over the years have made Bexley one of Richmond's premier residential communities. Your dues help to pay for the maintenance of over 52 acres of common area, which include the entrances, the lakes, and the park (located at the intersection of Broadstone Road and Walhala Drive). Dues also cover things like the insurance and legal fees associated with the operation of an HOA, security at the park, and social events. Be sure to visit our website noted above for updated neighborhood information and a link to our Bexley Facebook group, Bexley Chesterfield HOA.

Your property is part of Bexley. Paying your annual dues makes you a Bexley Association Member per Article III Section 4 of the Bylaws. As a member, you and your household are eligible to enjoy all the Bexley Association sponsored events and benefits:

- The Annual Meeting w/Social Hour & Election
- Spring Egg Hunt
- Annual Yard Sale
- Ice Cream Social
- National Night Out
- Annual Picnic
- Halloween Party
- Use of the Boat Storage Racks

Enclosed are copies of the Covenants for your Section, Bexley Design Standards, Bylaws, Maps, Financial documents, and Annual Meeting Minutes.

Please contact board@bexleyhomes.net with the following information:

1. Name(s), address, and phone number(s) for the Community Directory
2. Email address(es) for website registration and email updates
3. Name(s), age(s), and school(s) of any child(ren) for the Family Network Coordinator (*confidential*)

For questions or advice regarding additions, fencing, roofing, tree removal, exterior alterations, etc.(see Bexley Design Standards and Covenants), please contact the ACC (Architectural Coordinating Committee) online at acc@bexleyhomes.net.

In order to maintain the appearance of the neighborhood, as there are multiple trash providers and schedules, Bexley has a long-held tradition of backdoor trash pickup. A list of providers is available upon request. Recycling is an option endorsed by the Bexley Association but is not required. The nearest recycling centers are at Rockwood Park and Davis Elementary School.

We hope you will enjoy your new home. Please feel free to contact any Board member with questions or if you'd like to get involved. Again, welcome to the neighborhood!



Bexley Homeowners Association
P.O. Box 74014
North Chesterfield, VA 23236
board@bexleyhomes.net
www.bexleyhomes.net

ACC Inspection Report

Property Location

Bexley, Lot 18, Block F, Section XII
8939 Cardiff Road
North Chesterfield, VA 23236

Conditions Found

The property appears to be generally well maintained and there are no visible ACC issues or concerns. No violations have been reported in the last 60 days.

Inspection performed on 10/14/2025 by Lane Hargroder, Bexley HOA President and ACC Chair.

Any questions should be directed to the Architectural Coordinating Committee at:
acc@bexleyhomes.net or president@bexleyhomes.net.

Common Interest Community Board COMMON INTEREST COMMUNITY ASSOCIATION RESALE CERTIFICATE

Section 55.1-2310 of the Resale Disclosure Act in the *Code of Virginia* requires this standard resale certificate.

The unit being purchased is in a development subject to the Virginia Condominium Act, the Virginia Property Owners' Association Act or the Virginia Real Estate Cooperative Act. Properties subject to these acts are considered "common interest communities" under the law and are governed by common interest community owners' associations ("association"). Units in common interest communities are subject to the Virginia Resale Disclosure Act that requires disclosure of information about the common interest community and its association on this resale certificate.

Under the Resale Disclosure Act, the Common Interest Community Board establishes the fees that may be charged for preparation and delivery of the resale certificate. No association may collect these fees unless the association (i) is registered with the Common Interest Community Board; (ii) is current in filing the most recent annual report and fee with the Common Interest Community Board pursuant to § 55.1-1835; and (iii) provides the option to receive the resale certificate electronically.

Important Notice for Purchasers

The contract to purchase a unit in a common interest community association is a legally binding document. The purchaser may have the right to cancel the contract after receiving the resale certificate.

The purchaser is responsible for examining the information contained in and provided with this resale certificate. The purchaser may request an update of the resale certificate from the association.

RESALE CERTIFICATE

Name of Development: Bexley

Location of Development (County/City): Chesterfield County

Association Name: The Bexley Association

Association Address: PO Box 74014, North Chesterfield, VA 23236

Lot Address, Number, or Reference: 8939 CARDIFF RD/BEXLEY L 18 BK F SEC 12

Date Prepared: 10/13/2025

The following disclosures are being made pursuant to § 55.1-2310 of the Virginia Resale Disclosure Act.

1. Contact information:

Contact information for the preparer of the resale certificate and any managing agent is attached. See *Appendix 1*.

2. Governing documents and any rules and regulations:

A copy of the association governing documents and rules and regulations are attached. See *Appendix 2*.

3. Restraints on alienation:

There is is not any restraint on free alienability of any of the units. See *Appendix 3*.

4. Association assessments:

The association levies assessments payable by the owners to the association for common expenses. See *Appendix 4*.

5. Association fees:

The association does does not charge fees to the owner of the unit. See *Appendix 5*.

6. Other entity or facility assessments, fees, or charges.

The owner is is not liable to any other entity or facility for assessments, fees, or other charges due to ownership of the unit. See *Appendix 6*.

7. Association approved additional or special assessments:

The association does does not have other approved additional or special assessments due and payable to the association. See *Appendix 7*.

8. Capital expenditures approved by the association:

The association does does not have approved capital expenditures for the current and succeeding fiscal years. See *Appendix 8*.

9. Reserves for capital expenditures:

The association does does not have reserves for capital expenditures. See *Appendix 9*.

The association has has not designated some portion of those reserves for a specific project(s). See *Appendix 9*.

10. Balance sheet and income and expense statement:

The association's most recent balance sheet is is not attached. See *Appendix 10*.

The association's most recent income and expense statement is is not attached. See *Appendix 10*.

11. Current operating budget of the association:

The association's current operating budget is attached. See *Appendix 11*.

12. Reserve study:

A copy of the association's current reserve study or summary of the current reserve study is attached. See *Appendix 12*.

13. Unsatisfied judgements and pending actions:

There are are not unsatisfied judgements or pending actions in which the association is a party that could have a material impact on the association, the owners, or the unit being sold. See *Appendix 13*.

14. Insurance coverage:

The association does does not provide insurance coverage for the benefit of the owners, including fidelity coverage. See *Appendix 14*.

The association does does not recommend or require that owners obtain insurance coverage. See *Appendix 14*.

15. Written notice from the association:

The association has has not given or received written notice(s) that any existing uses, occupancies, alterations or improvements in or to the unit being sold or to the limited elements assigned thereto violate a provision of the governing documents or rules and regulations. See *Appendix 15*.

16. Written notice from a governmental agency:

The Board has has not received written notice(s) from a governmental agency of a violation of environmental, health, or building code with respect to the unit being sold, the limited elements assigned thereto, or a portion of the common interest community that has not been cured. See *Appendix 16*.

17. Board meeting minutes:

A copy of any approved minutes of meetings of the Board held during the last six months is attached. See *Appendix 17*.

Not applicable. See *Appendix 17*.

18. Association meeting minutes:

A copy of any approved or draft minutes of the most recent association meeting is is not attached. See *Appendix 18*.

19. Leasehold estates:

There is is not an existing leasehold estate affecting a common area or common element in the common interest community. See *Appendix 19*.

20. Occupancy limitations:

The association does does not have any limitation(s) in the governing documents on the number or age of persons who may occupy the unit as a dwelling. See *Appendix 20*.

21. United States flag restrictions:

The association does does not have any restriction(s), limitation(s), or prohibition(s) on the right of an owner to display the flag of the United States, including any reasonable restrictions as to size, time, place, and manner of placement or display of such flag. See *Appendix 21*.

22. Solar energy restrictions:

The association does does not have any restriction(s), limitation(s), or prohibition(s) on the right of an owner to install or use solar energy collection devices on the owner's unit or limited element. See *Appendix 22*.

23. Sign restrictions:

The association does does not have any restriction(s), limitation(s), or prohibition(s) on the size, placement, or duration of display of political, for sale, or any other signs on the property. See *Appendix 23*.

24. Parking or vehicle restrictions:

The association does does not have any parking or vehicle restriction(s), limitation(s), or prohibition(s) in the governing documents or rules and regulations. See *Appendix 24*.

25. Home-based business restrictions:

The association does does not have any restriction(s), limitation(s), or prohibition(s) on the operation of a home-based business that otherwise complies with all applicable local ordinances. See *Appendix 25*.

26. Rental restrictions:

The association does does not have any restriction(s), limitation(s), or prohibition(s) on an owner's ability to rent the unit. See *Appendix 26*.

27. [Real Estate Cooperatives Only] Accountant's statement:

An accountant's statement as to the deductibility for federal income tax purposes by the owner of real estate taxes and interest paid by the association is is not attached. See *Appendix 27*.

28. Pending sales or encumbrances:

There is is not a pending sale(s) or encumbrance of common elements. See *Appendix 28*.

29. Secondary mortgage market agency approvals:

There is is not any known project approval(s) currently in effect issued by secondary mortgage market agencies. See *Appendix 29*.

30. Certification:

The association has filed with the Common Interest Community Board the annual report required by law.

See *Appendix 30*.

The name, address, and phone numbers of the preparer of the resale certificate and any managing agent are required to be disclosed under § 55.1-2310.A.1. of the Resale Disclosure Act.

Preparer of the resale certificate:

Name: Maureen Olmsted

Company The Bexley Association

Mailing Address PO Box 74014

North Chesterfield, VA 23236

Phone Number 480-558-6299

Email treasurer@bexleyhomes.net

Managing Agent:

Name: _____

Company _____

CIC Manager License No. (if applicable) _____

Mailing Address _____

Phone Number _____

Email _____

Not applicable. The association does not have a managing agent.

The governing documents and any rules and regulations of the association are required to be disclosed under § 55.1-2310.A.2. of the Resale Disclosure Act.

The following are attached in this Appendix:

- Association governing documents (required)
- Rules and regulations

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BEXLEY – SECTION XII
Chesterfield County, Virginia
Book 1776 Pages 1294 to 1298

NOW, THEREFORE, in consideration of the premises and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Investors Service Corporation does hereby revoke the authority given to Richard M. Nelms and/or Robert G. Butcher, Jr. to act in their place and stead as members of the ACC where such decisions and actions affect the Property set forth in the attached “Schedule A”, and delegate such authority to David L. Jefferson and/or W. S. Pinchbeck to act in their place and stead as members of the ACC where such decisions and actions affect the Property set forth in the attached “Schedule A”, so long as such property is owned by The Penn Company, or their successors or assigns, provided, that in making such decisions the delegates shall act and be bound by the provisions of the aforesaid Declarations and the Bexley Construction Guidelines which are attached to and recorded with the aforesaid Declarations in the aforesaid Clerk’s Office in Deed Book 1385, page 581 and the Clarification of Conditions, Covenants, Limitations, Requirements, Reservations, recorded in the aforesaid Clerk’s Office in Deed Book 1420, at Page 463, to achieve a highly desirable residential area for the protection of the owners and future owners of lots in Bexley.

BEXLEY – SECTION VIII
Chesterfield County, Virginia
Book 1385 Pages 581 to 588

Conditions, Covenants, Limitations, Requirements, Reservations

The following provisions have been formulated to create a highly desirable residential area for persons seeking quality home sites in the Richmond Metropolitan Area and to protect such persons and future homeowners of lots in Bexley, Section VIII, as shown on a subdivision plat prepared by LaPrade Brothers, Civil engineers, dated August 13, 1976 all lots therein shall hereafter be sold, improved, and occupied, transferred, resold, and reconveyed, subject to the conditions, covenants, limitations, requirements, reservations, and charges as follows:

1. An Architectural Coordinating Committee, hereinafter referred to as ACC, and comprised of two persons: Wallace H. LaPrade and Rosena L. LaPrade or such other persons or persons as they may designate shall coordinate each residence and lot and generally coordinate the aesthetic development and overall planning, as generally set forth in “Bexley Guidelines,” dated June 1, 1978 as may be amended from time to time by the ACC, for the best possible protection and value enhancement for each homeowner in Bexley, Section VIII. In the event of death, incapacity, or resignation of a member of ACC, Wallace H. LaPrade or in his absence, Rosena L LaPrade or their respective successors, assigns, or personal representatives shall have full authority to designate a successor.
2. No dwelling house, outbuilding, structure, alteration, addition, or improvement of any character other than internal alterations not affecting the external appearance of a building or structure shall be constructed upon any lot hereby conveyed, nor shall any lot be subdivided, or altered (the term “altered” shall include:
 - a. Removal of live trees
 - b. Grading or locating driveways or entrance ways
 - c. Filling
 - d. Any kind or type of construction, whether permanent or temporary, unless and until plans and specifications for the same shall have been approved in writing by ACC, as to:
 - (1) Quality of workmanship and material types,
 - (2) External design and appearance with respect to contemplated or existing structures and overall development plan,
 - (3) Location or improvements with respect to topography and grade elevation, and landscaping, either naturally or by plantings and seedings, and the location of entrance and exit ways, and adequate parking and turning area in order to provide functional, practical, and overall aesthetic appeal,
 - (4) Color scheme,
 - (5) All factors relative to the retention of natural landscaping and enhancement of appeal with respect to the individual lot, as well as the entire area comprising Bexley, Section VIII.

Buildings, structures, and improvements shall be deemed to include, but not

limited to, garages, summerhouses, swimming pools, bath houses, play houses, and tool houses.

3. Easements along lot lines for alleyways and/or underground electrical and /or telephone service shall be reserved in their naturally landscaped state. No motorized cars, motorcycles, motorbikes or other motorized vehicles shall be permitted to utilize such easements.
4. There shall not be erected on any one lot, as such lot may be prescribed and designated on the subdivision plat, more than one private dwelling house and the necessary outbuildings suitable there for; said premises shall be used for private dwelling purposes only by one family. No part of any lot or improvement thereon shall be used for any business or commercial purposes.
5. No residence shall be constructed outside the minimum setback lines which shall be as follows (except that eaves, steps, carports, and open and/or side or rear screened porches shall not normally be considered as a part of a building.) Front porches, however, shall not extend over front setback lines and shall not normally be considered as a part of a building.

Minimum Setback Lines

Front Line	60 feet
Back Line	30 feet
Interior Side Line	30 feet
Exterior Side Line (Lots 6-M and 8-P)	50 feet
Exterior Side Line (Lot 1-P)	100 feet
Rear Line	30 feet

A 75-foot naturally wooded area shall be retained and maintained along Broadstone Road adjacent to Lot 1-P. The driveway to 1-P shall enter from Wicklow Lane. Slopes and ditch lines along Broadstone Road shall be graded, seeded and sodded as required and permanently maintained. A 25-foot naturally wooded area shall be retained and maintained along the southern exterior side lines of Lots 6-M and 8-P. Fences or walls not constituting a part of a building shall be erected, placed or altered on any lot nearer to any street than the minimum front or exterior side set-back line except when coordinated with and approved by ACC. No dwelling house (This is to apply to the main body or other enclosed portion of the house) or other building shall be erected on any lot as same is herein prescribed outside the building set-back lines heretofore set forth, not nearer than thirty feet to the line of the adjoining lot or lots, except when coordinated with, approved by and/or waived by ACC.

6. Subject to the provisions of Paragraph 1 and the "Bexley Guidelines," which shall take precedence, the ground floor of the main structure shall not be less than 2000 square feet of finished living area for a single-story dwelling. ("Living area" shall exclude one-story porches, breezeways, basements, and garages.) A dwelling of more than a single level shall have a total finished living area, as defined above, of not less than 2200 square feet. No building erected shall be finished with asbestos siding, cement block, or cinderblock of any kind. No outbuilding may be constructed with asbestos siding, cement block, or cinderblock exteriors of any kind. Any dwelling or other building, when toilet facilities are located therein, must be connected with a

- sanitary sewer system or septic system, as approved and permitted by county or state authorities.
7. All electrical, telephone, gas, water, and sewer utility service lines and connections, including wires, cables, pipes, and mains, which are installed to serve the lot hereby conveyed or are connected with any improvement thereon, shall be installed underground in conformity with the specifications of, or approval by, the utility company involved or ACC, its successors, or assigns. No such lines or connections shall be permitted on or above the ground.
 8. No structure of a temporary character – trailer, basement, tent, shack, garage, barn, or other outbuildings – shall be used on any lot any time as a residence, either temporarily or permanently; provided, however, this clause shall not prevent servants' quarters being installed over a detached garage or other approved outbuilding. No trailer shall be parked, where visible from the street, for a period of more than twelve hours in any one week, on any one lot or driveway.
 9. No sign of any kind shall be displayed to the public view on any lot except:
 - a. One residence identification sign of not more than one square foot,
 - b. One sign of not more than six square feet advertising the property for sale or rent, or
 - c. Signs used by the builder to advertise the property during the construction and sales period.
 10. No animals, including, without limitation, rabbits, livestock or poultry of any kind shall be allowed on any lot except that dogs, cats or normal household pets may be kept thereon in numbers not exceeding those permitted by law provided they are not kept, bred or maintained for any commercial purposes, and must be kept under control of their owner when outside owner's premises, not constitute a nuisance in the opinion of ACC, its successors or assigns. In such event they will be removed from said lot upon demand of ACC, its successors or assigns. Doghouses, etc., shall be included in original plan as a part of the dwelling or appendage when appropriate..
 11. No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood. No use shall be made of any lot which will depreciate or adversely affect the value of surrounding lots or of the neighborhood as superior residential property.
 12. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste and none shall be kept on any lot, except in underground sanitary containers. All incinerators or other equipment for the storage or disposal of such materials shall be kept in a clean, sanitary condition in rear yards only and shall not be in public view. Public view is construed to mean view from the street and all adjacent owners. No waste, lumber, vehicles, tire wheels, materials or waste items shall be displayed on any lot except that lumber or other building materials being used in current construction.
 13. Mailboxes, posts and newspaper tubes shall be of design approved by ACC and as specified in Bexley Guidelines. Mailboxes shall be of the original unaltered design and material installed on salt, penta treated or other approved posts. Newspaper tubes shall be metal or as approved by ACC.

14. Antennas (exterior television or other antennas) except as approved by ACC, are prohibited.
15. Clothes drying equipment shall be as prescribed by ACC. See Bexley Guidelines.
16. Each owner shall keep all Lots owned by him, and all improvements therein or thereon free of debris and in good order and repair, including, but not limited to the seeding, watering and mowing of all lawns, including front and side ditchline from the edges of natural areas and/or lawns, etc. to the edges of the pavement, the pruning and cutting of all trees and shrubbery and the painting (or other appropriate external care) of all buildings and other improvements, all in a manner and with such frequency as is consistent with good property management and so as not to detract from the overall beauty of the area and health and safety of Bexley residents. In the event an Owner of any Lot shall fail to maintain the premises and the improvements situated thereon as provided herein, ACC, its heirs or assigns, after notice to the Owner, shall have the right to enter upon said Lot to correct any violation of this section stated in such notice. All costs related to such correction, repair or restoration may become a special assessment upon such Lot in the discretion of ACC, its heirs or assigns which shall notify the Owner of such Lot in Writing in the event of the imposition of any such special assessment.
17. Any one or more of the conditions, covenants, limitations, charges, and proprietary requirements imposed by Paragraph 3 through 13 hereof may be amended, waived, modified, or rescinded, in whole or in part, by vote of the majority of the owners of a majority of lots in Bexley, Section I, Section II, and Section III, Section III (Resubdivision), Section IV, Section V, Section V (Resubdivision), Section VI, Section VII, Section VII, (Resubdivision) and Section VIII including such own as the owners of property comprising Bexley, Section I, Section II, and Section III, Section III (Resubdivision), Section IV, Section V, Section V (Resubdivision), Section VI, Section VII, Section VII, (Resubdivision) and Section VIII at the time of subdivision thereof, the successors or assigns, by writing setting forth such amendment, waive modification, or rescission, as the case may be, executed by such majority, and recorded in the Clerk's Office of the Circuit Court of Chesterfield County, Virginia.
18. Wallace H. La Prade and Rosena L. La Prade, owners of the property comprising Bexley, Section VIII as of the date of recording of these restrictions, reserve unto themselves and their heirs, successors, or assigns, the right to construct or permit construction of, operate, and maintain other facilities; i.e. churches, schools, country clubs, recreational areas, apartments, shopping centers, and other facilities on other property owned by them in Clover Hill District, Chesterfield County Virginia, not included in the plat referred to in the first paragraph hereof, provided such other facilities be approved by the Planning Commission of Chesterfield County, and further provided that such other facilities shall not be inconsistent with the high level residential development of Bexley, Section VIII, and other acreage which may hereafter become a part of Bexley, and any person acquiring any interest in Bexley, Section VII shall by acceptance thereof be deemed to have consented thereto.
19. Invalidation of any of these covenants and conditions by code adjudication or otherwise shall in no way modify, affect, or invalidate any of the other covenants and conditions herein contained, which shall remain in full force and effect.

20. Each and every covenant and condition herein imposed may be enforced by the undersigned, or by the owner of any lot, by appropriate proceedings at law or in equity against any party violating, or attempting or threatening to violate the same, to prevent or rectify such violation and/or to recover damages thereof. If no such proceedings be initiated within sixty days of any such violation, then it shall be conclusively presumed in any legal proceedings that the violation, or attempted violation, has been waived by all parties owning or having any interest in lots in said Section VIII, whether or not such parties have actual notice of said violation or attempted violation.
21. These covenants and conditions shall run with the land and shall be binding upon subsequent owner or owners and all parties claiming through or under such owner or owners for the period of twenty-five (25) years from the date of the recordation hereof. There after such covenants and conditions shall be automatically extended for successive periods of ten (10) years each, subject to such modifications or changes from time to time, as may be made by instruments in writing, executed and acknowledged by the then owners of a majority of all the lots as recorded in the Clerk's office. Provided, however, that, should an instrument be executed and acknowledged by the then owners of a majority of all the lots as recorded in the Clerk's Office (prior to the expiration of any such 10-year period but subsequent to the original period of 25 years), revoking in entirety these covenants and conditions, such revocation shall become operative at the end of the 10-year period in which such instrument was recorded.

MAILED TO:
T. B. Davidson, Atty.
9607 Gayton Rd.

Richmond, VA 23233
9/20/79 LHV, Clerk

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CLARIFICATION OF
BEXLEY, SECTION XI

CONDITIONS, COVENANTS, LIMITATIONS, REQUIREMENTS, RESERVATIONS

WHEREAS, by deed dated March 30, 1979, recorded April 4, 1979, in the Clerk's Office, Circuit Court, Chesterfield County, Virginia, in Deed Book 1385, page 576, Wallace H. LaPrade and Rosena L. LaPrade, his wife (hereinaf : referred to collectively as "LaPrade"), conveyed to Mulberry Corporation certain property in Chesterfield County, Virginia, Tract I thereof, containing 57 acres, more or less, is hereinafter referred to as "Bexley, Section XI;" and

WHEREAS, LaPrade imposed upon each of the lots in Bexley, Section XI certain conditions, covenants, limitations, requirements and reservations (hereinafter referred to as "Restrictive Covenants") which were attached to the aforesaid deed and recorded in the aforesaid Clerk's Office in Deed Book 1385, page 581; and

WHEREAS, a question has been raised as to the intent of Paragraph No. 6 of the Restrictive Covenants; and

WHEREAS, the undersigned, as fee owner and as declarant, desire to restate Paragraph No. 6 of the Restrictive Covenants in order to remove any questions as to the intent thereof.

NOW, THEREFORE, Paragraph No. 6 of the restrictive Covenants is hereby restated as follows:

6. Subject to the provisions of Paragraph 1 and the "Bexley Guidelines," which shall take precedence, any single story dwelling shall not have less than 2000 square feet of finished living area. A dwelling of more than a single level shall not have less than a total of 2200 square feet of finished living area. "finished living area" shall exclude one-story porches, breezeways, basements, and garages, but which may also be required by ACC. No building erected shall be finished with asbestos siding, cement block or cinderblock of any kind. No cutbuilding may be constructed with asbestos siding, cement

block or cinderblock exteriors of any kind. Any dwelling or other building when toilet facilities are located therein must be connected with the sanitary sewer system as approved and permitted by county and/or state health authorities. No individual sewerage disposal system shall be permitted on any lot.

WITNESS the following signatures and seals this 29th day of August, 1979.

Wallace H. LaPrade (SEAL)
Wallace H. LaPrade

Rosena L. LaPrade (SEAL)
Rosena L. LaPrade

STATE OF VIRGINIA: at large
CITY/COUNTY OF Richmond;

The foregoing instrument was acknowledged before me this 29th day of August, 1979, by Wallace H. LaPrade and Rosena L. LaPrade, his wife.

My commission expires October 13, 1980

Billie H. Carbin
Notary Public

VIRGINIA:

In the Clerk's Office of the Circuit Court of Chesterfield County, the 31 day of Aug, 1979, this Deed was presented and with the certificate submitted to record at 4:57 o'clock P. M. The tax imposed by Section 59-54.1 in the amount of \$ — has been paid.

Teste.

Louis H. [Signature] Clerk

The Bexley Association Bylaws

March, 2003

**The Bexley Association Bylaws
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The Bexley Association Bylaws - March, 2003

ARTICLE I – NAME

The name of this Corporation shall be the Bexley Association.

ARTICLE II - PURPOSE

Section 1. The purpose of The Bexley Association ("The Association") shall be to perpetuate those programs that enhance home values, protect all Bexley residents, and improve the community in general.

Section 2. The Bexley Association is established for the purpose of sponsoring and administering programs to maintain all easements at entrances with respect to plantings, general maintenance of signs, and other aesthetic improvements for Bexley; to maintain in the manner established all street signs and markers; to develop and maintain all areas set out as access areas and ingress/egress points for Lake utilization; to maintain the Lakes and repair all dams, spillways, and related properties in a safe and acceptable manner; to make regular inspections as to the care, use, and maintenance of the above; and to maintain such insurance as may be required for the protection of The Bexley Association in all phases of facility development, maintenance, and administration. Responsibility for structures, landscaping, construction, or alterations of any kind in any area to be maintained or to be build upon shall be approved by the Bexley Architectural Coordinating Committee (see Article V) in compliance with applicable General Covenants and Conditions for Bexley.

Section 3. To further the above stated purposes, The Bexley Association shall:

- A. be open to all Bexley residents;
- B. Respect privacy and individual differences;
- C. Promote a spirit of belonging to the community;
- D. Represent the community in matters coming under county jurisdiction;
- E. Represent the community in matters concerning construction and contractors in the community;
- F. Provide a source of communication for the neighborhood;

- G. Maintain superior appearance and value of the neighborhood;
- H. Promote child safety in the neighborhood;
- I. Sponsor social functions;
- J. Promulgate such rules and regulations as may be deemed necessary by the Board of Directors and/or the members to effectuate the above stated purposes.

The Bexley Association shall perform the above functions in carrying out the stated purpose but shall not be limited thereby.

ARTICLE III - DEFINITIONS

Section 1. Access Areas. The term Access area \cong shall mean such area(s) as are designated by plat or which may be designated in the future from unplatted areas of Bexley, including entrance ways, lakes, and other common properties.

Section 2. Articles. The term Articles \cong shall mean the Articles of Incorporation of the Bexley Association, the same being as may be amended from time to time.

Section 3. Fees and Contributions The terms Fees and "contributions" shall mean such monies as are charged as due for membership in The Bexley Association for operation and maintenance of such areas and improvements as are intended to be devoted to the common use and enjoyment of all members, including but not limited to entrance ways, entrance signs, street signs, lakes, lake access areas, access areas, and other common areas. The Board of Directors of the Association is empowered to request such contributions as it deems necessary.

Section 4. Members. The term Members shall refer to all classes of resident owners of property subject to restrictive covenants designating the lots to be in Bexley, Bexley Cosmopolitan or Bexley East and Section 1 of Lake George Hamlet who have complied with the By Laws and Rules and Regulations of The Bexley Association and have paid their dues for the current year.

ARTICLE IV - MEMBERSHIP

The Bexley Association Bylaws - March, 2003

Section 1. To be a member of The Association, you must pay your dues as spelled out in Article V.

Section 2. There shall be two classes of voting members as follows:

- A. **Lakefront Residents** - Comprised of those owners of lake frontage in Bexley who may enter and leave the lake from their own property as well as via common access areas.
- B. **Off-Lake Residents** - Comprised of those property owners whose property does not have lake frontage but who shall be granted lake usage pursuant to those By Laws, amended Articles of Incorporation, and to the rules, regulations, dues, assessments, and lake use assessments as may be promulgated by this Corporation and its Directors.

Section 3. The Lakefront Resident members and Off-Lake Resident members shall have one (1) vote per household regardless of the number of lots owned.

Section 4. The Bexley Association shall be governed by a majority vote when a quorum is present, except when amending these By-Laws as provided in Article XV.

Section 5. Any person who ceases to be a resident property owner in Bexley shall cease to be a member of The Association.

ARTICLE V - MEMBERSHIP FEES

Section 1. The annual membership fee for each classification of membership shall be determined by the Board of Directors of The Association subject to Section 3 of this Article.

Section 2. On or before January 10th of each year, The Bexley Association shall bill each member for the annual membership fee for the calendar year. The amount shall be due and payable on or before February 15th of each year.

- A. New property owners may become members by making a pro-rated fee payment. The amount of the payment shall be determined by the Treasurer. Membership shall become effective upon receipt of the fee payment by the Treasurer.
- B. Existing residents paying after February 15 shall be members effective on receipt of their fee payment by the Treasurer.

Section 3. Any increases or decreases proposed by the Board which exceeds 10% of the existing fee in the annual membership fee must be by a vote of a majority of the members present in person or by proxy after each member has received budgetary information and recommendations by provided by the Board of Directors. Any increase in the annual membership fee shall be made in such a manner that the proportionate increase in such fee is the same for Lakefront Residents and Off-Lake Residents.

ARTICLE VI - BEXLEY ARCHITECTURAL COORDINATING COMMITTEE

Section 1. Control of the Architectural Coordinating Committee (hereinafter Bexley ACC) is hereby vested in The Bexley Association. The Committee shall be appointed by the Board of Directors of The Bexley Association.

Section 2. The function of this Committee shall be for the general purpose of perpetuating and enforcing the recorded conditions, covenants, limitations, requirements, reservations, of each section of Bexley, as well as those that may from time to time be changed, altered, amended, and put to record in the Clerk's Office, Circuit Court of Chesterfield County, Virginia and enforce the ACC guidelines as published by the Bexley Association.

ARTICLE VII - LAKE PROVISIONS

Section 1. Use of Lakes.

- A. The Lakes are for the purpose of boating, sailing, canoeing, fishing, or similar uses, but shall in no way be used in such manner as to destroy their natural state and beauty.

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- B. Guests shall be permitted use of the Lakes only when accompanied by a member of The Association or a member of such member's immediate family.
- C. All Virginia State Game and Fishing Laws shall apply, except that hunting and trapping of game is prohibited unless permitted in writing by the Board of Directors of The Association.
- D. Sizes of water craft, except canoes which may not exceed eighteen (18) feet, shall be limited to a fifteen (15) foot classification.
- E. No gasoline powered or other internal combustion engine, either outboard or inboard, shall be permitted, except as considered necessary by the Board of Directors of The Association.
- F. Electric motors utilizing no more than eighteen (18) volts are permitted in the Lakes.
- G. No pier, net, stake, line, or other structure shall be constructed or in any way maintained within the normal water line of the Lakes except by The Association.
- H. No commercial use shall be made nor shall anything be done on or about the Lakes, which may become an annoyance or nuisance to residents of Bexley.
- I. No garbage, trash, refuse, water waste, or debris of any kind shall be deposited in the Lakes or located on any lot within the normal flood easement.
- J. No wild or domesticated waterfowl shall be set upon or maintained by the Lakes by any person.
- K. No water shall be pumped or otherwise taken from the Lakes except by the Board of Directors of The Association which has the right to lower the water level to any point necessary for cleaning, installations, and similar purposes.
- L. Each owner or lessee of land adjoining the Lakes shall keep his lot neat, clean, and free of trash, debris, or any unsightly items, and shall refrain from any activity which would detract from the appearance, optimum use, and enjoyment of the Lakes.
- M. Each owner or lessee of land adjoining the Lakes shall be responsible for maintaining the feeder streams and/or inlets crossing his property or a portion thereof, keeping them free of garbage, trash, refuse, waste water, plant growth, or debris of any kind which could cause damage to the Lakes. The Association may bring action at law or a bill in equity against any owner or lessee of land adjoining the Lakes who fails to maintain such feeder streams and/or inlets in the manner prescribed above.

Section 2. Access Areas for launching of boats and similar purposes shall be provided and maintained in a safe and acceptable condition at points designated by the Board of Directors of the Association. Such areas will be designated by posted signs denoting use and ownership.

Section 3. Any material alterations concerning the Lakes and their easements must be approved first by a majority vote of the Lakefront resident members as a condition precedent to consideration by the general membership of The Association.

Section 4. The Board may adopt additional rules and regulations governing use of the Lakes and Access Areas.

ARTICLE VIII - BOARD OF DIRECTORS

Section 1. The affairs of The Association shall be managed by the Board of Directors who shall exercise therein all powers, duties, and authority vested in or delegated to this Corporation by law.

Section 2. The Board of Directors shall consist of the President, Vice President, Secretary, Treasurer, and four- (4) non-officer Directors. Each of the four- (4) officers shall hold office until the next annual meeting of members following his election and until his successor shall have been elected and qualified. At the end of the term of the President of the Board of Directors and upon a new President taking office, the outgoing President shall become a non-officer Director for the period of one (1) year, in which case the

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Board of Directors shall consist of four (4) officers and five (5) Directors for that year; if any outgoing President is for any reason unwilling or unable to serve as a non-officer Director immediately following his tenure as President, the Board of Directors shall continue to consist of four (4) officers and four (4) non-officer Directors.

The term of office of the non-officer Directors shall be staggered and shall be for a two- (2) year period with two (2) Directors being elected annually at The Association's Annual Meeting. All Officers and Directors shall be members of The Association. Any Officer or Director who ceases to be a member of The Association shall cease being an Officer or Director of The Association.

Section 3. Meetings. The Board of Directors shall meet at least once (1) a month from September through May. Special meetings of the Board of Directors may be called by the President, by the majority of the Board of Directors, or upon the request of five (5) residents of Bexley who are members in good standing of The Association.

Section 4. Vacancies. Any vacancy occurring in the Board of Directors shall be filled by appointment by the President with approval of a majority of the members of the Board of Directors. the member so appointed shall fill the unexpired term of his predecessor in office.

Section 5. The Board of Directors shall have the power to make or authorize all purchases necessary or desirable for the operation of The

Association and to employ or authorize the employment of all employees of The Association and to fix their compensation, and to do or cause to be done all other things necessary for the operation and maintenance of The Association. The Board of Directors shall have the power to borrow funds as necessary for the operation and maintenance of The Association.

Section 6. The Board of Directors shall submit to the members at each Annual meeting a report showing the state of membership and a financial statement setting forth transactions of the previous year and a budget for the coming year.

Section 7. The Board of Directors shall have supervision over all committees and power to alter or amend any rules or regulations prescribed by any committee.

Section 8. The Board of Directors shall secure the fidelity of the Treasurer of The Association and may secure the fidelity of other Officers, Directors, or employees by bond or otherwise and in such amount as shall be deemed proper.

Section 9. The Board of Directors shall require an audit to be made of the accounts of The Association for each calendar year. Such annual audits may be made by an Auditing Committee appointed by the active membership or by independent accountants engaged for that purpose, if the Board of Directors deems such action advisable.

Section 10. The Board of Directors shall secure for the protection of The Association public liability and property damage insurance, and liability insurance for Officers and Directors to cover their performance of the duties on behalf of The Association, and other forms of insurance in such amounts as may be deemed necessary to fully cover complete operations of The Association.

Section 11. Each person now or hereafter a Director or Officer of The Association (and his heirs, executors, and administrators) shall be indemnified by The Association against all costs and expenses, including all attorney's fees, imposed upon or reasonably incurred by him in connection with or resulting from any action, suit, proceeding, or claim to which he is or may be a party by reason of his being or having been a Director or Officer of The Association or at The Association's request of any other Association (whether or not a Director or Officer at the time of such costs or expenses are incurred by or imposed upon him), except in

relation to matters as to which he shall have been finally adjudged in such action, suit, or proceeding, or upon such claim to be liable for misfeasance, malfeasance or nonfeasance in the performance of his duties as such Director or Officer. In case of settlement of any such action, suit, proceeding, or claim, such person shall be entitled to such indemnification (including the amount of settlement) as to any particular matter, if (1) The Association shall receive the opinion of independent counsel that such person was not liable for the alleged misfeasance, malfeasance or nonfeasance with respect to such matter and that the terms of settlement with respect thereto are not unreasonable, or (2) the active members (other than Directors and Officers entitled to indemnification in connection with acts or omissions involved) present at an Annual or special meeting shall approve the settlement. The foregoing indemnification shall not be exclusive of any other rights to which he may be entitled.

ARTICLE IX - OFFICERS

Section 1. The Officers of The Association shall consist of a President, Vice-President, Secretary, and Treasurer, duly elected.

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Section 2. The President shall preside at all meetings of the Board of Directors and of the General Membership; shall, in conjunction with the Secretary, sign all contracts relating to the affairs of The Association; shall make all appointments to the committees, either from the Board of Directors or the General Membership, subject to confirmation by the Board of Directors; and shall perform all other acts properly belonging to his office including executive supervision of all activities of The Association and the employees thereof.

Section 3. The Vice-President shall assume the full responsibilities, duties, and obligations of the President during the absence of the President; and shall perform such duties as assigned by the President.

Section 4. The Secretary shall give notice of all regular and special meetings of the Board of Directors and of the General Membership; shall make and keep a permanent record of the minutes of such meetings; shall attest signature of the Officers of The Association when required on contracts relating to the affairs of the Association; shall handle all correspondence of The Association; shall be custodian of all

official records of the Association; and shall perform all other functions normally devolving upon such office.

Section 5. The Treasurer shall maintain a record of all financial transactions of The Association and be prepared to render an accounting at any meeting of the General Membership or Board of Directors as may be requested; shall be responsible for the receipt of all monies due The Association and deposit same in banking institutions approved by the Board of Directors; shall sign all checks and make all disbursements on approved billings and vouchers; shall maintain such other records as may be required by the Board of Directors; shall maintain a membership record containing the names and addresses of each member; and shall perform all other functions normally devolving upon such office.

ARTICLE X - ELECTIONS

Section 1. A Nominating Committee shall be appointed by the President and approved by the Board of Directors at least thirty (30) days before the Annual Meeting.

Section 2. The Nominating Committee shall nominate at least one (1) candidate for each office and for two (2) Directorships. No members of the Nominating Committee shall be eligible for any office or directorship by action of the Nominating Committee.

Section 3. Elections shall be held annually at the February meeting. Additional names may be placed in nomination from the floor with the nominee's approval.

ARTICLE XI - MEETINGS OF THE GENERAL MEMBERSHIP

Section 1. The Annual meeting of the members shall be held on the Third Friday of February of each year for the purpose of electing Officers and two (2) Directors and for the transaction of such other business as may come before the meeting.

Section 2. Special meetings of the members may be called either by the President or the Board of Directors. The President shall call a special meeting upon presentation of a petition requesting that he do so signed by ten percent (10%) or more of the members.

Section 3. Written or printed notice of every meeting stating the place, the day, and the hour of any meeting, shall be delivered either personally or by mail to each member to vote at such meeting, not less than ten (10) days before the date of such meeting. In case of special meetings, the general nature of the business to be transacted shall be specified. Any member may waive notice of any meeting.

Section 4. Twenty-five percent (25%) of the members present in person or represented by proxy at any meeting, shall constitute a quorum for the transaction of business. If less than a quorum shall be present or represented by proxy at the time for which a meeting shall have been called, the meeting may be adjourned from time to time by a majority of the members present or represented by proxy without notice other than by announcement at the meeting until a quorum shall be present or represented by proxy.

ARTICLE XII - COMMITTEES

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The Board of Directors may appoint such committees as the business of The Association may require.

ARTICLE XIII - DELEGATIONS

Delegations or special committees shall be appointed by the President, subject to Board of Director approval, to represent The Association at any convention, meeting, or assembly as may be necessary. Such delegations or committees shall exercise only those powers vested in them by the Board of Directors.

ARTICLE XIV - PARLIAMENTARY AUTHORITY

A. Robert's Rules of Order, Revised shall govern all proceedings in which they are applicable and not inconsistent with the By-Laws.

ARTICLE XV - AMENDMENTS

These by-laws may be amended, altered, or repealed at any General Membership meeting of The Association by a two-thirdσ (2/3) vote of the membership present in person or by proxy, providing written notice of the amendment has been given to each member at least thirty (30) days prior to the date of the meeting at which the action is taken.

BEXLEY *DESIGN STANDARDS*

The Bexley Association

Issue Date: June 1995
Revised August 2012

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Introduction - Purpose of the Standards

The Bexley Association has a responsibility to maintain a standard of design quality in the continuing development of Bexley. By doing this, the Association provides a valuable protection to the property values and the quality of life that we enjoy here. In order to be able to carry out this responsibility, the Association has established this document as a means of identifying and explaining these standards.

The Responsibility of the Association

In undertaking this responsibility the Association acts on behalf of all property owners in Bexley and it acts under the assumption that all property owners share two common goals:

- a) Preserving and improving property values by maintaining the physical condition and appearance quality of Bexley
- b) Respecting each resident's right to privacy and preventing any individual's loss of that right due to design changes or improvements made to other properties, to an equal extent as enjoyed by all residents

This responsibility is carried out by maintaining an Architectural Coordinating Committee; by establishing appropriate design standards; and by establishing and maintaining procedures for their consistent application. This book is being provided to all property owners by the Association to inform you of the review procedures, submittal requirements, and criteria used for decisions of the ACC. It will provide you with guidance as to how to design or select exterior modifications to your house or lot. The criteria established in this book represent the complete authority, after the Covenants, for decisions of the Architectural Coordinating Committee (ACC), and for enforcement of community design and appearance standards. The standards are governed and controlled by the Bexley Covenants and the Bexley Association's By-Laws.

The authority of the Architectural Coordinating Committee is derived from the Covenants recorded by the Developer for each section of Bexley, and subsequently assigned to the Bexley Association. The Association has delegated to the Architectural Coordinating Committee (ACC) responsibility for architectural review and control within the Bexley community.

The ACC has the authority to make exceptions on a case by case basis, for reasons which shall be deemed sufficient to the ACC, so long as the intent of the Standards is recognized in each ACC decision. The Association does not warrant to any existing or future property owner that every Standard included herein will be met by every property in Bexley.

Homeowner Roles in Maintaining Design and Appearance Standards

Every Homeowner in Bexley is responsible for maintaining the appearance standards of their own property. This means obtaining approval from the association prior to making modifications to your house or lot. It also means maintaining your property in substantially the same appearance condition as it was approved. Normal wear and aging of materials and finishes is to be expected, however, when the material or finish begins to physically break down, it no longer represents the design and appearance of the original approved designs for the house or property.

Any resident, who sees an apparent violation of the design and appearance standards and becomes concerned about it, may contact a member of the ACC or Board of Directors and file a complaint or a request for the Association to investigate it. All such complaints or requests are required by law to be held in strict confidence. The complainant may elect to remain anonymous or they may leave their name with the Association staff if they wish for a response about the outcome of the investigation and potential

enforcement.

In addition to approvals from the Association, other approvals and permits may be required by the County, such as a building permit. It is not the responsibility of the Association, or the Architectural Coordinating Committee to obtain any other permits for you, nor to provide any guarantees or waive any legal requirements for compliance with any state or county law, with the Covenants or with these Standards.

"Grandfathered" Approvals

This publication establishes the minimum design and maintenance criteria which will be used by the Bexley Association in judging compliance with the Covenants, beginning on the publication date on the front cover. Any work which was approved by the Association in writing prior to the effective date of these Standards will continue to be approved regardless of whether or not it meets current criteria. Any improvement made to any property which was done without obtaining approval from the Association should be submitted for review and approval. If it is not approved, the Association retains the right to require removal, or modification of the improvement to bring it into compliance. The Association also retains the right, within the first 6 months from the effective date of these standards, to accept certain prior improvements which may not be in compliance with all Standards herein, without surrendering its authority to enforce these standards fully in all other cases in the future.

Standards in Article X which regulate the continuing appearance quality of existing property improvements are enforceable as of the publication date.

ARTICLE I - IMPROVEMENTS REQUIRING APPROVAL

1.1 What to Submit - Each property owner within Bexley is responsible for his property's compliance with the Covenants and the Design Standards. Most exterior improvements made to that property must first be submitted by the property owner and approved by the Architectural Coordinating Committee in order to maintain compliance. This is true regardless of whether the work is being performed by the property owner directly or by a contractor. Use the following checklist to determine the applicability in your case. For any proposed construction that is not listed please contact the Chairman of the Architectural Coordinating Committee to determine if approvals are required.

- 1.1.1 New Home Construction - These shall be submitted directly to the Architectural Coordinating Committee for approval.
- 1.1.2 Exterior Painting - Approval required for repainting existing structures a new color. Repainting with the same colors does not require review. See Article IV for approval guidelines.
- 1.1.3 Exterior Modifications to House, Room Additions, Porches - Approval required. See Article V for approval guidelines.
- 1.1.4 Accessory Buildings, Recreational Structures, Decks, Deck Additions, Gazebos, Site Structures, Swimming Pools, Spas, Hot Tubs - Approval required. See Article VI for approval guidelines.
- 1.1.5 Fences, Walls, Hedges, Trellises - Approval required. See Article VII for approval guidelines
- 1.1.6 Pavements, Walks, Patios, Driveways, Landscaping, Gardens - Approval required in most cases. See Article VIII for approval guidelines.

- 1.1.7 High Intensity Exterior Lighting, Mechanical and Electrical Equipment - Approval required in most cases. See Article IX for approval guidelines.
- 1.1.8 Exterior Play Equipment, Playhouses - Approval NOT required if guidelines are followed. See Article IX.

1.2 Other Approvals - In addition to compliance with these Standards, you or your builder may be required to obtain other permits such as a county building permit. It is not the responsibility of the Homeowner's Association or the Architectural Coordinating Committee, to obtain any other permits for you, nor to provide any guarantees or waive any legal requirements for compliance with any state or county law, or with the Covenants or these Standards.

ARTICLE II - THE ACC POLICIES AND PROCESS

- 2.1 Review Process** - The Architectural Coordinating Committee (ACC) will conduct meetings as needed to review plans for improvements described in Article I. The ACC has a duty to respond to an applicant within 60 days of receipt of the properly filed, written application. If a response is not received after a written inquiry from the applicant at the end of the 60 days, the application will be deemed approved.
- 2.2 Review Meetings** - The ACC meets at least once in every month that applications are presented for review. Contact the Chairman of the Board for meeting times and dates. At that time the Committee reviews all requests submitted on the appropriate application forms together with their supporting drawings and information. Application forms can be obtained from any ACC member.
- 2.3 Review Basis** - The ACC bases its review of each application on its interpretation of the Covenants and these Standards only. Due to time constraints, ACC review of all applications occurs without personal presentations by the applicants. Therefore it is incumbent upon the applicant to provide sufficient and accurate information to the ACC for proper consideration. If, in the applicant's opinion, extenuating circumstances - not caused by the applicant - exist which would require a variance from stated guidelines, this information should be presented with the application.
- 2.4 Appeals to the ACC** - Should an application be denied by the ACC on the basis of the Covenants or Standards, and the applicant feels that there are extenuating circumstances which should qualify them for an exception from these requirements, they may contact the ACC representative. If the ACC agrees that a second review is in order, they will place the application back on the agenda for the next meeting. The applicant may be present at that second meeting to state his reasons for appeal.
- 2.5 Appeals to the Board of Directors** - If an applicant feels that he or she has been unfairly denied approval by the Committee, an appeal may be filed with the Board of Directors by contacting the President of the Association. The appeal will be heard at the next regular board meeting. The applicant may be present at that meeting to state his reasons for appeal. The Board of Directors does not make aesthetic judgments, but will review the actions of the ACC and the circumstances of the request to determine (a) if the ACC acted within its authority and with reasonable care, and (b) if other extenuating circumstances warrant an exception, in the sole opinion of the Board, to the ACC ruling. The **Association Complaint Form** is available from any member of the Board or the ACC.
 - 2.5.1 Appeals to the Office of the Common Interest Community Ombudsman** – If, following an appeal to the Board of Directors, the Board issues a final decision adverse to the complaint, applicant has the right to file a **Notice of Final Adverse Decision** with the Common Interest Community Board (CICB) in accordance with the regulations promulgated by the CICB. The

notice shall be filed within 30 days of the date of the final adverse decision, shall be in writing on forms provided by the Office of the Common Interest Community Ombudsman (Ombudsman), shall include copies of any supporting documents, correspondence and other materials related to the decision, and shall be accompanied by a \$25 filing fee. CIBC Appeal forms can be obtained from any Board or ACC member.

- 2.6 Preparation of Submittals** - Submittals prepared for consideration by the Architectural Coordinating Committee shall be complete and accurate. Submittals for design review must include drawings prepared as described below. Submittals for color review must include color chips. In every case all requested information on the application forms shall be furnished. The ACC may return applications that are incomplete.
- 2.7 Drawing Detail** - For consideration by the ACC, drawings must be neat, accurate, drawn to scale, and with sufficient detail to adequately explain the entire design. Insufficient explanation of a design including all visible details is cause for rejection of an application.
- 2.8 Requirements for Submittal** - As a minimum requirement, the following shall be submitted:
- 2.8.1 New Homes - 1) Site Plan - showing location of house and driveway, with distances to property lines, and limits of clearing, 2) Floor Plans, 3) Elevations of all sides of house, 4) Schedule of proposed exterior materials and colors (include color chips or product samples).
 - 2.8.2 Color Changes - 1) Schedule of colors (on Color Application) and color chips or samples.
 - 2.8.3 Additions - 1) Site Plan - showing addition location and distances to property lines, 2) Floor plan(s) of Addition, 3) Elevations of Addition including existing house.
 - 2.8.4 Accessory Structures - 1) Site Plan - showing location of new structure and existing house, with distances between each and distances to property lines, 2) Floor Plan(s), 3) Elevations.
 - 2.8.5 Other Site Improvements - 1) Site Plan - showing location of improvement, existing structures, and distances to property lines, 2) Plan of Improvement (ex: deck, patio, swimming pool, etc.).
 - 2.8.6 Fences - 1) Site Plan - showing location and extent of fence, 2) Elevation view of fence.
- 2.9 Site Plans** - Site plans shall accurately describe the lot and may require, at the Committee discretion, a scale drawing. Examples of typical site plans, with required information for ACC review, are included for reference. Examples of fence elevations are included for reference in Article VII.
- 2.10 Record of Approval** - Submittals are kept on file for a record of approved designs. Therefore submitted drawings should be copies of originals, not the originals themselves. Only one copy of each drawing is required for submittal.

ARTICLE III - BEXLEY DESIGN GOALS

- 3.1 Principles of Design Review** - This document sets forth many guidelines which are really rules to follow when making improvements to property in Bexley. These rules are not arbitrary, but rather are based on three goals of good design in the Bexley community. Further, it is not possible nor is it advisable to make a rule for every possible situation. Therefore, the Architectural Coordinating Committee uses these stated design goals in the judgment of each design submittal. To the

greatest extent possible, this eliminates review based on subjective viewpoints and provides a means of testing every decision. This benefits the ACC, the community and the applicant by insuring a continuity of approach regardless of how the membership of the ACC changes over the years.

3.2 Primary Design Goals-Three Primary Design Goals of Architectural Review in Bexley - Each of these design goals is defined below. On the pages that follow, specific guidelines are provided for common situations that occur for property improvements. The specific guidelines for each type of improvement are organized under subheadings that relate to the goals stated here.

3.2.1 Siting for Community and Privacy - Each structure or site improvement shall be located to create a proper setting within each lot, consistent with the density and setbacks of the community, so as not to unduly restrict the view from neighboring properties and so as not to compromise the privacy of any other lot below the general level enjoyed by other members of the community.

3.2.2 Environmental Design - Approval for clearing and alteration of existing lots shall be made only for approved structures, site improvements, landscaping, and access, and may not be performed in a manner that will result in erosion of soils, excessive water runoff, discharge of wastes into the soils or waters, stagnation or standing water, or substantial removal of indigenous vegetation.

3.2.3 Architecture -All improvements to any lot shall meet minimum standards of design and material quality consistent with the level of quality established for the neighborhood. The exterior of each structure shall consist of materials, products, and assemblies that are harmonious with each other, consistent and supportive of the Architectural style, and appropriate to the general appearance characteristics of the specific neighborhood and the Bexley community.

3.3 Interpretation and Modification of the Standards- The Architectural Coordinating Committee shall judge compliance with these principles in questions of appearance, aesthetics, or infringement by design upon the rights of other residents. The ACC reserves the right to require modifications to proposed designs including deletion, addition, or relocation of design elements in order to achieve compliance with these principles.

3.4 Changing the Documents - The Board of Directors reserves the right to modify, add to, or delete from any specific section of the guidelines at any regularly scheduled Board meeting. Any changes shall be governed by the Covenants and By Laws.

ARTICLE IV - NEW AND EXISTING HOUSES

4.1 Specific Requirements - The following guidelines are specific requirements which are in support of the Bexley Design Goals. Every requirement may not apply in every case, and the ACC has the authority to waive requirements where it deems appropriate or to add requirements to the extent that either action does not contradict any of the Design Goals.

4.2 Siting for Community and Privacy

4.2.1 Houses in Bexley shall be built wholly within the setbacks defined by the Covenants and as further limited by this Article.

4.2.2 In general, houses shall face the road. Houses in cul-de-sacs shall generally face the center of the cul-de-sac. Where site conditions make this unnecessarily difficult (in the opinion of the ACC) the ACC may approve alternative site orientation.

- 4.2.3 Houses shall not face the side or rear of neighboring houses. Where designs create conditions that would create direct views onto living areas of adjoining property, the ACC reserves the right to require screening of this view or revisions to the design or siting.

4.3 Environmental Design

- 4.3.1 Applicants will be required by the County to meet certain environmental planning criteria including staying within maximum permitted lot coverage by the house and pavements in accordance with the Chesapeake Bay Act, and not constructing on designated wetlands, or within the 100 year flood plain. The ACC does not interpret or enforce these criteria. Contact the County for information.
- 4.3.2 No clearing or work of any kind shall commence on any lot until plans and specifications as defined in these guidelines have been submitted and approved by the ACC.
- 4.3.3 No trees shall be removed except in accordance with the requirements of this Section, and except for dead and diseased trees, trees which should be removed to promote the growth of other trees, or for safety reasons.
- 4.3.4 Improved areas of the lot shall be cleared of noxious and/or poisonous vegetation and debris. Areas left in a natural state must be cleared of noxious and/or poisonous vegetation. Tree stumps shall be removed or cut at grade in a manner to conserve remaining trees. Cleared material may not be dumped on other sites or common areas within the Community.
- 4.3.5 The clearing of mature trees (over 6 inches in diameter.) shall be limited to those areas required to accommodate the structure and its normal and customary accessories, open yard areas, and those limited areas required to permit utility service and driveways, unless otherwise approved by the ACC.
- 4.3.6 On lots that are heavily wooded, trees should be saved in groups to provide greater protection from damaging winds.
- 4.3.7 Comply with applicable government regulations and code requirements in preventing silt runoff. Erosion control devices shall be installed prior to construction where necessary. Any mud or silt runoff onto adjoining properties or streets shall be immediately stopped and removed.
- 4.3.8 Where necessary, grade site to direct water away from residence and prevent ponding or standing water, or poorly drained areas. Do not direct drainage across adjacent properties.
- 4.3.9 Where necessary to stabilize slopes, applicant shall provide retaining walls, stepped terraces or other forms of permanent erosion control as may be required by the ACC.
- 4.3.10 A trash containment area shall be provided on each site during construction. Trash shall not be dumped on other sites or on common areas within the Community.
- 4.3.11 No petroleum based products or other potentially hazardous or toxic substances may be disposed of on any lot or any drainage ditch, stream or lake within the properties.

4.4 Architecture

4.4.1 General

- a) Only single-family residences are permitted in the residential neighborhoods of Bexley.
- b) Exterior walls, planes, and masses shall be of a residential scale with sufficient openings for light, view and air consistent with the residential scale of the community. The ACC reserves the right to require that large planes be broken up with additional windows, or off-sets to maintain appropriate scale.
- c) Houses shall have roof slopes which are consistent with the design of the house. Traditional house roofs shall be a minimum of 8 in 12 slope.
- d) The ACC reserves the right to reject houses with overly mixed styles, or houses with insufficient stylistic theme or treatment.
- e) The ACC reserves the right to reject the design of houses with the same or substantially similar elevations as other houses visible from each other on the same street.
- f) Garages, carports, additions, sheds or other structures of any kind may be permitted only upon approval of the ACC , where permitted by the Bexley Covenants, and in accordance with the appropriate articles of these Standards..
- g) Generally, garage doors may not face the street. Only rear entry or side entry garages will be permitted. Side entry garages on corners may face the secondary street.
- h) Solar collectors may only be considered where they are integrated into the design of the structure and that design is acceptable to the ACC. Collectors shall not be placed where they can be viewed from the front plane of the house.

4.4.2 Foundations and Masonry

- a) All visible portions of exterior foundations shall be constructed of approved materials which normally include brick, natural stone, stucco, or synthetic stucco. Other materials shall be considered on a case-by-case basis.
- b) Masonry and mortar colors should be coordinated with other colors on the house, and must be approved by the ACC.

4.4.3 Chimneys and Flues

- a) All chimneys shall have foundations of materials that match the house foundation unless otherwise approved specifically by the ACC.
- b) The width and depth of chimneys shall be appropriately sized in proportion to the size and height of the house, as determined by the ACC. Chimneys on traditional houses shall be appropriately stepped and detailed to the design of the house. The ACC may require brick chimneys on all masonry fireplaces.
- c) Direct vent gas fireplaces must be set inside the main house wall. Projected direct vent fireplaces are not permitted.
- d) Unenclosed metal flues shall not extend more than 36 inches above their roof penetration and shall not be visible from the front of the house. Where higher

flues are required by code, they shall be enclosed in an approved chimney structure.

4.4.4 Exterior Siding and Trim

- a) All exposed portions of a house above the foundation shall be of finished materials, painted, stained, or prefinished, as appropriate.
- b) Acceptable siding materials include brick, stone, wood siding (composition board, cedar or redwood), stucco, and synthetic exterior stucco.
- c) Vinyl siding and materials other than those listed above will be considered on a case by case basis by the ACC. Samples of materials along with specifications must be submitted for approval. (See Appendix B).
- d) Where siding materials are used in combination they shall be aesthetically compatible with each other as determined by the ACC, and shall normally be limited to three (3) materials on a house.
- e) Exterior Architectural detailing shall be consistent with the overall design theme of the house. Eaves, cornices, rakes, columns, pilasters, corner boards, vents, window and door trim shall be consistent with the style of the house and sized appropriately to the scale of the house.
- f) The ACC reserves the right to require modifications to the facade to accommodate appropriate trim.

4.4.5 Windows and Doors

- a) All windows and doors shall be of a style and size that is appropriate to the design of the home.
- b) Aesthetic design consideration shall be given to the location of all windows and doors which face the front of the house, or any other street.
- c) The ACC reserves the right to require different styles, sizes or locations of windows when, in its opinion these changes are necessary to maintain the aesthetic quality of the facade.
- d) Storm windows and doors shall be compatible with the units that they cover and with the style and color of the house. Excess ornamentation not consistent with other ornamentation on the house, is prohibited.
- e) Sun control devices such as awnings and trellises must be compatible with the architectural style, character, and color of the house. The ACC reserves the right to prohibit the use of such devices on the front of any home.
- f) Shutters should be compatible with the style, materials and colors of the house and should be of proper proportions to the windows they adjoin.
- g) Garage door detailing shall be consistent with the architectural style of the house.

4.4.6 Roofs and Roof Accessories

- a) Approved roofing materials include cedar shakes, cedar shingles, slate, concrete

shingles, and treated pine shingles. Other hard surface materials will be judged on their own merits, but are subject to disapproval by the ACC. Asphalt and fiberglass shingles, such as "Grand Manor" or products of similar quality (e.g., at least 400 lbs./square and 50 year warranty), are permitted in Bexley, subject to approval by the ACC.

- b) All flashing shall be copper. Gutters and downspouts shall be copper or prefinished aluminum to match the adjacent building material color.
- c) Attic ventilators and other roof penetrations shall be low profile designs and shall be prefinished.
- d) No roof penetrations, metal ridge vents, or accessories shall be visible above the ridge of the roof nor shall they be located on the front roof plane of the house. Fireplace chimneys are not regulated by this provision.
- e) Dormer windows and eyebrow windows are permitted as consistent with the style of the home.
- f) Skylights will not be approved for the front roof plane of traditional houses. They may be approved for other styles. Specific requests for such will be considered on a case by case basis.
- g) Solar Collectors are not permitted on the front roof of the house.

4.4.7 Porches and Decks

- a) All front entry stoops and extended front porches shall be constructed of finished materials to match the house. Band boards, handrails and railings shall be painted wood or black metal (railings) as appropriate to the house style.
- b) Porches, stoops, etc., shall be brick, slate, tile or such material exclusive of plain concrete or cement.
- c) Wood steps to porches facing a street shall have closed and painted risers.
- d) Stoops and extended front porches shall be supported on either continuous foundations or on a minimum of 12 inches x 12 inches brick piers.
- e) Open areas under extended front porches are to be concealed with lattice.
- f) Rear patio decks shall be constructed of quality exterior grade or pressure treated wood, including steps and railings. Railings may also be metal.
- g) Decks shall be supported on minimum 6 x 6 wood posts.
- h) Generally, decks may remain unfinished, however staining of decks is permitted.
- i) Second story balconies or decks including supporting structure, when approved by the ACC, shall be finished to match the house (except decking boards).

4.4.8 Exterior Colors

- a) All exterior colors must be approved by the ACC prior to painting or the

application of pre-finished materials.

- b) Smooth wood siding shall be painted with an oil or latex based exterior house paint.
- c) Rough-sawn siding shall be finished with either an oil or latex based solid color stain. Semi-transparent stains and clear finishes are not permitted.
- d) The same color scheme may not be used on adjacent houses or on houses directly across from each other. The ACC may also reject a proposed color scheme if it determines that the color scheme has been used on too many houses in the same neighborhood.
- e) The ACC will judge the acceptability of individual colors based on specific criteria. The ACC shall be the sole judge of compliance with these criteria as follows:
 - 1. Colors shall be muted in hue, especially in larger areas such as siding. Muted colors typically include the addition of black in the color formulation to soften the color.
 - 2. Colors, individually and in combination, shall be appropriate to the architecture of the house.
 - 3. Acceptable color intensity shall be based on the general level of intensity for all homes in Bexley.
 - 4. Colors selected must be harmonious with each other and with other finishes such as masonry foundations, and roof colors.

4.4.9 Mechanical and Electrical Equipment

- a) Exterior components of heat pump and air conditioning units shall be located on the rear of the house or to the back of a side wall and screened from view with a fence enclosure or appropriate landscaping.
- b) Window and through-wall air conditioning units are prohibited on front or street-facing elevations.
- c) Direct Broadcast Satellite systems (DBS) dish antennas measuring 18 inches or less in diameter may be located as follows:
 - 1. Ground mounted in rear yards, located so as not to be visible from the street in front of the house.
 - 2. Ground mounted within 2 feet of the side or front wall of a house, and screened by foundation shrubbery so as not to be visible from the street in front of the house, or from neighboring yards.
 - 3. Mounted directly on the rear of a house, or on a roof plane facing the rear, or on the back side of a chimney, where it is not visible from the street in front of the house, nor highly visible from neighboring properties as determined by the ACC.
 - 4. The ACC reserves the right to deny any application for a satellite antenna which, in the opinion of the ACC cannot be adequately screened

from view, or which does not meet any of the guidelines stated above.

- d) Exterior light fixtures shall be limited to lights at entrances, at garage doors, decorative post lamps, low intensity landscape or driveway lights, and eave mounted floodlights directed completely within the applicant's lot area.
- e) High intensity house or pole mounted area or security lights are prohibited.
- f) Light fixtures shall be compatible in style with the style of the house.
- g) Through-wall vents or other minor devices should be painted to match the adjacent wall surface

ARTICLE V - ADDITIONS AND MODIFICATIONS TO EXISTING HOUSES

5.1 Approvals - All additions and exterior modifications to homes must be approved by the Architectural Coordinating Committee (ACC). This includes any new construction, demolition, or changes to existing finishes. (e.g. repainting) This does not include routine maintenance work or repainting with the same colors.

5.2 Specific Requirements - The following guidelines apply to additions and modifications to existing houses. They are specific requirements which are in support of the Bexley Design Goals. The ACC has the authority to waive requirements where it deems appropriate.

5.3 Siting for Community and Privacy

- 5.3.1 No addition shall extend beyond the minimum setback requirements established for the house.
- 5.3.2 In general the siting of additions shall not create a breach of privacy between neighboring houses. Where this is unavoidable, the ACC may require screening of the view by the Applicant.
- 5.3.3 New windows, doors, or routes of access created by the addition or modification shall not create a breach of privacy between neighboring houses. The ACC reserves the right to reject certain openings or require screening by the application situations where, in the opinion of the ACC, it is required.

5.4 Environmental Design

- 5.4.1 Except for areas specifically approved for construction or as otherwise permitted in this section, no existing living trees over 6 inches in diameter shall be removed from any site in Bexley without prior approval from the ACC.
- 5.4.2 General clearing for construction of additions shall extend no farther than 15 feet outside of the actual footprint unless otherwise approved by the ACC.
- 5.4.3 Beyond the general clearing limits described above for structures and access, clearing of existing vegetation for additional landscape and view shall not materially alter the natural characteristics of Bexley.
- 5.4.4 Alteration of existing topography will be generally permitted as required to create positive drainage away from the house. Other requests to alter the topography of a lot will be

reviewed on a case by case basis by the ACC.

5.5 Architecture

- 5.5.1 No proposed addition or modification shall change the permitted use of the property from single family detached residential.
- 5.5.2 Additions shall not increase the lot coverage or the height of structures beyond those limits established by County zoning. Approval of large additions will be judged by appearance, size in relation to the house, and by siting considerations in the following paragraphs.
- 5.5.3 The Architectural style of any addition or modification shall match that of the house.
- 5.5.4 The massing of the addition shall be similar in the size and use of shapes as that of the house, in proportion to other elements of the house so as not to overpower the existing design.
- 5.5.5 Roof styles and slopes shall be similar and complimentary to the existing house. Materials shall be the same as that on the existing home.
- 5.5.6 Openings shall be required in additions, including windows and doors, in a similar fashion and extent (minimum) as in the original house.
- 5.5.7 Windows and doors in additions shall be of matching material as those in the house. In general windows and doors should match the style of those in the existing house. Exceptions may be granted at the discretion of the ACC for sun rooms or other specially glazed areas.
- 5.5.8 Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, and shutters shall match the style of the same elements on the house.
- 5.5.9 All exterior finish materials and colors shall match the house.
- 5.5.10 Decks constructed at or below the first floor level of a house may be constructed entirely of unfinished treated lumber. Decks or balconies constructed above the first floor level shall be finished to match the house.
- 5.5.11 Covered decks, open porches, stoops and screened porches shall all be constructed from deck level up, of compatible materials to match the house. Substructure and decking may be of unfinished treated wood.
- 5.5.12 Greenhouse window additions shall be constructed of finished wood framing or of a pre-finished metal consistent with the house exterior color scheme.
- 5.5.13 Awnings or other sun screen devices shall be consistent with the Architectural character of the house. Brightly colored awnings will not be approved.
- 5.5.14 Sun Room Additions shall be constructed of materials and colors consistent with the existing house.

ARTICLE VI - ACCESSORY BUILDINGS AND RECREATIONAL STRUCTURES

6.1 Definitions and General Requirements

Any free standing enclosed structure on any lot, not a part of the main house, is an accessory building. Any structure not enclosed by walls and used primarily for recreational purposes, is defined as a recreational structure. Construction of any accessory building or recreational structure must be approved by the Architectural Coordinating Committee (ACC). The following guidelines are specific requirements which are in support of the Bexley Design Goals. The ACC has the authority to waive requirements where it deems appropriate.

6.2 Siting for Community and Privacy

- 6.2.1 No accessory building or recreational structure may be constructed farther forward on the site than the front plane of the house.
- 6.2.2 No accessory building or recreational structure shall be located beyond the minimum setback requirements established by the County zoning.
- 6.2.3 In general the siting of accessory buildings and recreational structures shall not create a breach of privacy between neighboring houses; nor shall it create a visual nuisance to neighboring houses. Where this is unavoidable, the ACC may require screening of the view or the structure by the Applicant. Screening shall also be required for structures visible from the street.
- 6.2.4 Siting of Accessory Buildings, as defined in paragraph 6.4.1 below, shall be further restricted as follows:
 - a. The accessory building shall be located in close proximity to the main house. The ACC will review the acceptable proximity on a case by case basis depending on the size of the lot.
 - b. Any accessory building must be oriented so as to form an organized and clearly defined relationship between itself and the main house.
 - c. Any accessory building must be visually connected to the main house by means of a decorative fence, patio, deck, trellis, arbor, or other architectural element as approved by the ACC.
 - d. Remote, free-standing, or poorly sited buildings are subject to denial by the ACC.
- 6.2.5 New windows, doors, or routes of access created by the accessory building shall not create a breach of privacy between neighboring houses. The ACC reserves the right to reject certain openings or require screening by the applicant in situations where, in the opinion of the ACC, it is required.
- 6.2.6 Swimming pools, spas, hot tubs, or other bathing structures shall be screened from view as required in Article VIII.

6.3 Environmental Protection

- 6.3.1 Except for areas specifically approved for construction or as otherwise permitted in this section, no existing living trees over 6 inches in diameter shall be removed from any site without prior approval, and no general removal of existing vegetation shall be accomplished on any site without prior approval of a landscape plan.

- 6.3.2 General clearing for construction of accessory buildings and recreational structures shall extend no farther than 15 feet outside of the actual footprint.
- 6.3.3 Beyond the general clearing limits described above for structures and access, clearing of existing vegetation for additional landscape and view shall not materially alter the appearance of Bexley.
- 6.3.4 Alteration of existing topography will be permitted generally as required to create positive drainage away from the structure. Other requests to alter the topography of a lot will be reviewed on a case by case basis by the ACC.

6.4 Accessory Building Architecture

- 6.4.1 No proposed accessory building shall change the permitted use of the property from single family detached residential. Examples of permitted types of accessory buildings include, but are not limited to:

- Garage
- Work Shop
- Storage Shed

- 6.4.2 Accessory buildings shall not overpower the house or the lot. The ACC has the authority to disapprove any structure based on excessive size.
- 6.4.3 The architectural style, massing, and roof slopes of the accessory building shall match those of the house, unless otherwise approved by the ACC.
- 6.4.4 Unless otherwise approved by the ACC, all exterior components of an accessory building shall match those similar components of the house, including:

- Masonry foundations
- Window and door styles
- Architectural elements such as corner and rake boards, soffits, eaves, window and door trim, and shutters.

- 6.4.5 All exterior finish materials and colors shall match the house. Matching colors on dissimilar materials is not acceptable.

6.5 Recreational Structure Architecture

- 6.5.1 Permitted recreational structures may include, but are not limited to, the following:

- Free standing decks
- Patios and Terraces
- Gazebos and open pavilions
- Spas, hot tubs
- Swimming pools
- Large permanent climbing play structures
- Sports facilities such as tennis and squash courts, basketball courts, and batting cages

- 6.5.2 Recreational structures shall not be dominant forms, nor highly visible from other lots. The ACC has the authority to disapprove any structure based on excessive size.
- 6.5.3 Above ground structures may be constructed on masonry foundations or on pressure treated wood posts. Creosote treated wood products are not permitted.

- 6.5.4 Fences required for in-ground swimming pools shall be complimentary to the house as permitted in Article VII.
- 6.5.5 Above-ground pools must be fully enclosed and screened from view. The ACC may restrict the placement of these structures based on privacy to and from surrounding properties.

ARTICLE VII - FENCES AND WALLS

7.1 Definition - Any structure or planting designed to define or enclose land area, or screen view to an area of land, shall be defined as a fence for purposes of review and approval. This may include, but is not limited to, rail fences, picket fences, and shadow board fences. Horizontal board fences, lattice, trellises, solid walls not enclosing a structure, hedges, and shrubs or trees planted in a row. Construction of any fence must be approved by the Architectural Coordinating Committee (ACC).

7.2 Specific Requirements - The following guidelines apply to fences. They are specific requirements which are in support of the Bexley Design Goals. The ACC has the authority to waive requirements where it deems appropriate.

7.3 Siting for Community and Privacy

7.3.1 No continuous fence may be constructed in any area of the yard in front of the front plane of the house. Exceptions may be granted for discontinuous sections of decorative fence or posts incorporated as part of an overall landscape plan.

7.3.2 Siting guidelines for split rail, shadow board, horizontal board rail, and picket fences shall be as follows:

- a) Fences which are intended to define property lines shall be constructed within 6 inches of the property line, but not over it. The applicant is responsible for determining the location of the property lines.
- b) Fences may not be located further forward than the front corners of the house.
- c) Fences which are not intended to define property lines shall not be constructed closer than 6 feet to any property line, in order to provide room for adequate maintenance of property outside of the fence.
- d) In cases where an adjacent lot already has a fence up to their property line, the applicant will be asked to bring his fence up to that fence if the fence styles are compatible. This is intended to reduce the visual clutter that can be caused by adjacent fences. If parallel fences are necessary, the adjoining section of fence shall be held back a minimum of 6 feet and screening shrubbery shall be placed between the sections of fence to soften the appearance from the road.
- e) On corner lots, a fence placed parallel to the street side property line shall be held back a minimum of 6 feet and screening shrubbery shall be placed on the outside of the fence to soften the appearance from the road. Screening shrubbery shall be of an evergreen variety, planted a maximum of 36 inches between bases, and shall be a minimum of 30 inches high when planted.

7.3.3 Siting guidelines for solid board privacy type fences, wrought iron, and stone or masonry fences and walls shall be as follows:

- a) No farther forward than the back corners of the house.
- b) No closer than 6 feet to any property line. The fence may follow the rear property line unless it abuts another lot.

- c) Screening shrubbery may be required on the outside of solid board fences where they are highly visible from neighboring properties in the opinion of the ACC. Screening shrubbery shall be placed along the outside of solid board fences facing any street. Shrubby shall be of an evergreen variety, spaced a minimum of 36 inches apart at the bases, and shall be a minimum of 30 inches high when planted.

7.4 Environmental Design

- 7.4.1 Clearing is permitted only as required to establish a line for construction of the fence. Fences should be located to avoid mature trees.

7.5 Architecture

- 7.5.1 All types and styles of fencing will be considered by the ACC including but not limited to, post and rail (split rail or board rail), picket, solid board, shadow board, lattice, trellises, stone or masonry walls, iron railings, and hedges. The following fences are **not** permitted: chain link, barbed wire, electrified wire, post and woven wire, or pre-manufactured half round stockade fences.

- 7.5.2 The following fences are permitted to define property lines: Split Rail, Board Rail, Shadow Board and Picket. Siting restrictions are defined in Part 2. Construction of fences shall be as specified below:

- a) Split Rail

- Maximum height - 4 feet

- Maximum no. of rails - must be 3; first rail of three rail fence to be a maximum of 10 inches above the ground. Minimum no. of rails allowed - must be 2; first rail of two rail fence to be a maximum of 10 inches above the ground and top rail to be at 4 feet.

- Maximum spacing of posts - 8 feet.

- Post should extend 4 to 6 inches above rail.

- b) Board Rail

- Maximum height - 4 feet.

- Maximum no. of rails - must be 3: first rail to be a max. of 10 inches above the ground.

- Horizontal board rails to be 1x6 boards.

- Maximum spacing of posts to be 8 feet. Posts shall be 4x4 with a 1x4 vertical face over rails.

- c) Picket

- Maximum height - 4 feet (top of pickets).

- Maximum spacing of posts - 8 feet. Posts shall be decorative style.

- Decorative posts shall extend 4 to 6 inches above the pickets.

- Pickets shall face to outside of fence.

- d) Shadow Board

- Maximum height - 4 ft. (top of vertical board)

- Maximum spacing of posts - 8 feet.

- Posts shall be 4 X 4 posts

- Vertical boards to alternate front to back on the rails so that no space can be seen between boards.

- 7.5.3 Solid Board privacy type fences, wrought iron, and stone or masonry wall construction

shall be as specified below:

Maximum height - 6 feet

Maximum spacing of posts - 8 feet.

Vertical boards shall be 1x6.

Decorative posts shall be no larger than 6x6. They may extend up to 6 inches above the fence.

Square cut boards are not permitted. Board tops shall have angled corners, pointed tops, or shall be sculptured.

Vertical boards shall face to the outside of the fence.

The ACC recommends staining solid board fences.

Walls shall be brick or stone, compatible with the house.

Plantings are required on the outside of the wall.

ARTICLE VIII - YARDS, PAVEMENTS AND LANDSCAPING

- 8.1 Driveway Width** - Driveways should not exceed 24 feet in width at the curb. At side entry garages the pad width opposite the door shall be a minimum of 20 feet (25 feet recommended). At rear entry garages the pad width opposite the door shall be a minimum of 25 feet (30 feet recommended).
- 8.2 Driveway Location** - Driveways shall be located away from the side property line to allow for a visual screening of the garage entrance from adjoining properties. Additional landscape screening may be required at the discretion of the ACC.
- 8.3 Entrance Materials** - Driveway entrances across road-side ditches shall have either masonry or timber wing walls, or shall be fully landscaped with shrubbery.
- 8.4 Entrance Accents** - Entrance gates, gate-posts and entrance lights shall be of a style consistent with the over-all architecture of the house. The size of these entrances will be reviewed by the ACC on the basis of an appropriate scale to the lot frontage. Drawings and materials list must be submitted for approval.
- 8.5 Landscaping** -Landscaping at driveway entrances shall not impede safe viewing distances up and down the road.
- 8.6 Special Conditions** - Circular driveways, parking areas in front of the house, and other special conditions will be reviewed on a case-by-case basis.
- 8.7 Driveway Materials** - Driveways shall be asphalt, brick, concrete or exposed-aggregate concrete, or crusher run gravel. Gravel driveways are to be edged and defined. Specialty patterned concrete, pre-cast pavers, or other stone finishes may be permitted with the approval of the ACC.
- 8.8 Front Walkways** - All front walkways shall be entirely hard surfaced, of brick, exposed aggregate concrete, or stone (set in concrete).
- 8.9 Secondary Walkways** -Secondary walkways may include loose-laid stone in gravel or a mulch bed in addition to hard surface materials. Continuous edging will be required along soft surface walks.
- 8.10 Patios** - Patios are permitted of hard-surfaced materials as noted above, either set in concrete or sand-set.
- 8.11 Landscaping Changes** - Changes in landscape which will affect the visual environment of a neighborhood Bexley requires review and approval by the ACC. Incidental landscaping does not

require review. The following criteria will be used to determine work that requires prior review and approval:

- 8.11.1 Removal or relocation of any tree measuring 6 inches or larger in diameter (trunk measurement taken 3 feet above ground).
- 8.11.2 Removal, relocation, or addition of any large shrubs visible from the street, measuring at least 5 feet in height.
- 8.11.3 Removal, relocation, or addition of any continuous hedge.
- 8.11.4 Implementation of a landscape plan which will significantly alter the appearance of any front or corner side yard.
- 8.11.5 Any alteration of existing topography. (In general, alteration of existing topography will be permitted only as required to create positive drainage away from the house.)
- 8.11.6 Any landscape plan which includes statuary, portions of discontinuous fence or wall, site furniture, fountains, pools, or other water features, or any other non-plant improvements. (Artificial vegetation is prohibited).
- 8.11.7 Newly installed nursery grown trees and shrubs shall be correct in form for their species, have normal growth habit, have well developed branches, densely foliated, and be planted with the proper space to allow growth to maturity. All trees shall be adequately planted and staked.
- 8.11.8 Discontinuous lengths of fence used solely as a visual landscape element, and incorporated in an overall landscape plan, will be considered by the ACC in front yards. Approval of such fences will be at the ACC discretion. The ACC will base its decision on the aesthetic merit of the design vs. any negative visual impacts of the fence.
- 8.11.9 Landscape plantings at driveway entrances shall not impede safe viewing distances up and down the road.
- 8.11.10 Vegetable gardens and any other plant material not grown for aesthetic landscape purposes are permitted to be located in rear yards only and a minimum of 15 feet from any property line. Vegetable gardens shall be limited to 200 square feet total area, unless otherwise approved by the ACC.

ARTICLE IX - PLAY-STRUCTURES, ORNAMENTS, EQUIPMENT

9.1 Work Not Requiring Approval - All work defined in this article shall meet the requirements established for it herein, however, review and approval by the Architectural Coordinating Committee (ACC) is not required prior to construction. The following limitations and restrictions should be read carefully. Work included under this Article is limited to the following:

- Mailboxes
- Flags and flagpoles
- Site Furniture - Benches, Planters, Tables, Decorative Objects
- Temporary Party Tents
- Children's Play Equipment and Sports Equipment
- Play Houses
- Wood Piles
- Exterior lighting

Clothes Line Drying Equipment

9.2 Determination of Use - Any proposed work that is not defined in this Article or in any other Article of these Standards, should be submitted to the ACC for determination as to whether it is a permitted use in Bexley.

9.3 Required Submittals- Any proposed work that falls under one of the above listed categories but which does not meet the guidelines specified below shall be submitted to the ACC for review.

9.4 Specific Requirements - The following guidelines apply to this Article. They are specific requirements which are in support of the Bexley Design Goals. Every requirement may not apply in every case, and the ACC has the authority to waive requirements where it deems appropriate, or to add requirements to the extent that either action does not contradict any of the Design Goals.

9.5 Siting for Community and Privacy

9.5.1 Typically all work in this Article shall be located in rear yards only, behind the rear wall of the house, and within side and rear house setback lines.

9.5.2 In general, the siting of any work of this Article shall not create a breach of privacy between neighboring houses, nor shall it create a visual nuisance to neighboring houses. Where this is unavoidable, the ACC may require screening of the view or of the structure by the Applicant.

9.5.3 Ground mounted flagpoles will be considered on a case-by-case basis.

9.5.4 House mounted flag standards, not exceeding 60 inches in length are permitted on any facade. No more than one standard is permitted on any facade.

9.6 Environmental Design

9.6.1 Except for areas specifically approved for construction or as otherwise permitted in this section, no existing living trees over 6 inches in diameter shall be removed from any site in Bexley without prior approval from ACC.

9.6.2 No general clearing will be permitted for any work of this Article unless approved in advance by the ACC. Landscape features and play structures shall be placed in areas already cleared.

9.6.3 Alteration of existing topography will not be permitted unless reviewed and approved by the ACC prior to any work.

9.7 Architecture

9.7.1 The following size limitations apply to the work of this Article.

- a) Mailboxes - Standard original design mailbox attached to conservatively designed, salt treated, stained, or painted post.
- b) Flag poles -maximum height of 25 feet
- c) Flags - maximum size of 48 inches x 72 inches
- d) Site Furniture - No objects greater than 8 feet in height.
- e) Party tents - No size limitation within siting limits specified in Part 2. Continual use is prohibited. May be erected for a maximum of 4 days.

- f) Play Equipment - Open structures such as swing sets or climbing structures up to 8 feet. Skateboard ramps and similar structures - up to 4 feet.
- g) Sports Equipment - Basketball back boards may be mounted on the garage face, or on a pole. Pole mounted backboards shall be near the garage and to the side property line or rear property line side of the driveway. Separate basketball courts are not permitted.
 - 1. For any other permanently mounted sports equipment, contact the ACC for requirements.
- h) Play Houses - No larger than 36 square feet in floor area, interior no higher than 6 feet, elevated no higher than 6 feet off the ground. Larger houses are accessory buildings and shall be reviewed accordingly.
- i) Wood Piles - Kept neat, no higher than 6 feet, no limit within siting limits specified in Part 2
- j) Lighting - Exterior post lamps, low intensity landscape lights, and floodlights mounted on the house are permitted. High intensity pole or building mounted area lights are not permitted.

9.7.2 Site furniture, play equipment, and playhouses shall be neat and orderly in appearance, constructed of finish grade materials, and finished in muted colors to be consistent with the overall design standards of Bexley.

9.7.3 Any structure brought to the attention of the ACC by complaint, will be reviewed to determine if it is a visual nuisance by design or location. The ACC reserves the right to require screening or relocation in such cases.

9.8 Equipment and Miscellaneous

9.8.1 General Requirements

- a) Work under this Article includes exterior heating and air conditioning equipment, communication and broadcast sending or receiving equipment, lighting, and other electric devices.
- b) Only equipment which is accessory to the primary residence is permitted on any lot in Bexley. No machinery or equipment for any use other than as an accessory to the residence is permitted.

9.8.2 Heating, Ventilating, and Air Conditioning Equipment

- a) Exterior components of heat pump and air conditioning units shall be located on the rear of the house or to the back of a side wall, and screened from view with a fence enclosure or evergreen shrubbery.
- b) Window and through-wall air conditioning units are prohibited on front or street-facing elevations.

9.8.3 Communications Equipment

- a) No television antenna, radio receiver, or sender, or other similar device shall be attached to or installed on the exterior portion of any dwelling or other structure on any lot.

- b) Direct Broadcast Satellite systems (DBS) dish antennas measuring 18 inches or less in diameter may be located as follows:
 - 1. Ground mounted in rear yards, located so as not to be visible from the street in front of the house.
 - 2. Ground mounted within 2 feet of the side or front wall of a house, and screened by foundation shrubbery so as not to be visible from the street in front of the house, or from neighboring yards.
 - 3. Mounted directly on the rear of a house, or on a roof plane facing the rear or on the back side of a chimney where it is not visible from the street in front of the house, or highly visible from neighboring properties as determined by the ACC.
 - 4. The ACC reserves the right to deny any application for a satellite antenna which, in the opinion of the ACC, cannot be adequately screened from view, or which does not meet any of the guidelines stated above.

9.8.4 Exterior Lighting

- a) Exterior post lamps, low intensity landscape lights, and floodlights mounted on the house are permitted.
- b) Exterior light fixtures shall be limited to lights at entrances, at garage doors, one exterior front post lamp, low intensity landscape or driveway lights, and eave mounted floodlights directed completely within the applicant's lot area.
- c) High intensity house or pole mounted area or security lights are not permitted.
- d) Light fixtures shall be compatible in style with the style of the house.

9.8.5 Clothes Line Drying Equipment

- a) An umbrella-type clothes dryer or retractable clothesline is permitted. These types are considered temporary to minimize extensive usage. It should be installed at the rear or side of the house where best out of view of neighbors and streets.

ARTICLE X - PROPERTY APPEARANCE STANDARDS

10.1 General Restrictions on Property Use

- 10.1.1 All privately owned lots within the neighborhoods of Bexley are restricted to residential use only. No activity normally conducted as a business is permitted on any lot in Bexley.
- 10.1.2 No signs of any kind are permitted except the following: 1) One sign of not more than one square foot for identification of residence; 2) One sign of not more than six square feet advertising the property for sale, or as a builder sign to advertise the property during the construction and sales period.

10.2 Restrictions for Storage and Parking on Lots

- 10.2.1 Each lot shall maintain parking on site, in addition to a garage, for a minimum of 2 cars. For on-going outdoor parking of more than 4 cars, a sufficient parking area shall be provided near the house. Such parking provisions must be approved by the ACC.
- 10.2.2 The following vehicles are not permitted to remain parked overnight on any residential lot in Bexley unless they are maintained in a residential sized approved garage:
- a) Unlicensed Vehicles
 - b) Inoperative Vehicles
 - c) Vehicles under repair
 - d) No temporary structures may be maintained on any lot.
 - e) Trash receptacles, tools, and equipment used for maintenance of the lot shall be kept in a fenced (screened) area to prevent visibility from roads.
 - f) No other equipment used for business purposes may be maintained on any lot.
- 10.2.3 The following may be allowed if screened from view. The type and amount of screening is to be determined by the ACC.
- a) Trailers
 - b) Recreational Vehicles
 - c) Vehicles over 3/4 ton in capacity or having more than 4 wheels.
 - d) Boats

10.3 Maintenance of the House and Lot

- 10.3.1 Each lot owner in Bexley is responsible to maintain their lot and to prevent the creation or continuation of unsightly conditions. The Association responds to complaints about unsightly conditions on any lot, and may require the lot owner to correct these conditions. As each home in Bexley has been built in accordance with the Bexley Construction Guidelines, it must also be maintained in an approvable condition in order to remain in compliance with the Construction Guidelines.
- 10.3.2 The following criteria shall be used by the Association as definitions of unsightly conditions for yards (visible from neighboring properties or streets):
- a) Accumulation of trash, litter, or debris in the yard
 - b) Clothes, blankets, towels, rugs, appliances, and other household items left in the yard.
 - c) Toys, bicycles, baby pools, left in front yards when not in use.
 - d) Tree limbs, piles of leaves and grass, high weeds in the yard. Leaves are to be removed in a timely manner; i.e. County Leaf Collection.
 - e) Lawns left uncut to a height where the grass produces seed.

- f) Areas of bare dirt on level land, eroded dirt on slopes, large areas of moss-covered ground. Lawns are to extend through the ditch line to the edge of the street.
 - g) Pavement in front yard in a broken state or otherwise in severe deterioration.
- 10.3.3 The following criteria shall be used by the Association as definitions of unsightly conditions for houses (visible from neighboring properties or streets).
- a) Roofs - missing shingles, broken or sagging gutters or downspouts, accumulation of debris.
 - b) Walls - excessive build-up of mold and mildew, paint which is faded, discolored, chipped, cracked or peeled, missing or damaged siding, rot, spalled brick or stucco.
 - c) Windows and Doors - broken, boarded-up, rotted, extensive failure of thermal gaskets causing clouded glass.
 - d) Wing walls - damaged, crumbling, rotted.
 - e) General - any use of non-permanent material as an accessory to the dwelling construction, such as tarps, drop cloths, plastic or corrugated fiberglass covers, or plastic film.

APPENDIX A - DEFINITIONS USED IN THIS BOOK

ARCH	A structural method of spanning an opening, usually with masonry, whereby curved, pointed or flat upper edges of the opening are formed.
ARCHITECTURAL DRAWINGS	A set of detailed drawings which are used by the contractor to build a house. The drawing set includes floor plans, elevations of all sides of the house, building sections to identify all building materials and details. The plans are usually drawn at a 1/4 inches = 1 foot.
AWNING WINDOW	A window which is hinged at the top and swings outward from the bottom.
BOARD RAIL FENCE	A fence consisting of horizontal rails of flat sawed lumber nailed to the flat sides of rectangular or square vertical posts. There are normally three horizontal rails with equal spacing. The fence is typically 48 inches high with the three horizontal rails spaced equally apart.
BUILDABLE AREA LIMITS	Area of a site where building is permitted as defined by the setback lines.
CASEMENT WINDOW	A window which is hinged on one side and swings open outward. This window is typically opened by a crank handle.

CLEARING	Complete removal of natural vegetation from the area of construction.
COMMON AREA (OPEN SPACE)	Areas within the community, other than those owned by individual homeowners, that are held in common by homeowners associations and maintained by these associations.
CONSTRUCTION SETBACK AREA	Required distance inside all property lines which cannot be built in as determined by County zoning ordinances or the Restrictive Covenants of the neighborhood.
CONTEMPORARY STYLE	For the purposes of these Guidelines, contemporary style shall be defined as that which does not use an Architectural vocabulary of details or elements copied from any pre-twentieth century historical period. Twentieth century historical styles such as Craftsman, Prairie, Modernistic, and International are considered to be contemporary.
CORNICE	Exterior trim of a structure at the eave; usually consists of bed molding, soffit, fascia and crown molding.
CORNER BOARDS	Vertical boards installed on the corners of wood sided homes to cover the ends of the siding.
DENTIL MOLDING	Molding that consists of a band of small square tooth-like blocks forming part of the eave.
DIMENSIONAL COMPOSITION SHINGLE	Asphaltic/fiberglass roofing material manufactured in laminated layers to achieve the depth and dimension variation that simulates the look of wood shingles or slate. The material is imbedded with the color grain to provide a variety of roofing color schemes.
DORMER WINDOW	Vertical window which projects from a sloping roof, placed in a small gabled enclosure projection.
DOUBLE HUNG WINDOW	Window with two vertically operating sashes sliding in two directions to enclose the opening.
DRIP LINE OF A TREE	Imaginary line projected vertically from the outside edge of the branches.
EASEMENT	A right afforded a person to make limited use of another person's real property such as a right-of-way through a lot established for utilities access.
EAVE	The lower edge of a sloping roof which projects beyond the wall.
ELEVATION	Exterior face of a structure. Front, side, and rear.
EVERGREEN SHRUBS	Shrubs which do not shed their leaf growth seasonally.

EYEBROW WINDOW	A low dormer on the slope of a roof formed by the roofing material being carried over the opening in a wave line.
FACADE	Exterior face in a building which is the formal front.
FINISH	A coating applied to a material on the job site, such as paint or stain.
FINISHED FLOOR AREA	Amount of space within a structure that is conditioned (heated/cooled) area and in which all construction is complete to a finished state.
FLOOD PLAIN	Land which borders a body of water which may be subject to flooding.
FLOOR PLAN	A drawing showing the layout of the enclosing walls of a structure, its doors and windows, and the arrangements of the interior spaces as viewed from above.
FOOTPRINT	Outline of a structure as viewed from above.
FOUNDATION (FOOTERS)	The structural base whereby all of the load from the building is transmitted to the ground. The foundation wall is usually constructed out of masonry materials. The footer runs under the foundation wall and is typically concrete.
GABLE	The vertical triangular portion of the end of a structure having a double-sloping roof from the level of the eave to the ridge of the roof.
JACK ARCH	Also called flat arch or straight arch. It is a horizontal row of wedge cut brick over an opening.
MODILLION BLOCKS	A horizontal bracket in the form of a decorative or plain block, spaced at even intervals on the eave.
NOXIOUS OR POISONOUS VEGETATION	Natural vegetative growth with a wild unkempt appearance such as uncontrolled vines, briars, poison ivy, poison oak, poison sumac.
PATIO WALL	A high privacy wall used to screen a portion of the front and/or side yards from view.
PEDIMENT	A gabled element used over entrances primarily.
PICKET FENCE	A fence consisting of closely spaced vertical slats attached to horizontal rails and intermediate posts.
PILASTER	A non-structural rectangular or semicircular column applied to the wall simulating supports for a decorative pediment or arch above (usually used at main entrances).
PRE-FINISHED MATERIAL	Material that has received a factory finish and is ready to install upon delivery to the construction site (i.e. roofing shingles).

PROPERTY LINE	Legal limits of property, property edge.
RAKE BOARD	A board or molding along the sloping edge of a gable which conceals the rafter.
RIDGE VENT	A linear ventilating cap installed along the ridge of a gabled roof.
RIGHT-OF-WAY LINE	A strip of land (ground surface, underground or above ground) which has been granted by deed or easement for the construction or maintenance of a roadway. Governmental signs and U. S. postal collection boxes are allowed in this area.
SCALE	(1) A system of proportions used in Architectural drawings so that the actual size of an item to be drawn can be reduced to a size small enough to fit on a sheet of paper (i.e. 1/4 inches = 1 foot (1/4 of an inch on the drawing represents 1 foot of actual size of the item being drawn)). (2) Term used to relate to the proportional balance of all elements of a building.
SCREENING	Shielding method using either natural vegetation or a structure to conceal an unsightly condition from view, or provide protection from noise or wind exposure.
SEGMENTED ARCH	An arch which is composed of parts of a circle (less than half).
SELECTIVE CLEARING	Limited removal of trees permitted outside of area of clearing and grubbing work. Primarily the removal of dead or diseased trees, scrub undergrowth and the thinning of overly dense growth. This is accomplished with hand labor rather than heavy equipment to prevent damage to the roots of growth to remain.
SHADOW BOARD FENCE	A fence consisting of a wood framework with flat vertical boards mounted in an alternating pattern on opposite sides of the horizontal support rails.
SITE PLAN	A plan of a lot indicating property lines, the accurate location and size of structures shown with dimensions to property lines.
SKID	A small platform laid on the ground that serves as the foundation for a moveable accessory building.
SLIDE BY WINDOW	A window which is divided vertically in the center with each sash panel having the capacity to slide horizontally.
SLOPE (ROOF)	The indication of the steepness of a roof measured by the amount of rise in inches per foot of horizontal length.
SOFFIT	The exposed undersurface of any overhead component of a building (i.e. eave).
SOLID BOARD FENCE	A privacy fence consisting of a wood framework with flat vertical boards attached to the outside face of the framework. The vertical boards can have various end treatments.
STORY	

(2½ STORY HOUSE)	A floor area on one level, enclosed by the house walls (ex: first floor = first story). A ½ story refers to a floor area enclosed within the roof area, above the top of the house walls (attic areas both finished and unfinished).
SUN ROOM	An enclosed, heated room, customarily added to the rear of the house, with large areas of glass (sliding doors, full length windows, etc.).
SYNTHETIC STUCCO	A pre-manufactured exterior finish material resembling cement stucco with smooth or textured surfaces which can be applied over the exterior sheathing of a building.
TOPOGRAPHY	A description of the vertical variations land. (flat sloping, hills, valleys, etc.)
TRADITIONAL VIRGINIA STYLE	Architectural styles copied or derived from those historical styles characteristic of colonial Virginia. They would include Georgian, Adam, and some elements of earlier Pre-Railroad styles.
TRANSITIONAL STYLE	For the purposes of these Guidelines, Transitional architecture includes historical styles not identified as Traditional Virginia, houses of mixed historical styles, and houses of mixed historical and contemporary styles. (Ex: Victorian or Tudor will be defined as Transitional for this purpose.)
UNFINISHED MATERIAL	Material that does not receive a special coating to alter the natural appearance but may be treated with a preservative to prevent decay (i.e. salt treated lumber).
VEGETATION	Plant growth (trees, shrubs, grass, etc.) either in its natural setting or a transplanted location.
VOCABULARY (DESIGN)	Composition of architectural elements which are assembled together on a house.
WING WALLS	Structure placed on or around a culvert running under a driveway to prevent erosion. Materials may be brick, stone or such other material exclusive of plain concrete or cement.
WINDOW AND DOOR TRIM	Board or molding installed around perimeter of a window or a door to conceal the joint.
WINDOW SASH	The framework of a window that holds the glass.

APPENDIX B - VINYL SIDING STANDARDS

Vinyl siding may be permitted at the discretion of the ACC. The following criteria shall be used by the ACC in judging the acceptability of any vinyl products submitted:

- 1) Requests for approval of vinyl siding must be accompanied by manufacturer's product specification sheet, physical samples of product, style, and color desired, and details and samples of proposed trim pieces and locations.

- 2) The submitted product must be the manufacturer's premium grade vinyl product as evidenced by manufacturer's printed literature, in order to be considered by the ACC for approval.
- 3) The design of the house, including architectural style, detailing, and size of wall surfaces shall be considered by the ACC in determining the acceptability of a vinyl product for siding. The ACC, at its discretion, may require modifications to wall surfaces including the addition of windows, doors, or breaks in the surface in order to reduce the number of locations that must be sided with long runs of vinyl requiring one or more vertical joints.
- 4) Additional criteria may be used by the ACC in reviewing vinyl applications for specific neighborhoods.
- 5) Unless otherwise noted in the ACC's written approval for the use of a vinyl product, the following conditions shall automatically apply to each approval:
 - (a) Installation shall meet or exceed the standards in the handbook of the Vinyl Siding Institute, and the conditions stated below.
 - (b) In any clear run of siding measuring 12 feet or less (between openings, corners, projection, etc.) only single length panels shall be used. No vertical joints are permitted.
 - (c) In clear runs of siding over 12 feet, joints may be provided in a random pattern in the wall. Do not "stair-step" joint patterns. In clear runs greater than 12 feet but less than 18 feet in length, a maximum of one vertical joint is permitted in any horizontal line of siding. In clear runs greater than 18 feet but less than 30 feet, a maximum of two joints are permitted in any horizontal line of siding.
 - (d) On the left and right sides of the house all joints shall face to the rear of the lot. On the front of the house joint directions should be mixed.
 - (e) All trim except J-moldings at the ends of siding, shall be wood, unless otherwise approved for specific neighborhoods, in which case the following conditions shall apply:
 - (1) Trim pieces shall be manufacturer's standard preformed vinyl trims and manufacturer's standard prefinished aluminum sheet.
 - (2) All right angle corner joints at trim pieces shall be mitered at equal angles in similar fashion to wood joints. Joints at the base of rakes should be made similar to the direction of wood joints.
 - (3) Formed angles and edges of the metal trim sheet shall be fastened flat, and "dimpling" or "oil canning" shall be minimized.

APPENDIX 3

A statement disclosing any restraint(s) on the alienability (e.g., transfer, sale, or lease) of the unit for which the resale certificate is being issued is required under § 55.1-2310.A.3. of the Resale Disclosure Act.

- Article/Section _____ creates a right(s) of first refusal or other restraint(s) on free alienability of the unit.
- Not applicable.

APPENDIX 4

A statement of the amount and payment schedules of assessments and any unpaid assessments currently due and payable to the association is required under § 55.1-2310.A.4. of the Resale Disclosure Act.

The association levies assessments, payable according to the following schedule:

- monthly, in the amount of \$ _____
- quarterly, in the amount of \$ _____
- periodic, Annual, voluntary, in the amount of \$ 305.00 (est)
Describe interval

Current assessment due: 02/15/26 Due Date \$ 305.00 (est)

Unpaid assessments: \$ _____

The association levies an assessment in the amount of \$ _____ upon transfer of a unit.

APPENDIX 5

A statement of any other fees due and payable by the owner of the unit is required under § 55.1-2310.A.5. of the Resale Disclosure Act.

- Other fees due: _____ \$ _____
Description
- Unpaid fees: _____ \$ _____
Description
- Not applicable. There are no other fees due and payable by the owner of the unit.

APPENDIX 6

A statement of any other entity or facility to which the owner of the unit being sold may be liable for assessments, fees, or other charges due to the ownership of the unit is required under § 55.1-2310.A.6. of the Resale Disclosure Act.

Entity/Facility Name	Amount Due

Not applicable.

APPENDIX 7

A statement of the amount and payment schedule of any approved additional or special assessment and any unpaid approved additional or special assessment currently due and payable is required under § 55.1-2310.A.7. of the Resale Disclosure Act.

Additional or special assessment due: _____ \$ _____
Due Date

Unpaid additional or special assessment due: \$ _____

Not applicable.

APPENDIX 8

A statement of any capital expenditures approved by the association for the current and succeeding fiscal years is required under § 55.1-2310.A.8. of the Resale Disclosure Act.

Capital expenditures approved by the association for the current and succeeding fiscal years are:

Not applicable

The most recent balance sheet and income and expense statement, if any, of the association are required to be disclosed under § 55.1-2310.A.10. of the Resale Disclosure Act.

- The most recent balance sheet and income and expense statement for the association **are** attached.
- The most recent balance sheet and income and expense statement for the association **are not** attached.

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The Bexley Association

Balance Sheet Prev Year Comparison

As of September 30, 2025

	<u>Sep 30, 25</u>	<u>Sep 30, 24</u>	<u>\$ Change</u>	<u>% Change</u>
ASSETS				
Current Assets				
Checking/Savings				
Cash - Unrestricted				
Checking	\$86,488.01	\$82,400.00	\$4,088.01	4.96%
Savings	\$57,295.81	\$57,283.43	\$12.38	0.02%
Total Cash - Unrestricted	<u>\$143,783.82</u>	<u>\$139,683.43</u>	<u>\$4,100.39</u>	<u>2.94%</u>
Saving Accounts - Restricted				
Lake Account				
CD 3 months 6287	\$25,248.22	\$0.00	\$25,248.22	100.0%
CD 6 month 3216	\$25,232.95	\$0.00	\$25,232.95	100.0%
Lake Account - Other	\$1,177.71	\$44,153.71	-\$42,976.00	-97.33%
Total Lake Account	<u>\$51,658.88</u>	<u>\$44,153.71</u>	<u>\$7,505.17</u>	<u>17.0%</u>
Rainy Day Fund	\$13,574.31	\$13,574.31	\$0.00	0.0%
Reserve Fund	\$44,810.61	\$19,810.61	\$25,000.00	126.2%
Total Saving Accounts - Restricted	<u>\$110,043.80</u>	<u>\$77,538.63</u>	<u>\$32,505.17</u>	<u>41.92%</u>
Total Checking/Savings	<u>\$253,827.62</u>	<u>\$217,222.06</u>	<u>\$36,605.56</u>	<u>16.85%</u>
Accounts Receivable				
Customer Invoices	-\$278.00	-\$1,112.00	\$834.00	75.0%
Total Accounts Receivable	<u>-\$278.00</u>	<u>-\$1,112.00</u>	<u>\$834.00</u>	<u>75.0%</u>
Total Current Assets	<u>\$253,549.62</u>	<u>\$216,110.06</u>	<u>\$37,439.56</u>	<u>17.32%</u>
Fixed Assets				
Equipment				
Canoe Racks	\$2,283.65	\$2,283.65	\$0.00	0.0%
Cart Path	\$9,887.39	\$9,887.39	\$0.00	0.0%
Dam Fixtures	\$11,200.00	\$11,200.00	\$0.00	0.0%
Lake Entrance	\$2,775.00	\$2,775.00	\$0.00	0.0%
Other	\$941.11	\$941.11	\$0.00	0.0%
Playground	\$23,802.60	\$23,802.60	\$0.00	0.0%
Signs	\$23,047.71	\$23,047.71	\$0.00	0.0%
Total Equipment	<u>\$73,937.46</u>	<u>\$73,937.46</u>	<u>\$0.00</u>	<u>0.0%</u>
Land	\$5,000.00	\$5,000.00	\$0.00	0.0%
Land Improvements				
Broadstone Entrance	\$55,525.03	\$55,525.03	\$0.00	0.0%
Libro Loop Entrance	\$17,444.36	\$17,444.36	\$0.00	0.0%
Providence Entrance	\$32,390.83	\$32,390.83	\$0.00	0.0%
Total Land Improvements	<u>\$105,360.22</u>	<u>\$105,360.22</u>	<u>\$0.00</u>	<u>0.0%</u>
Total Fixed Assets	<u>\$184,297.68</u>	<u>\$184,297.68</u>	<u>\$0.00</u>	<u>0.0%</u>
TOTAL ASSETS	<u><u>\$437,847.30</u></u>	<u><u>\$400,407.74</u></u>	<u><u>\$37,439.56</u></u>	<u><u>9.35%</u></u>
LIABILITIES & EQUITY				
Equity				
30000 · Opening Bal Equity	\$57,086.70	\$57,086.70	\$0.00	0.0%
32000 · Retained Earnings	\$334,694.02	\$325,999.50	\$8,694.52	2.67%
Net Income	\$46,066.58	\$17,321.54	\$28,745.04	165.95%
Total Equity	<u>\$437,847.30</u>	<u>\$400,407.74</u>	<u>\$37,439.56</u>	<u>9.35%</u>
TOTAL LIABILITIES & EQUITY	<u><u>\$437,847.30</u></u>	<u><u>\$400,407.74</u></u>	<u><u>\$37,439.56</u></u>	<u><u>9.35%</u></u>

The Bexley Association Profit & Loss Budget Performance January through September 2025

	Jan - Sep 25	YTD Budget	\$ Over Budget	% of Budget	Annual Budget
Income					
Annual Dues					
Annual Dues - Current Yr Lake	\$5,977.00	\$5,282.00	\$695.00	113.16%	\$5,282.00
Annual Dues - Current Yr Reg	\$96,438.00	\$91,184.00	\$5,254.00	105.76%	\$92,852.00
Total Annual Dues	\$102,415.00	\$96,466.00	\$5,949.00	106.17%	\$98,134.00
Other Income					
Closing Packages	\$1,100.00	\$700.00	\$400.00	157.14%	\$1,500.00
Interest	\$490.14	\$9.00	\$481.14	5,446.0%	\$12.00
Reimbursement from Bexley West	\$0.00	\$0.00	\$0.00	0.0%	\$4,200.00
Reserve Fund Contributions	\$22.00				
Total Other Income	\$1,612.14	\$709.00	\$903.14	227.38%	\$5,712.00
Total Income	\$104,027.14	\$97,175.00	\$6,852.14	107.05%	\$103,846.00
Gross Profit	\$104,027.14	\$97,175.00	\$6,852.14	107.05%	\$103,846.00
Expense					
Accounting & Financial Svcs					
Accounting Services	\$1,180.00	\$2,430.00	-\$1,250.00	48.56%	\$3,940.00
Bank Charges	\$9.00	\$45.00	-\$36.00	20.0%	\$49.50
Insurance	\$3,848.00	\$4,000.00	-\$152.00	96.2%	\$4,000.00
Total Accounting & Financial Svcs	\$5,037.00	\$6,475.00	-\$1,438.00	77.79%	\$7,989.50
Administrative Costs					
Licenses and Permits	\$140.00	\$150.00	-\$10.00	93.33%	\$150.00
Neighborhood Watch	-\$30.00				
Office Supplies	\$1,447.00	\$1,275.00	\$172.00	113.49%	\$1,435.00
Rental Fees	\$170.00	\$166.00	\$4.00	102.41%	\$900.00
Total Administrative Costs	\$1,727.00	\$1,591.00	\$136.00	108.55%	\$2,485.00
Common Areas Maintenance					
Capital Improvement	\$0.00	\$3,000.00	-\$3,000.00	0.0%	\$3,000.00
Capital Repairs & Maintenance	\$0.00	\$7,000.00	-\$7,000.00	0.0%	\$7,000.00
Community Safety & Security	\$429.04	\$486.00	-\$56.96	88.28%	\$648.00
Dam/Lake Expenses	\$0.00	\$9,700.00	-\$9,700.00	0.0%	\$9,700.00
Irrigation Service	\$626.00	\$870.00	-\$244.00	71.95%	\$870.00
Landscape Services - General	\$27,376.75	\$31,950.00	-\$4,573.25	85.69%	\$42,600.00
Repair & Maintenance - Other	\$2,579.03	\$4,200.00	-\$1,620.97	61.41%	\$4,200.00
Tree Service	\$695.00	\$13,200.00	-\$12,505.00	5.27%	\$13,200.00
Utilities					
Electricity	\$828.23	\$810.00	\$18.23	102.25%	\$1,080.00
Water	\$1,475.20	\$1,090.00	\$385.20	135.34%	\$2,270.00
Total Utilities	\$2,303.43	\$1,900.00	\$403.43	121.23%	\$3,350.00
Total Common Areas Maintenance	\$34,009.25	\$72,306.00	-\$38,296.75	47.04%	\$84,568.00
Communication Costs					
Postage and Delivery	\$1,921.03	\$288.00	\$1,633.03	667.02%	\$650.00
Printing	\$0.00	\$0.00	\$0.00	0.0%	\$375.00
Website	\$1,070.00	\$1,070.00	\$0.00	100.0%	\$1,070.00
Total Communication Costs	\$2,991.03	\$1,358.00	\$1,633.03	220.25%	\$2,095.00

The Bexley Association
Profit & Loss Budget Performance
 January through September 2025

	<u>Jan - Sep 25</u>	<u>YTD Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>	<u>Annual Budget</u>
Events Expense					
Annual Meeting	\$724.43	\$675.00	\$49.43	107.32%	\$675.00
Annual Yard Sale	\$182.68	\$150.00	\$32.68	121.79%	\$150.00
Halloween	\$37.10	\$800.00	-\$762.90	4.64%	\$800.00
Ice Cream Social	\$1,183.40	\$1,600.00	-\$416.60	73.96%	\$1,600.00
National Night Out	\$286.58	\$265.00	\$21.58	108.14%	\$265.00
Other	\$50.00				
Picnic Expense	\$9,153.05	\$7,500.00	\$1,653.05	122.04%	\$7,500.00
Spring Event	\$129.04	\$200.00	-\$70.96	64.52%	\$200.00
Total Events Expense	<u>\$11,746.28</u>	<u>\$11,190.00</u>	<u>\$556.28</u>	<u>104.97%</u>	<u>\$11,190.00</u>
Legal Fees	\$0.00	\$1,015.00	-\$1,015.00	0.0%	\$1,250.00
Reimbursable Expenses	<u>\$2,450.00</u>	<u>\$3,400.00</u>	<u>-\$950.00</u>	<u>72.06%</u>	<u>\$4,200.00</u>
Total Expense	<u>\$57,960.56</u>	<u>\$97,335.00</u>	<u>-\$39,374.44</u>	<u>59.55%</u>	<u>\$113,777.50</u>
Net Income	<u>\$46,066.58</u>	<u>-\$160.00</u>	<u>\$46,226.58</u>	<u>-28,791.61%</u>	<u>-\$9,931.50</u>

The current operating budget of the association is required to be disclosed under § 55.1-2310.A.11. of the Resale Disclosure Act.

The current operating budget of the association is attached.

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Bexley Homeowners Association 2025 Budget		How calculated
	2025 Budget	
Balance brought forward	\$15,318.70	
Add to reserve account		
Income		
Annual Dues		
Annual Dues - Current Yr Lake	\$5,282.00	75% payment
Annual Dues - Current Yr Reg	\$92,852.00	75 % payment
Total Annual Dues	\$98,134.00	
Other Income		
Closing Packages	\$1,500.00	3 year avg
Reimbursement - Bexley West	\$4,200.00	Estimate
Interest	\$12.00	Estimate
Total Other Income	\$5,712.00	
Total Income	\$103,846.00	
Lake dues transferred to Lake account	-\$5,282.00	
Funds available	\$113,882.70	
Expense		
Accounting & Financial Svcs		
Accounting & Financial Svcs	\$3,940.00	Estimate
Bank Charges	\$49.50	Estimate
Insurance	\$4,000.00	Estimate
Total Accounting & Financial Svcs	\$7,989.50	
Administrative Costs		
Licenses and Permits	\$150.00	Estimate
Office Supplies	\$1,435.00	Estimate
Rental Fees	\$900.00	Estimate
Total Administrative Costs	\$2,485.00	
Common Areas Maintenance		
Capital improvement	\$3,000.00	3 year avg
Capital Repair and Maintenance	\$7,000.00	3 year avg
Community safety and security	\$648.00	Estimate
Lake Expenses (shared w/BW)	\$9,700.00	3 year avg plus estimate
Irrigation Service	\$870.00	3 year avg
Landscape service - General	\$42,600.00	Estimate
Repair and Maintenance	\$4,200.00	3 year avg
Tree Service	\$13,200.00	3 year avg plus unpaid service from 2024
Utilities		
Electricity	\$1,080.00	Estimate
Water	\$2,270.00	Estimate
Total Utilities	\$3,350.00	
Total Common Areas Maintenance	\$84,568.00	
Communication Costs		
Postage and Delivery	\$650.00	Estimate
Printing	\$375.00	Estimate
Website	\$1,070.00	Estimate
Total Communication Costs	\$2,095.00	
Events Expense		
Annual Meeting	\$675.00	Estimate
Annual Yard Sale	\$150.00	Estimate
Halloween	\$800.00	Estimate
Ice Cream Social	\$1,600.00	Estimate
National Night Out	\$265.00	Estimate
Other	\$0.00	Estimate
Picnic	\$7,500.00	Estimate
Spring event	\$200.00	Estimate
Total Events Expense	\$11,190.00	
Legal Fees	\$1,250.00	3 year avg
Reimbursable expenses	\$4,200.00	Estimate
Total Expense	\$113,745.50	
Year end Balance	\$137.20	
Surplus to be transferred to reserve fund		
Surplus to be rolled over to 2026	\$137.20	

The current reserve study, or a summary of such study, is required to be disclosed under § 55.1-2310.A.12. of the Resale Disclosure Act.

- The current reserve study of the association is attached.
- A summary of the current reserve study of the association is attached.
- Not applicable. A reserve study is not yet required.

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RDA Report

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*Bexley Homeowners Association
Account 2097 / May 1, 2024*

Prepared By

Linda Edgley



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RDA REPORT

RDA Reserve Management Software

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CFS RESERVE ANALYSIS REPORT SUMMARY

Report Date	May 1, 2024	
Version		002
Account Number	2097	
Budget Year Beginning	1 / 1/ 24	
Ending	12/ 31/ 24	
Total Units Included	452	
Phase Development	1 of 1	

Parameters:	
Inflation	3.00%
Annual Contribution Increase	3.00%
Investment Yield	0.15%
Taxes on Yield	0.00%
Contingency	3.00%
Reserve Fund Balance as of	
01/01/2024	\$62,293.63

PROJECT PROFILE & INTRODCUTION

Unless otherwise indicated in this report, we have used the following dates as the basis for aging all of the original components examined in this analysis: 1979

Level of Service: Level 1, Full Study with Field Inspection
Calculation Method Used; Cash Flow Method, Component
Funding Strategy: Full Funding, Threshold
RDA Field Inspection: January, 2024

CASH FLOW SPECIFIC SUMMARY OF CACULAITONS

Monthly Contribution to Reserves Required: (\$8.21per Unit / per month)	\$3,710.00
Average Net Monthly Interest Contribution This Year:	\$7.70
Net Monthly Allocation to Reserves 01/ 01/ 24 to 12/31/24: (\$8.23 Per unit / per month)	
	\$3,717.70

Bexley Homeowners Association

RDA REPORT

RDA Reserve Management Software

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PLEASE NOTE

This document has been provided pursuant to an agreement containing restrictions on its use. No part of this document may be copied or distributed, in any form or by any means, nor disclosed to third parties without the express written permission of Reserve Data Analysis. The client shall have the right to reproduce and distribute copies of this report, or the information contained within, as may be required for compliance with all applicable regulations.

This reserve analysis study and parameters under which it has been completed are based upon information provided to us in part by representatives of the association, its contractors, assorted vendors, specialist and independent contractors, the Community Association Institute, various construction pricing and scheduling manuals including, but not limited to: Marshall & Swift Valuation Service, RS means Facilities Maintenance & Repair Cost Data, RS means Repair & Remodeling cost Data, National Construction Estimator, National Repair and Remodel Estimator, Dodge Cost Manual and the McGraw Hill Book Company. Additionally, cost are obtained from numerous vendor Catalog's, actual quotations or historical costs, and our own experience in the field of property management and preparation of reserve analysis studies.

It has been assumed, unless otherwise noted in the report, that all assets have been designed and constructed property and each estimated useful life will approximate that of the norm per industry standards and/or manufacture specifications used, in some cases, estimates may have been used on assets which have an indeterminable but potential liability to the association. The decision for the inclusion of these as well as all assets considered is left to the client.

We recommend that your reserve analysis study be updated on an annual basis due to fluctuating interest rates, inflationary changes and the unpredictable future of the lives of many of the assets under consideration. All of the information collected during our inspection of the association and subsequent computations made in preparing this reserve analysis study are retained in our computer files. Therefore, annual updates may be completed quickly and inexpensively each year.

Reserve Data Analysis would like to thank you for using our services, and we invite you to call us at anytime should you have any questions, comments or need assistance. In addition, any of the parameters and estimates used in this study may be changed at your request, after which will provide you with a revised study.

RDA REPORT

RDA Reserve Management Software

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Preparing the annual budget and overseeing the association's finances are perhaps the most important responsibilities of board members. The annual operating and reserve budgets reflect the planning and goals of the association and set the level and quality of service for all of the association's activities.

1. Funding Options

When a major repair or replacement is required in a community, an association has essentially four options available to address the expenditure:

The first option is to pass a "special assessment" to the membership in an amount required to cover the expenditure. Although not commonplace, there have been special assessments in the amount of \$10,000 per member assessed in associations in Virginia and southern California. When a special assessment is passed, the association has the authority and responsibility to collect the assessments, even by means of foreclosure if necessary. However, an association operating on a special assessment basis cannot guarantee that an assessment, when needed, will be passed. Consequently, it cannot guarantee its ability to perform the required repairs or replacements to those major components for which the association is obligated to maintain when the need arises. Additionally, while relatively new communities require very little in the way of major "reserve" expenditures, associations reaching 12 to 15 years of age and older find many components reaching the end of their effective useful lives. These required expenditures, all accruing at the same time, can be devastating to an association's overall budget.

The second option is for the association to acquire a loan from a lending institution in order to effect the required repairs. In many cases, banks will lend money to an association using "future homeowner assessments" as collateral for the loan. With this method, not only is the current board of directors pledging the future assets of an association, they are also required to pay interest fees on the loan payback in addition to the original principal. In the case of a \$150,000 roofing replacement, the association may be required to pay back the loan over a three to five year period, with interest; whereas, if the association was setting aside reserves for this purpose, using the

vehicle of the regularly assessed membership dues, it would have had the full term of the life of the roof in order to accumulate the necessary moneys. Additionally, those contributions would have been evenly distributed over the entire membership and would have earned interest as part of that contribution.

The third option, too often used, is simply to defer the required repair or replacement. This option can create an environment of declining property values due to the increasing deferred maintenance and the association's financial inability to keep pace with the normal aging process of the common area components. This, in turn, can have a seriously negative impact on sellers in the Association by making it difficult or even impossible for potential buyers to obtain financing from lenders. Increasingly, many lending institutions are requesting copies of the association's most recent reserve study before granting loans, either for the association, a prospective purchaser, or for an individual within such association.

The fourth, and only logical means that the board of directors has to ensure its ability to maintain the assets for which it is obligated, uniformly distributing the costs of the replacements over the entire membership, is by assessing an adequate level of reserves as part of the regular membership assessment. The community is not only comprised of present members, but also future members. Any decision by the board of directors to adopt a calculation method or funding plan which would disproportionately burden future members in order to make up for past reserve deficits would be a breach of its fiduciary responsibility to those future members. Unlike individuals determining their own course of action, the board is responsible to the "community" as a whole.

2. The Reserve Study

There are two components of a reserve study – a physical analysis and a financial analysis. During the physical analysis, a reserve provider evaluates information regarding the physical status and repair/replacement cost of the association's major common area components. To do so, the provider conducts a component inventory, a condition assessment, and life and valuation estimates. A financial analysis assesses the association's reserve balance or "fund status" (measured in cash or as percent funded) to determine a recommendation for an appropriate reserve contribution rate in the future known as the "funding plan."

Reserve studies fit into one of three categories: 1) Full Study; 2) Update - with site inspection; and 3) Update - without site inspection.

- **In a Full reserve study,** condition assessment (based upon on-site visual observations), and life and valuation estimates to determine both a "fund status" and "funding plan."

- In an Update – with site inspection, the reserve provider conducts a component inventory (verification only, not quantification), a condition assessment (based on on-site visual observations), and life and valuation estimate to determine both the “fund status” and “funding plan.”
- In an Update without site inspection, the reserve provider conducts life and valuation estimates to determine the “fund status” and “funding plan.”

3. Developing a Component List

The budget process begins with an accurate inventory of all the major components for which the association is responsible. The determination of whether an expense should be labeled as operational, reserve, or excluded altogether is sometimes subjective. Since this labeling may have a major impact on the financial plans of the association, subjective determinations should be minimized. We suggest the following considerations when labeling an expense:

OPERATIONAL EXPENSES occur at least annually, no matter how large the expense, and can be effectively budgeted for each year. They are characterized as being reasonably predictable both in terms of frequency and cost. Operational expenses include all minor expenses which would not otherwise adversely affect an operational budget from one year to the next. Examples of Operational Expenses include:

Utilities:

- Electricity
- Gas
- Water
- Telephone
- Cable TV

Services:

- Landscaping
- Pool Maintenance
- Street Sweeping
- Accounting
- Reserve Study

Administrative:

- Supplies
- Bank Service Charges
- Dues & Publications
- Licenses, Permits & Fees

Repair Expenses:

- Tile Roof Repairs
- Equipment Repairs
- Minor Concrete Repairs
- Operating Contingency

RESERVE EXPENSES are major expenses that occur other than annually and which must be budgeted for in advance in order to provide the necessary funds in time

for their occurrence. Reserve expenses are reasonably predictable both in terms of frequency and cost. However, they may include significant assets which have an indeterminable but potential liability which may be demonstrated as a likely occurrence. They are expenses that when incurred would have a significant affect on the smooth operation of the budgetary process from one year to the next if they were not reserved for in advance. Examples of Reserve Expenses include:

- Roof Replacements
- Painting
- Deck Resurfacing
- Fencing Replacement
- Street Slurry Coating
- Asphalt Overlays
- Pool Re-plastering
- Pool Equipment Replacement
- Pool Furniture Replacement
- Tennis Court Resurfacing
- Park & Play Equipment
- Equipment Replacement
- Interior Furnishings
- Lighting Replacement

BUDGETING IS NORMALLY EXCLUDED FOR repairs or replacements of assets which are deemed to have an estimated useful life equal to or exceeding the estimated useful life of the facility or community itself, or exceeding the legal life of the community as defined in an association's governing documents. Examples include the complete replacement of elevators, tile roofs, wiring and plumbing. Also excluded are insignificant expenses which may be covered either by an operating or reserve contingency, or otherwise in a general maintenance fund. Costs which are caused by acts of God, accidents or other occurrences which are more properly insured for, rather than reserved for, are also excluded.

4. Preparing the Reserve Study

Once the reserve assets have been identified and quantified, their respective replacement costs, useful lives and remaining lives must be assigned so that a funding schedule can be constructed. Replacement costs and useful lives can be found in published manuals such as construction estimators, appraisal handbooks, and valuation guides. Remaining lives are calculated from the useful lives and ages of assets and adjusted according to conditions such as design, manufacture quality, usage, exposure to the elements and maintenance history.

By following the recommendations of an effective reserve study the association should avoid any major shortfalls. However, to remain accurate, the report should be updated on an annual basis to reflect such changes as shifts in economic parameters, additions of phases or assets, or expenditures of reserve funds. The association can assist in simplifying the reserve analysis update process by keeping accurate records of these changes throughout the year.

5 Funding Methods

From the simplest to most complex, reserve analysis providers use many different computational processes to calculate reserve requirements. However, there are two basic processes identified as industry standards: the cash-flow method and the component method.

The **cash flow method** develops a reserve-funding plan where contributions to the reserve fund are designed to offset the variable annual expenditures from the reserve fund. Different reserve funding plans are tested against the actual anticipated schedule of reserve expenses until the desired funding goal is achieved. This method sets up a “window” in which all future anticipated replacement costs are computed, based on the individual lives of the components under consideration.

The **component method** develops a reserve-funding plan where the total contribution is based on the sum of contributions for individual components. The component method is the more conservative of the two funding options, and assures that the association will achieve and maintain an ideal level of reserves over time. This method also allows for computations on individual components in the analysis. The RDA Summary and RDA Projection Reports are based upon the component methodology.

6. Funding Strategies

Once an association has established its funding goals, the association can select an appropriate funding plan. There are four basic strategies from which most associations select. It is recommended that associations consult professionals to determine the best strategy or combination of plans that best suit the association’s need. Additionally, associations should consult with their financial advisor to determine the tax implications of selecting a particular plan. Further, consultation with the American Institute of Certified Public Accountants (AICPA) for their reporting requirements is advisable. The four funding plans and descriptions of each are detailed below. Associations will have to update their reserve studies more or less frequently depending on the funding strategy they select.

- **Full Funding** — Given that the basis of funding for reserves is to distribute the costs of the replacements over the lives of the components in question, it follows that the ideal level of reserves would be proportionately related to those lives and costs. If an association has a component with an expected estimated useful life of ten years, it would set aside approximately one-tenth of the replacement cost each year. At the end

of three years, one would expect that three-tenths of the replacement cost to have accumulated, and if so, that component would be "fully-funded." This model is important in that it is a measure of the adequacy of an association's reserves at any one point of time, and is independent of any particular method which may have been used for past funding or may be under consideration for future funding. The formula is based on current replacement cost, and is a measure in time, independent of future inflationary or investment factors:

$$\text{Fully Funded Reserves} = \frac{\text{Age of Component}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

When an association's total accumulated reserves for all components meet this criteria, its reserves are "fully-funded."

- **Baseline Funding (RDA Cash Flow Minimum Reports)** — The goal of this funding method is to keep the reserve cash balance above zero. This means that while each individual component may not be fully funded, the reserve balance overall does not drop below zero during the projected period. An association using this funding method must understand that even a minor reduction in a component's remaining useful life can result in a deficit in the reserve cash balance.
- **Threshold Funding (RDA Cash Flow Specific Reports)** — This method is based on the baseline funding concept. The minimum reserve cash balance in threshold funding, however, is set at a predetermined dollar amount.
- **Statutory Funding** — This method is based on local statutes. To use it, associations set aside a specific minimum amount of reserves as required by statutes.

7. Distribution of Accumulated Reserves

The "Distribution of Accumulated Reserves Report" can be viewed and printed after performing the "RDA Summary Calculations," which is a "Component or Segregated Calculation Process," as opposed to the "Cash Flow Calculation Process," also available to the user in the program.

When calculating reserves based upon the component methodology, a beginning reserve balance must be allocated for each of the individual components considered in the analysis before the individual calculations can be completed. When this distribution is not available, or of sufficient detail, the following method is suggested for allocating reserves:

The first step the program performs in this process is subtracting, from the total accumulated reserves, any amounts for assets which have predetermined (fixed) reserve balances. The user can "fix" the accumulated reserve balance within the program on the individual asset's detail page. If by error these amounts total more than the amount of funds available, then the remaining assets are adjusted accordingly. A provision for a contingency reserve is then deducted by the determined percentage used, and if there are sufficient remaining funds available.

The second step is to identify the ideal level of reserves for each asset. As indicated in the prior section, this is accomplished by evaluating the component's age proportionate to its estimated useful life and current replacement cost. Again, the equation used is as follows:

$$\text{Fully Funded Reserves} = \frac{\text{Age of Component}}{\text{Useful Life}} \times \text{Current Replacement Cost}$$

The RDA RESERVE MANAGEMENT SOFTWARE™ program performs the above calculations to the very month the component was placed-in-service. It also allows for the accumulation of the necessary reserves for the replacement to be available on the first day of the fiscal year it is scheduled to be replaced.

The next step the program performs is to arrange all of the assets used in the study in ascending order by remaining life, and alphabetically within each grouping of remaining life items. These assets are then assigned their respective ideal level of reserves until the amount of funds available are depleted, or until all assets are appropriately funded. If any assets are assigned a zero remaining life (schedule for replacement this fiscal year), then the amount assigned equals the current replacement cost and funding begins for the next cycle of replacement. If there are insufficient funds available to accomplish this, then the software automatically adjust the zero remaining life item to 1 year and that asset assumes its new grouping position alphabetically in the final printed report.

If at the completion of this task there are additional moneys which have not been distributed, the remaining reserves are then assigned, in ascending order, to a level equal to, but not exceeding, the current replacement cost for each component. If there are sufficient moneys available to fund all assets at their current replacement cost levels, then any excess funds are designated as such and are not factored into any of the report computations. If at the end of this assignment process there are designated excess funds, they can be used to offset the monthly contribution requirements recommended, or used in any other manner the client may desire.

Assigning the reserves in this manner defers the make-up period for any underfunding over the longest remaining life of all the assets under consideration, thereby minimizing the impact of deficiency. For example, if the report indicates an underfunding of \$50,000, this underfunding will be assigned to components with the longest remaining life possible in order to give more time to "replenish" the account. If the \$50,000 underfunding were to be assigned to short remaining life items, the impact would be immediately felt.

If the reserves are underfunded, the monthly contribution requirements as outlined in this report can be expected to be higher than normal. In future years, as individual assets are replaced, the funding requirements will return to their normal levels. In the case of a large deficiency, a special assessment may be considered. The program can easily generate revised reports outlining how the monthly contributions would be affected by such an adjustment, or by any other changes which may be under consideration.

8. Funding Reserves

Two contribution numbers are provided in the report, the "Monthly Membership Contribution" and the "Net Monthly Allocation". The association should contribute to reserves each month the "Monthly Membership Contribution" figure, when the interest earned on the reserves is left in the reserve accounts as part of the contribution. When interest is earned on the reserves, that interest must be left in reserves and only amounts set aside for taxes should be removed.

The second alternative is to allocate the "Net Monthly Allocation" to reserves (this is the member contribution plus the anticipated interest earned for the fiscal year). This method assumes that all interest earned will be assigned directly as operating income. This allocation takes into consideration the anticipated interest earned on accumulated reserves regardless of whether or not it is actually earned. When taxes are paid the amount due will be taken directly from the association's operating accounts as the reserve accounts are allocated only those moneys net of taxes.

9. Users' Guide to Your Reserve Analysis Study

Part II of your RDA REPORT contains the reserve analysis study for your association. There are seven types of pages in the study as described below.

REPORT SUMMARY

The **Report Summary** lists all of the parameters which were used in calculating the report as well as the summary of your reserve analysis study.

INDEX REPORTS

The **Distribution of Accumulated Reserves** report lists all assets in remaining life order. It also identifies the ideal level of reserves which should have accumulated for the association as well as the actual reserves available.

The **Asset Listing/Summary** lists all assets by category (i.e. roofing, painting, lighting, etc.) together with their remaining life, current cost, monthly reserve contribution, and net monthly allocation.

DETAIL REPORTS

The **Detail Report** itemizes each asset and lists all measurements, current and future costs and calculations for that asset. Provisions for percentage replacements, salvage values and one-time replacements can also be utilized.

The numerical listings for each asset are enhanced by extensive narrative detailing factors such as design, manufacture quality, usage, exposure to elements and maintenance history.

The **Detail Report Index** is an alphabetical listing of all assets together with the page number of the asset's detail report and asset number.

PROJECTIONS AND CHARTS

Thirty-year Projections as well as **Charts and Graphs** of projected data add to the usefulness of your reserve analysis study.

10. Definitions

REPORT I.D. - Includes the REPORT DATE (ex. November 15, 1992), VERSION (ex. 001), and ACCOUNT NUMBER (ex. 9773). Please use this information when referencing your report. (Displayed on the summary page.)

BUDGET YEAR BEGINNING/ENDING - The budgetary year for which the report is prepared. For associations with fiscal years ending December 31, the monthly contribution figures indicated are for the 12 month period beginning 1/1/2X and ending 12/31/2X.

NUMBER OF UNITS/PHASES - If applicable, the number of units and/or phases included in this version of the report.

INFLATION - This figure is used to approximate the future cost to repair or replace each component in the report. The current cost for each component is compounded on an annual basis by the number of remaining years to replacement and the total is used in calculating the monthly reserve contribution which will be necessary in order to accumulate the required funds in time for replacement.

ANNUAL CONTRIBUTION INCREASE - The percentage rate at which the association will increase its contribution to reserves at the end of each year until the year in which the asset is replaced. For example, in order to accumulate \$10,000 in 10 years, you could set aside \$1,000 per year. As an alternative, you could set aside \$795 the first year and increase that amount by 5% each year until the year of replacement. In either case you arrive at the same amount. The idea is that you start setting aside a lower amount and increase that number each year in accordance with the planned percentage. Ideally this figure should be equal to the rate of inflation. It can, however, be used to aid those associations that have not set aside appropriate reserves in the past by making the initial year's allocation less formidable.

INVESTMENT YIELD - The average interest rate anticipated by the association based upon its current investment practices.

TAXES ON YIELD - The estimated percentage of interest income which will be set aside for taxes.

ACCUMULATED RESERVE BALANCE - The anticipated reserve balance on the first day of the fiscal year for which this report has been prepared. Based upon information provided and not audited.

PERCENT FULLY FUNDED - The ratio, at the beginning of the fiscal year, of the actual (or projected) reserve balance to the calculated fully funded balance, expressed as a percentage.

PHASE INCREMENT DETAIL/AGE - Comments regarding aging of the components on the basis of construction date or date of acceptance by the association.

MONTHLY CONTRIBUTION - The contribution to reserves required by the association each month.

INTEREST CONTRIBUTION - The interest that should be earned on the reserves, net of taxes, based upon their beginning reserve balance and monthly contributions for one year. This figure is averaged for budgeting purposes.

NET MONTHLY ALLOCATION - The sum of the monthly contribution and interest contribution figures.

GROUP OR FACILITY NUMBER/CATEGORY NUMBER - The report may be prepared and sorted either by group or facility (location, building, phase, etc.) or by category (roofing, painting, etc.). Standard report printing format is by category.

PERCENTAGE OF REPLACEMENT - In some cases, an asset may not be replaced in its entirety or the cost may be shared with a second party. Examples are budgeting for a percentage of replacement of streets over a period of time, or sharing the expense to replace a common wall with a neighboring party.

PLACED-IN-SERVICE - The month and year that the asset was placed-in-service. - This may be the construction date, the first escrow closure date in a given phase, or the date of the last servicing or replacement.

ESTIMATED USEFUL LIFE - The estimated useful life of an asset based upon industry standards, manufacturer specifications, visual inspection, location, usage, association standards and prior history. All of these factors are taken into consideration when tailoring the estimated useful life to the particular asset. For example, the carpeting in a hallway or elevator (a heavy traffic area) will not have the same life as the identical carpeting in a seldom-used meeting room or office.

ADJUSTMENT TO USEFUL LIFE - Once the useful life is determined it may be adjusted +/- by this separate figure for the current cycle of replacement. This will allow for a current period adjustment without affecting the estimated replacement cycles for future replacements.

ESTIMATED REMAINING LIFE - This calculation is completed internally based upon the report's fiscal year date and the date the asset was placed-in-service.

REPLACEMENT YEAR - The year that the asset is scheduled to be replaced. The appropriate funds will be available by the first day of the fiscal year for which replacement is anticipated.

FIXED ACCUMULATED RESERVES - An optional figure which, if used, will override the normal process of allocating reserves to each asset.

FIXED MONTHLY CONTRIBUTION - An optional figure which, if used, will override all calculations and set the contribution at this amount.

SALVAGE VALUE - The salvage value of the asset at the time of replacement, if applicable.

ONE-TIME REPLACEMENT - Notation if the asset is to be replaced on a one-time basis.

CURRENT REPLACEMENT COST - The estimated replacement cost effective as of the beginning of the fiscal year for which the report is being prepared.

FUTURE REPLACEMENT COST - The estimated cost to repair or replace the asset at the end of its estimated useful life based upon the current replacement cost and inflation.

COMPONENT INVENTORY - The task of selecting and quantifying reserve components. This task can be accomplished through on-site visual observations, review of association design and organizational documents, a review of established association precedents and discussion with appropriate association representative(s).

11. A Multi-Purpose Tool

Your **RDA REPORT** is an important part of your association's budgetary process. Following its recommendations should ensure the association's smooth budgetary transitions from one fiscal year to the next, and either decrease or eliminate the need for "special assessments".

In addition, your RDA reserve study serves a variety of useful purposes:

- Following the recommendations of a reserve study performed by a professional consultant can protect the Board of Directors in a community from personal liability concerning reserve components and reserve funding.
- A reserve analysis study is required by your accountant during the preparation of the association's annual audit.
- A reserve study is often requested by lending institutions during the process of loan applications, both for the community and, in many cases, the individual owners.
- Your RDA REPORT is also a detailed inventory of the association's major assets and serves as a management tool for scheduling, coordinating and planning future repairs and replacements.
- Your RDA REPORT is a tool which can assist the Board in fulfilling its legal and fiduciary obligations for maintaining the community in a state of good repair. If a community is operating on a special assessment basis, it cannot guarantee that an assessment, when needed, will be passed. Therefore, it cannot guarantee its ability to perform the required repairs or replacements to those major components which the association is obligated to maintain.
- Since the RDA reserve analysis study includes precise measurements and cost estimates of the client's assets, the detail reports may be used to evaluate the accuracy and price of contractor bids when assets are due to be repaired or replaced.
- The reserve study is an annual disclosure to the membership concerning the financial condition of the association, and may be used as a "consumers' guide" by prospective purchasers.

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RDA REPORT

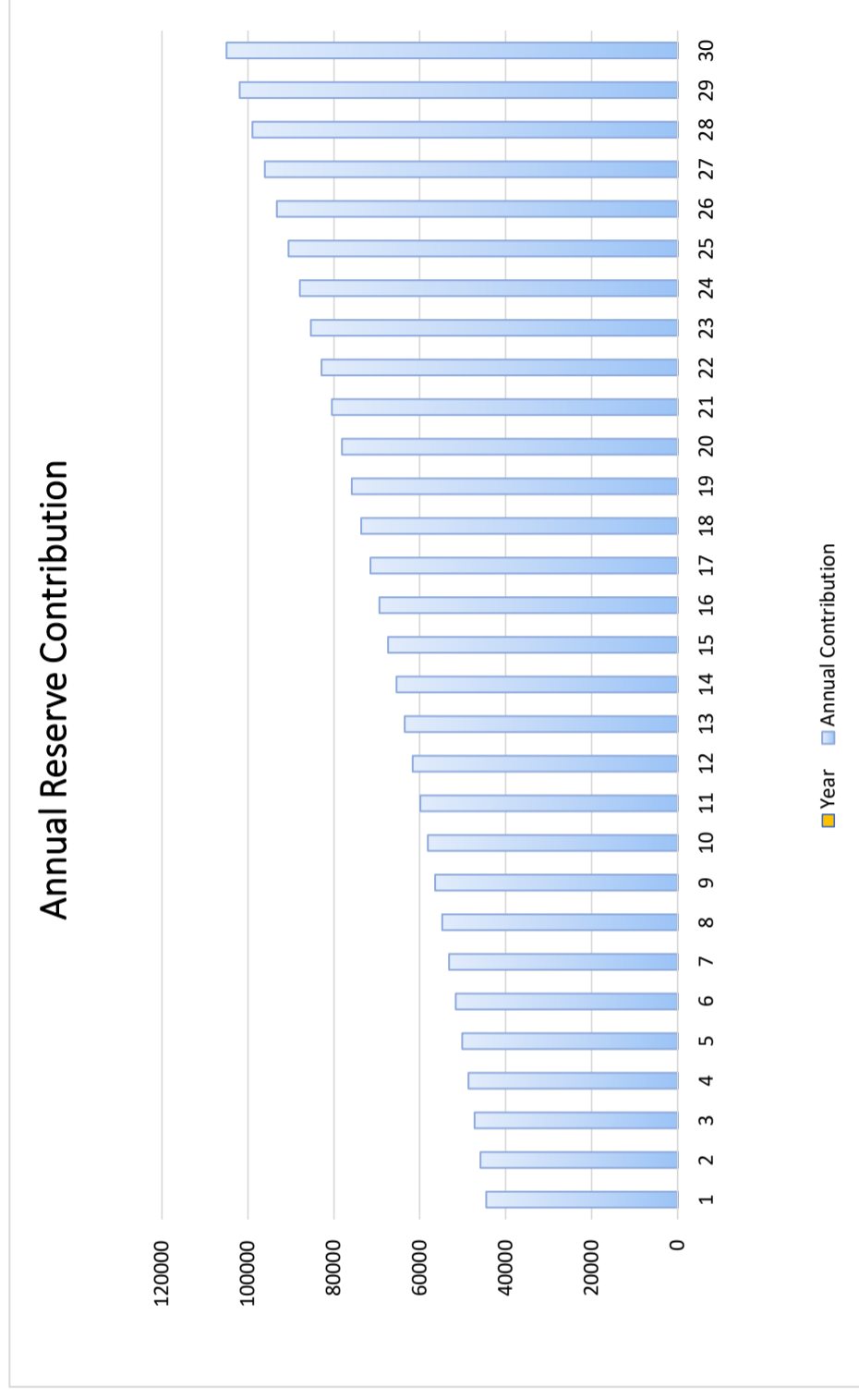
RDA Reserve Management Software

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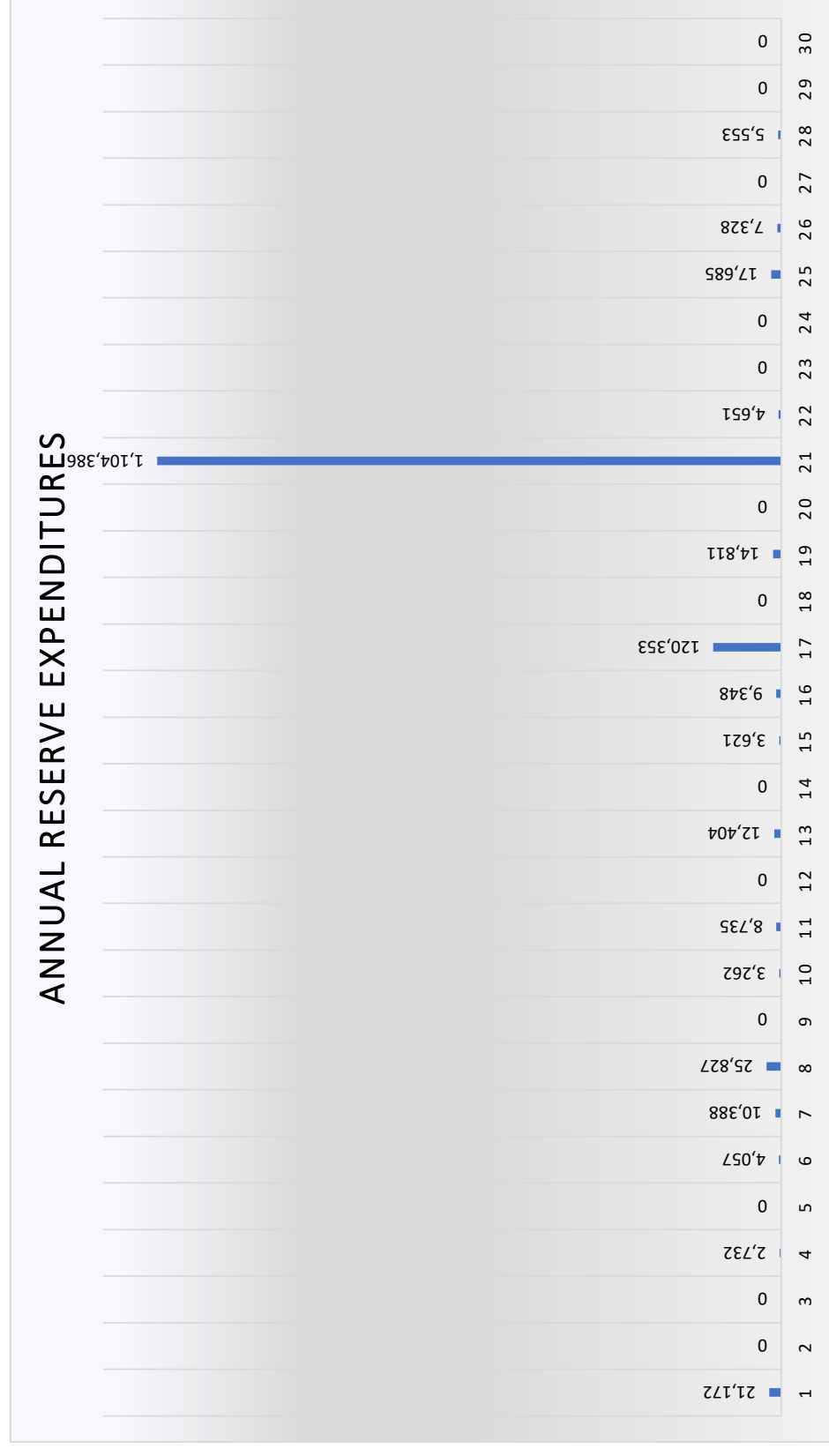
Year Annual Contribution

24	44,520
25	45,856
26	47,231
27	48,648
28	50,108
29	51,611
30	53,159
31	54,754
32	56,397
33	58,089
34	59,831
35	61,626
36	63,475
37	65,379
38	67,340
39	69,361
40	71,442
41	73,585
42	75,792
43	78,066
44	80,408
45	82,820
46	85,305
47	87,864
48	90,500
49	93,215
50	96,011
51	98,892
52	101,859
53	104,914

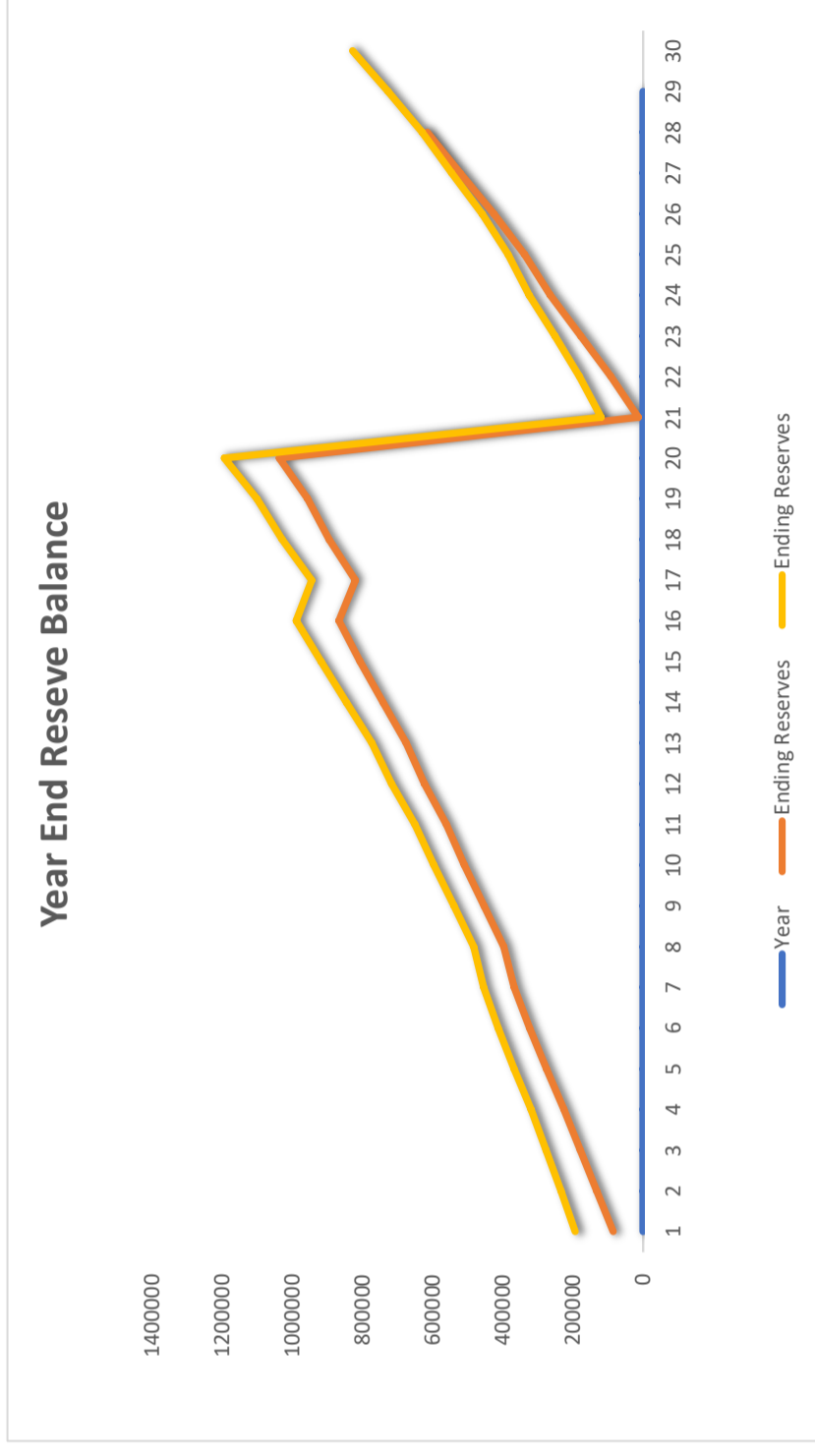


Year Annual Reserve Expenditures

24	21,172
25	0
26	0
27	2,732
28	0
29	4,057
30	10,388
31	25,827
32	0
33	3,262
34	8,735
35	0
36	12,404
37	0
38	3,621
39	9,348
40	120,353
41	0
42	14,811
43	0
44	1,104,386
45	4,651
46	0
47	0
48	17,685
49	7,328
50	0
51	5,553
52	0
53	0

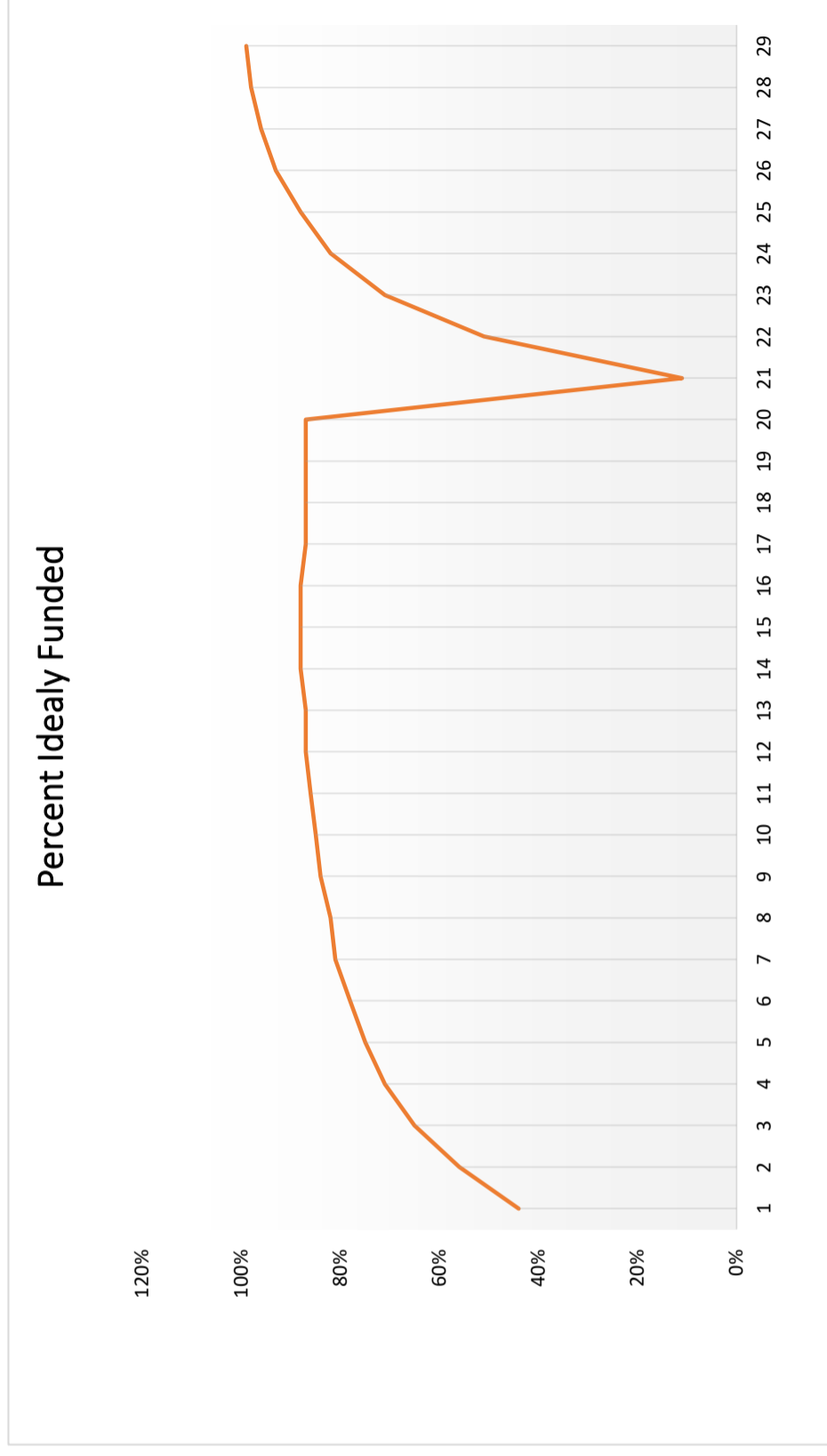


Year	Ending Reserves Fully Funded Reserves
24	193,391
25	234,165
26	277,212
27	319,611
28	367,291
29	413,239
30	454,928
31	482,699
32	539,948
33	596,737
34	650,744
35	717,001
36	773,487
37	846,272
38	918,882
39	989,127
40	945,292
41	1,029,449
42	1,102,092
43	1,194,352
44	119,481
45	180,902
46	250,982
47	325,105
48	384,686
49	459,101
50	545,642
51	631,070
52	727,202
53	828,534



Year PERCENT FUNDED %

24	44%
25	56%
26	65%
27	71%
28	75%
29	78%
30	81%
31	82%
32	84%
33	85%
34	86%
35	87%
36	87%
37	88%
38	88%
39	88%
40	87%
41	87%
42	87%
43	87%
44	11%
45	51%
46	71%
47	82%
48	88%
49	93%
50	96%
51	98%
52	99%
53	100%



Bexley Homeowners Association
Component Listing/Summary

REPORT DATE: April 30, 2024
 VERSION: 002
 ACCOUNT NUMBER: 2097

DESCRIPTION	USE LIFE	+/- ADJ	REM LIFE	CURRENT COST
Park - Asphalt Rehabilitation, UNFD	18	0	16	0.00
Park - Asphalt Repairs, Unfunded	4	0	2	0.00
Park - Asphalt Seal Coat, Unfunded	4	0	2	0.00
*** CATEGORY SUMMARY:				0.00
Fencing - Aluminum, Broadstone Rd.	25	0	20	23,662.00
Fencing - Equestrian, Cardiff Rd.	0	0	0	17,672.00
Fencing - Equestrian, Libro Loop	16	0	14	2,394.00
*** CATEGORY SUMMARY:				43,728.00
Playground Equipmtment	25	0	7	21,000.00
*** CATEGORY SUMMARY:				21,000.00
Community Signs - Unfunded	0	0	0	0.00
Concrete - Boat Launch, Unfunded	35	0	33	0.00
Drainage Ditch - Repair, Maintain	3	0	3	2,500.00
Monument Signs - Unfunded	0	0	0	0.00
Street Signs - Unfunded	5	0	0	0.00
Traffic Signs - Unfunded	0	0	0	0.00
*** CATEGORY SUMMARY:				2,500.00
Irrigation - Unfunded	0	0	0	0.00
Lower Dam - Earthen Dam	20	0	16	30,000.00
Upper Dam - Earthen Dam	20	0	16	45,000.00
*** CATEGORY SUMMARY:				75,000.00
Aggregate - Rip Rap, Replacement	10	0	10	3,000.00
Broadstone BMP, Allocation	5	0	0	3,500.00
Dams - Dredging	25	0	20	581,310.00
Dams - Recertification	6	0	6	6,200.00
*** CATEGORY SUMMARY:				594,010.00
TOTAL CURRENT REPLACEMENT COST:				736,238.00

Bexley Homeowners Association
Funding Status Report

REPORT DATE: April 30, 2024
VERSION: 002
ACCOUNT NUMBER: 2097

DESCRIPTION	USE	+/-	REM	CURRENT	FULLY FUNDED	ASSIGNED
	LIFE	LIFE	LIFE	COST	RESERVES	RESERVES
Park - Asphalt Rehabilitation, UNFD	18	0	16	0	0	0
Park - Asphalt Repairs, Unfunded	4	0	2	0	0	0
Park - Asphalt Seal Coat, Unfunded	4	0	2	0	0	0
*** CATEGORY SUMMARY:				0	0	0
Fencing - Aluminum, Broadstone Rd.	25	0	20	23,662	4,412	0
Fencing - Equestrian, Cardiff Rd.	0	0	0	17,672	17,672	17,672
Fencing - Equestrian, Libro Loop	16	0	14	2,394	266	266
*** CATEGORY SUMMARY:				43,728	22,350	17,938
Playground Equipmtment	25	0	7	21,000	15,120	15,120
*** CATEGORY SUMMARY:				21,000	15,120	15,120
Community Signs - Unfunded	0	0	0	0	0	0
Concrete - Boat Launch, Unfunded	35	0	33	0	0	0
Drainage Ditch - Repair, Maintain	3	0	3	2,500	0	0
Monument Signs - Unfunded	0	0	0	0	0	0
Street Signs - Unfunded	5	0	0	0	0	0
Traffic Signs - Unfunded	0	0	0	0	0	0
*** CATEGORY SUMMARY:				2,500	0	0
Irrigation - Unfunded	0	0	0	0	0	0
Lower Dam - Earthen Dam	20	0	16	30,000	6,000	6,000
Upper Dam - Earthen Dam	20	0	16	45,000	9,000	9,000
*** CATEGORY SUMMARY:				75,000	15,000	15,000
Aggregate - Rip Rap, Replacement	10	0	10	3,000	0	0
Broadstone BMP, Allocation	5	0	0	3,500	3,500	3,500
Dams - Dredging	25	0	20	581,310	116,262	8,921
Dams - Recertification	6	0	6	6,200	0	0
*** CATEGORY SUMMARY:				594,010	119,762	12,421
TOTAL ASSET SUMMARY:				736,238	172,232	60,479
CONTINGENCY @ 3.00%:					5,167	1,814
GRAND TOTAL:					177,399	62,294

Percent Fully Funded: 35%

Bexley Homeowners Association
Cash Flow Specific Projections

REPORT DATE: April 30, 2024
 VERSION: 002
 ACCOUNT NUMBER: 2097

Beginning Accumulated Reserves: \$62,294

YEAR	CURRENT REPLACEMENT COST	ANNUAL CONTRBTN	ANNUAL INTEREST CONTRBTN	ANNUAL EXPENDTRS	PROJECTED ENDING RESERVES	FULLY FUNDED RESERVES	PERCENT FULLY FUNDED
'24	736,238	44,520	92	21,172	85,734	193,391	44%
'25	740,123	45,856	160	0	131,750	234,165	56%
'26	762,327	47,231	230	0	179,211	277,212	65%
'27	785,196	48,648	298	2,732	225,426	319,611	71%
'28	808,752	50,108	373	0	275,907	367,291	75%
'29	833,015	51,611	444	4,057	323,904	413,239	78%
'30	858,005	53,159	507	10,388	367,182	454,928	81%
'31	883,746	54,754	550	25,827	396,658	482,699	82%
'32	910,258	56,397	634	0	453,689	539,948	84%
'33	937,566	58,089	716	3,262	509,232	596,737	85%
'34	965,693	59,831	792	8,735	561,120	650,744	86%
'35	994,663	61,626	885	0	623,631	717,001	87%
'36	1,024,503	63,475	961	12,404	675,662	773,487	87%
'37	1,055,238	65,379	1,059	0	742,101	846,272	88%
'38	1,086,896	67,340	1,155	3,621	806,975	918,882	88%
'39	1,119,502	69,361	1,245	9,348	868,233	989,127	88%
'40	1,153,087	71,442	1,172	120,353	820,493	945,292	87%
'41	1,187,680	73,585	1,282	0	895,360	1,029,449	87%
'42	1,223,311	75,792	1,374	14,811	957,715	1,102,092	87%
'43	1,260,010	78,066	1,491	0	1,037,272	1,194,352	87%
'44	1,297,810	80,408	55	1,104,386	13,349	119,481	11%
'45	1,336,744	82,820	70	4,651	91,589	180,902	51%
'46	1,376,847	85,305	196	0	177,090	250,982	71%
'47	1,418,152	87,864	326	0	265,280	325,105	82%
'48	1,460,697	90,500	434	17,685	338,529	384,686	88%
'49	1,504,518	93,215	561	7,328	424,977	459,101	93%
'50	1,549,653	96,011	704	0	521,692	545,642	96%
'51	1,596,143	98,892	843	5,553	615,874	631,070	98%
'52	1,644,027	101,859	995	0	718,727	727,202	99%
'53	1,693,348	104,914	1,151	0	824,792	828,534	100%

Bexley Homeowners Association
Annual Expenditure Detail

REPORT DATE: April 30, 2024
 VERSION: 002
 ACCOUNT NUMBER: 2097

DESCRIPTION	EXPENDITURES
REPLACEMENT YEAR 2024	
Broadstone BMP, Allocation	3,500.00
Fencing - Equestrian, Cardiff Rd.	17,672.00
*** ANNUAL TOTAL:	21,172.00
REPLACEMENT YEAR 2025	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2026	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2027	
Drainage Ditch - Repair, Maintain	2,731.82
*** ANNUAL TOTAL:	2,731.82
REPLACEMENT YEAR 2028	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2029	
Broadstone BMP, Allocation	4,057.46
*** ANNUAL TOTAL:	4,057.46
REPLACEMENT YEAR 2030	
Dams - Recertification	7,403.13
Drainage Ditch - Repair, Maintain	2,985.13
*** ANNUAL TOTAL:	10,388.26
REPLACEMENT YEAR 2031	
Playground Equipmtment	25,827.35
*** ANNUAL TOTAL:	25,827.35

Bexley Homeowners Association
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
REPLACEMENT YEAR 2032	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2033	
Drainage Ditch - Repair, Maintain	3,261.93
*** ANNUAL TOTAL:	3,261.93
REPLACEMENT YEAR 2034	
Aggregate - Rip Rap, Replacement	4,031.75
Broadstone BMP, Allocation	4,703.71
*** ANNUAL TOTAL:	8,735.46
REPLACEMENT YEAR 2035	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2036	
Dams - Recertification	8,839.73
Drainage Ditch - Repair, Maintain	3,564.40
*** ANNUAL TOTAL:	12,404.13
REPLACEMENT YEAR 2037	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2038	
Fencing - Equestrian, Libro Loop	3,621.14
*** ANNUAL TOTAL:	3,621.14
REPLACEMENT YEAR 2039	
Broadstone BMP, Allocation	5,452.88
Drainage Ditch - Repair, Maintain	3,894.91
*** ANNUAL TOTAL:	9,347.79
REPLACEMENT YEAR 2040	
Lower Dam - Earthen Dam	48,141.21
Upper Dam - Earthen Dam	72,211.81

Bexley Homeowners Association
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
*** ANNUAL TOTAL:	120,353.02
REPLACEMENT YEAR 2041	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2042	
Dams - Recertification	10,555.10
Drainage Ditch - Repair, Maintain	4,256.07
*** ANNUAL TOTAL:	14,811.17
REPLACEMENT YEAR 2043	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2044	
Aggregate - Rip Rap, Replacement	5,418.34
Broadstone BMP, Allocation	6,321.39
Dams - Dredging	1,049,910.53
Fencing - Aluminum, Broadstone Rd.	42,736.20
*** ANNUAL TOTAL:	1,104,386.46
REPLACEMENT YEAR 2045	
Drainage Ditch - Repair, Maintain	4,650.72
*** ANNUAL TOTAL:	4,650.72
REPLACEMENT YEAR 2046	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2047	
*** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2048	
Dams - Recertification	12,603.35
Drainage Ditch - Repair, Maintain	5,081.97
*** ANNUAL TOTAL:	17,685.32

Bexley Homeowners Association
Annual Expenditure Detail

DESCRIPTION	EXPENDITURES
REPLACEMENT YEAR 2049 Broadstone BMP, Allocation	7,328.22
*** ANNUAL TOTAL:	7,328.22
REPLACEMENT YEAR 2050 *** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2051 Drainage Ditch - Repair, Maintain	5,553.20
*** ANNUAL TOTAL:	5,553.20
REPLACEMENT YEAR 2052 *** ANNUAL TOTAL:	0.00
REPLACEMENT YEAR 2053 *** ANNUAL TOTAL:	0.00

Bexley Homeowners Association
Cash Flow Detail Report by Category

REPORT DATE: April 30, 2024
 VERSION: 002
 ACCOUNT NUMBER: 2097

Park - Asphalt Rehabilitation, UNFD

ASSET ID 1023
 GROUP/FACILITY 0
 CATEGORY 10

QUANTITY	1 total
UNIT COST	0.000
PERCENT REPL	0.00%
CURRENT COST	0.00
FUTURE COST	0.00
SALVAGE VALUE	0.00

PLACED IN SERVICE 6/22
 18 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2040
 16 YEAR REM LIFE

REMARKS:

Path, 1,220 sq. ft.	@	\$ 2.84	=	\$ 3,465.00
Parking 3,090 sq. ft.	@	2.84	=	8,776.00

		TOTAL	=	\$ 12,241.00

At the request of the client, we have excluded budgeting for this component as future maintenance will be completed by the client on an as needed basis. It is listed for inventory purposes only.

Park - Asphalt Repairs, Unfunded

ASSET ID 1025
 GROUP/FACILITY 0
 CATEGORY 10

QUANTITY	1 total
UNIT COST	0.000
PERCENT REPL	0.00%
CURRENT COST	0.00
FUTURE COST	0.00
SALVAGE VALUE	0.00

PLACED IN SERVICE 6/22
 4 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2026
 2 YEAR REM LIFE

REMARKS:

Path, 1,220 sq. ft.	@	\$ 4.24	=	\$ 5,173.00
Parking 3,090 sq. ft.	@	4.24	=	13,102.00

		TOTAL	=	\$ 18,275.00

At the request of the client, we have excluded budgeting for this component as future maintenance will be completed by the client on an as needed basis. It is listed for inventory purposes only.

Bexley Homeowners Association
Cash Flow Detail Report by Category

Park - Asphalt Seal Coat, Unfunded

ASSET ID 1024
 GROUP/FACILITY 0
 CATEGORY 10

QUANTITY	1 total
UNIT COST	0.000
PERCENT REPL	0.00%
CURRENT COST	0.00
FUTURE COST	0.00
SALVAGE VALUE	0.00

PLACED IN SERVICE 6/22
 4 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2026
 2 YEAR REM LIFE

REMARKS:

Path, 1,220 sq. ft.	@	\$.28	=	\$ 342.00
Parking 3,090 sq. ft	@	.28	=	865.00

TOTAL	=			\$ 1,207.00

At the request of the client, we have excluded budgeting for this component as future maintenance will be completed by the client on an as needed basis. It is listed for inventory purposes only.

Bexley Homeowners Association
Cash Flow Detail Report by Category

Fencing - Aluminum, Broadstone Rd.

ASSET ID 1007
 GROUP/FACILITY 0
 CATEGORY 40

QUANTITY	1 total
UNIT COST	23,662.000
PERCENT REPL	100.00%
CURRENT COST	23,662.00
FUTURE COST	42,736.20
SALVAGE VALUE	0.00

PLACED IN SERVICE 6/19
 25 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2044
 20 YEAR REM LIFE

REMARKS:

316 lin. ft. of 4' fencing @ \$ 74.88 = \$ 23,662.00

 TOTAL = \$ 23,662.00

Fencing - Equestrian, Cardiff Rd.

ASSET ID 1026
 GROUP/FACILITY 0
 CATEGORY 40

QUANTITY	1 total
UNIT COST	17,672.000
PERCENT REPL	100.00%
CURRENT COST	17,672.00
FUTURE COST	17,672.00
SALVAGE VALUE	0.00

PLACED IN SERVICE 4/21
 0 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2024
 0 YEAR REM LIFE

REMARKS:

236 lin. ft. of 4' fencing @ \$ 74.88 = \$ 17,672.00

 TOTAL = \$ 17,672.00

Fencing - Equestrian, Libro Loop

ASSET ID 1022
 GROUP/FACILITY 0
 CATEGORY 40

QUANTITY	1 total
UNIT COST	2,394.000
PERCENT REPL	100.00%
CURRENT COST	2,394.00
FUTURE COST	3,621.14
SALVAGE VALUE	0.00

PLACED IN SERVICE 4/22
 16 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2038
 14 YEAR REM LIFE

Bexley Homeowners Association
Cash Flow Detail Report by Category

Fencing - Equestrian, Libro Loop, Continued ...

REMARKS:

96 lin. ft of 3 rail fencing	@	\$ 24.94	=	\$ 2,394.00

		TOTAL	=	\$ 2,394.00

Bexley Homeowners Association
Cash Flow Detail Report by Category

Playground Equipmtment

ASSET ID 1002
 GROUP/FACILITY 0
 CATEGORY 60

QUANTITY	1 unit
UNIT COST	35,000.000
PERCENT REPL	60.00%
CURRENT COST	21,000.00
FUTURE COST	25,827.35
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/06
 25 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2031
 7 YEAR REM LIFE

REMARKS: NONE

Bexley Homeowners Association
Cash Flow Detail Report by Category

Community Signs - Unfunded		QUANTITY	0 comment
		UNIT COST	0.000
ASSET ID	1006	PERCENT REPL	0.00%
GROUP/FACILITY	0	CURRENT COST	0.00
CATEGORY	99	FUTURE COST	0.00
		SALVAGE VALUE	0.00
PLACED IN SERVICE	0/ 0		
0 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2024		
0 YEAR REM LIFE			

REMARKS:

At the request of the client, we have excluded budgeting for this component as future maintenance will be completed by the client on an as needed basis. It is listed for inventory purposes only.

Concrete - Boat Launch, Unfunded		QUANTITY	1 total
		UNIT COST	0.000
ASSET ID	1027	PERCENT REPL	0.00%
GROUP/FACILITY	0	CURRENT COST	0.00
CATEGORY	99	FUTURE COST	0.00
		SALVAGE VALUE	0.00
PLACED IN SERVICE	7/22		
35 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2057		
33 YEAR REM LIFE			

REMARKS:

At the request of the client, we have excluded budgeting for this component as future maintenance will be completed by the client on an as needed basis. It is listed for inventory purposes only.

Drainage Ditch - Repair, Maintain		QUANTITY	1 total
		UNIT COST	2,500.000
ASSET ID	1028	PERCENT REPL	100.00%
GROUP/FACILITY	0	CURRENT COST	2,500.00
CATEGORY	99	FUTURE COST	2,731.82
		SALVAGE VALUE	0.00
PLACED IN SERVICE	5/24		
3 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2027		
3 YEAR REM LIFE			

Bexley Homeowners Association
Cash Flow Detail Report by Category

Drainage Ditch - Repair, Maintain, Continued ...

REMARKS:

This client has requested we allocat \$2,500 on a 3 year cycle for the repair and maintainance of the drainage ditch at the intersection of Walhala Dr. and Broadstone Rd.

Monument Signs - Unfunded

ASSET ID 1020
 GROUP/FACILITY 0
 CATEGORY 99

QUANTITY	1 comment
UNIT COST	0.000
PERCENT REPL	0.00%
CURRENT COST	0.00
FUTURE COST	0.00
SALVAGE VALUE	0.00

PLACED IN SERVICE 6/22
 0 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2024
 0 YEAR REM LIFE

REMARKS:

At the request of the client, we have excluded budgeting for this component as future maintenance will be completed by the client on an as needed basis. It is listed for inventory purposes only.

Street Signs - Unfunded

ASSET ID 1001
 GROUP/FACILITY 0
 CATEGORY 99

QUANTITY	1 total
UNIT COST	0.000
PERCENT REPL	0.00%
CURRENT COST	0.00
FUTURE COST	0.00
SALVAGE VALUE	0.00

PLACED IN SERVICE 0/ 0
 5 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2024
 0 YEAR REM LIFE

Bexley Homeowners Association
Cash Flow Detail Report by Category

Street Signs - Unfunded, Continued ...

REMARKS:

This component is for the replacement of the street signs and posts throughout the community, to be used on an "as needed" basis for replcement and repairs of these signs and posts

street sign placards: 94
 street sign posts: 60

At the request of the client, we have excluded budgeting for this component as future maintenance will be completed by the client on an as needed basis. It is listed for inventory purposes only.

Traffic Signs - Unfunded		QUANTITY	1 comment
		UNIT COST	0.000
ASSET ID	1005	PERCENT REPL	0.00%
GROUP/FACILITY	0	CURRENT COST	0.00
CATEGORY	99	FUTURE COST	0.00
		SALVAGE VALUE	0.00
PLACED IN SERVICE	6/22		
0 YEAR USEFUL LIFE			
+0 YEAR ADJUSTMENT			
REPLACEMENT YEAR	2024		
0 YEAR REM LIFE			

REMARKS:

At the request of the client, we have excluded budgeting for this component as future maintenance will be completed by the client on an as needed basis. It is listed for inventory purposes only.

Bexley Homeowners Association
Cash Flow Detail Report by Category

Irrigation - Unfunded

ASSET ID 1009
 GROUP/FACILITY 0
 CATEGORY 100

QUANTITY	1 comment
UNIT COST	0.000
PERCENT REPL	0.00%
CURRENT COST	0.00
FUTURE COST	0.00
SALVAGE VALUE	0.00

PLACED IN SERVICE 0/ 0
 0 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2024
 0 YEAR REM LIFE

REMARKS:

Due to the nature and size of this expense, we have excluded funding for this component. We anticipate any expenditures will be covered by the operational budget and/or reserve contingency and have listed this component for inventory purposes only.

Lower Dam - Earthen Dam

ASSET ID 1017
 GROUP/FACILITY 0
 CATEGORY 100

QUANTITY	1 comment
UNIT COST	60,000.000
PERCENT REPL	50.00%
CURRENT COST	30,000.00
FUTURE COST	48,141.19
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/20
 20 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2040
 16 YEAR REM LIFE

REMARKS:

This is for the maintenance and repairs of the Bexley Lower Lake Dam. This allocation takes into consideration for normal maintenance and possible unknown future damage due to damage outside the scope of normal maintenance

The client has noted cost of maintenance and repair for Bexley upper and lower lakes are divided between Bexley West and Bexley at 50% responsibility per community.

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Bexley Homeowners Association
Cash Flow Detail Report by Category

Upper Dam - Earthen Dam		QUANTITY	1 comment
		UNIT COST	90,000.000
ASSET ID	1013	PERCENT REPL	50.00%
GROUP/FACILITY	0	CURRENT COST	45,000.00
CATEGORY	100	FUTURE COST	72,211.79
		SALVAGE VALUE	0.00

PLACED IN SERVICE 1/20
 20 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2040
 16 YEAR REM LIFE

REMARKS:

This is for the maintenance and repairs of the Bexley Upper Lake Dam. This allocation takes into consideration for normal maintenance and possible unknown future damage due to damage outside the scope of normal maintenance

The client has noted cost of maintenance and repair for Bexley upper and lower lakes are divided between Bexley West and Bexley at 50% responsibility per community.

Bexley Homeowners Association
Cash Flow Detail Report by Category

Aggregate - Rip Rap, Replacement

ASSET ID 1018
 GROUP/FACILITY 0
 CATEGORY 101

QUANTITY	1 total
UNIT COST	6,000.000
PERCENT REPL	50.00%
CURRENT COST	3,000.00
FUTURE COST	4,031.75
SALVAGE VALUE	0.00

PLACED IN SERVICE 1/24
 10 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2034
 10 YEAR REM LIFE

REMARKS:

This recertification is shared with Bexley West, at a 50% shared cost per community.

We are allocating \$6,000 on a 10 year cycle for the replacement of the rip rap along the upper and lower dams, to be used on an "as needed" basis for the repair/replacement along the dam face and shoreline areas.

Broadstone BMP, Allocation

ASSET ID 1029
 GROUP/FACILITY 0
 CATEGORY 101

QUANTITY	1 total
UNIT COST	3,500.000
PERCENT REPL	100.00%
CURRENT COST	3,500.00
FUTURE COST	3,500.00
SALVAGE VALUE	0.00

PLACED IN SERVICE 6/19
 5 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2024
 0 YEAR REM LIFE

REMARKS:

We are allocating \$3,500 on a five year cycle for the cleaning and maintainance of the dry retention pond and outfall structure.

Bexley Homeowners Association
Cash Flow Detail Report by Category

Dams - Dredging		QUANTITY	1 total
		UNIT COST	1,162,620.000
ASSET ID	1019	PERCENT REPL	50.00%
GROUP/FACILITY	0	CURRENT COST	581,310.00
CATEGORY	101	FUTURE COST	1,049,910.52
		SALVAGE VALUE	0.00

PLACED IN SERVICE 1/19
 25 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2044
 20 YEAR REM LIFE

REMARKS:

25,836 cubic yds @ \$ 45.00 = \$ 1,162,620.00

 TOTAL = \$ 1,162,620.00

The client has noted cost of maintenance and repair for Bexley upper and lower lakes are divided between Bexley West and Bexley at 50% responsibility per community.

The place-in-service date for this component has been provided to us by the client.

Dams - Recertification		QUANTITY	1 comment
		UNIT COST	12,400.000
ASSET ID	1004	PERCENT REPL	50.00%
GROUP/FACILITY	0	CURRENT COST	6,200.00
CATEGORY	101	FUTURE COST	7,403.12
		SALVAGE VALUE	0.00

PLACED IN SERVICE 6/24
 6 YEAR USEFUL LIFE
 +0 YEAR ADJUSTMENT
 REPLACEMENT YEAR 2030
 6 YEAR REM LIFE

REMARKS:

This recertification is shared with Bexley West, at a 50% shared cost per community.

The actual date this component was last replaced, repaired or maintained was unavailable, and we have estimated this information based upon typical useful lives in similar circumstances and present observed conditions.

DETAIL REPORT INDEX

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TOTAL ASSET LINES INCLUDED: 20

**Bexley Homeowners Association
Richmond, Virginia
CFS Owner's Summary**

Report Date	April 30, 2024	Parameters:	
Version	002	Inflation	3.00%
Account Number	2097	Annual Contribution Increase	3.00%
Budget Year Beginning	1/ 1/24	Investment Yield	0.15%
Ending	12/31/24	Taxes on Yield	0.00%
Total Units Included	452	Contingency	3.00%
Phase Development	1 of 1	Reserve Fund Balance as of	
		1/ 1/24:	\$62,293.63

Project Profile & Introduction

Unless otherwise indicated in this report, we have used the following dates as the basis for aging all of the original components examined in this analysis: 1979

Level of Service: Level 1, Full Study with Field Inspection
 Calculation Method Used: Cash Flow Method, Component
 Funding Strategy: Full Funding, Threshold
 RDA Field Inspection: January 2024

Cash Flow Specific Summary of Calculations

Monthly Contribution to Reserves Required:	\$3,710.00
(\$8.21 per unit per month)	
Average Net Monthly Interest Contribution This Year:	7.70
Net Monthly Allocation to Reserves 1/ 1/24 to 12/31/24:	<u>\$3,717.70</u>
(\$8.23 per unit per month)	

RDA Reserve Management Software
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Bexley Homeowners Association
CFS Owner's Summary

REPORT DATE: April 30, 2024
 VERSION: 002
 ACCOUNT NUMBER: 2097

DESCRIPTION	USE +/- LIFE	REM LIFE	CURRENT COST	FULLY FUNDED RESERVES	ASSIGNED RESERVES	
Park - Asphalt Rehabilitation, UNFD	18	0	16	0	0	
Park - Asphalt Repairs, Unfunded	4	0	2	0	0	
Park - Asphalt Seal Coat, Unfunded	4	0	2	0	0	
*** CATEGORY SUMMARY:			0	0	0	
Fencing - Aluminum, Broadstone Rd.	25	0	20	23,662	4,412	0
Fencing - Equestrian, Cardiff Rd.	0	0	0	17,672	17,672	17,672
Fencing - Equestrian, Libro Loop	16	0	14	2,394	266	266
*** CATEGORY SUMMARY:			43,728	22,350	17,938	
Playground Equipment	25	0	7	21,000	15,120	15,120
*** CATEGORY SUMMARY:			21,000	15,120	15,120	
Community Signs - Unfunded	0	0	0	0	0	0
Concrete - Boat Launch, Unfunded	35	0	33	0	0	0
Drainage Ditch - Repair, Maintain	3	0	3	2,500	0	0
Monument Signs - Unfunded	0	0	0	0	0	0
Street Signs - Unfunded	5	0	0	0	0	0
Traffic Signs - Unfunded	0	0	0	0	0	0
*** CATEGORY SUMMARY:			2,500	0	0	
Irrigation - Unfunded	0	0	0	0	0	0
Lower Dam - Earthen Dam	20	0	16	30,000	6,000	6,000
Upper Dam - Earthen Dam	20	0	16	45,000	9,000	9,000
*** CATEGORY SUMMARY:			75,000	15,000	15,000	
Aggregate - Rip Rap, Replacement	10	0	10	3,000	0	0
Broadstone BMP, Allocation	5	0	0	3,500	3,500	3,500
Dams - Dredging	25	0	20	581,310	116,262	8,921
Dams - Recertification	6	0	6	6,200	0	0
*** CATEGORY SUMMARY:			594,010	119,762	12,421	
TOTAL ASSET SUMMARY:			736,238	172,232	60,479	
CONTINGENCY @ 3.00%:				5,167	1,814	
GRAND TOTAL:				177,399	62,294	

Percent Fully Funded: 35%

A statement of any unsatisfied judgments against the association and the nature and status of any pending actions in which the association is a party and that could have a material impact on the association, the owners, or the unit being sold are required under § 55.1-2310.A.13. of the Resale Disclosure Act.

- There are unsatisfied judgements against the association or pending action(s) in which the association is a party and that could have a material impact on the association, the owners, or the unit being sold. Describe below.

- Not applicable.

A statement describing any insurance coverage provided by the association for the benefit of the owners, including fidelity coverage, and any other insurance coverage recommended or required to be obtained by the owners is required under § 55.1-2310.A.14. of the Resale Disclosure Act.

Insurance coverage provided by the association for the benefit of the owners, including fidelity coverage:

Description of insurance	
	<input type="checkbox"/> Certificate of Insurance or other documentation attached. <input type="checkbox"/> See Article/Section _____
	<input type="checkbox"/> Certificate of Insurance or other documentation attached. <input type="checkbox"/> See Article/Section _____
	<input type="checkbox"/> Certificate of Insurance or other documentation attached. <input type="checkbox"/> See Article/Section _____

Any other insurance coverage recommended or required to be obtained by the owners can be found in Article/Section _____.

Not applicable.

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A statement as to whether the board has given or received written notice that any existing uses, occupancies, alterations, or improvements in or to the unit being sold or to the limited elements assigned thereto violate any provision of the governing documents or rules and regulations together with any copies of that notice (s) is required under § 55.1-2310.A.15. of the Resale Disclosure Act.

Written notice(s) attached.

Not applicable

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A statement as to whether the board has received written notice from a governmental agency of any violation of environmental, health, or building codes with respect to the unit being sold, the limited elements assigned thereto, or any other portion of the common interest community that has not been cured is required under § 55.1-2310.A.16. of the Resale Disclosure Act.

Written notice(s) attached.

Not applicable.

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A copy of any approved minutes of meetings of the board held during the last six months is required to be disclosed under § 55.1-2310.A.17. of the Resale Disclosure Act.

A copy of any approved minutes of meetings of the board held during the last six months are attached.

Not applicable

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Minutes for Bexley HOA Board
March 10, 2025
(To be posted on BexleyHomes.net as 202503 Minutes)
Over Zoom on internet

HOA Board Members In Attendance:

Lane Hargroder – President
Lo Dodds – Vice President
Kevin Hennelly – Secretary
Maureen Olmsted – Treasurer
Carissa Ethers – Director
Bessie Defreitas- Director
Terri Hierholzer – Director
HOA Board Members Absent
Katherine Drumm – Director

Bexley Residents in Attendance: none present

MEETING CALLED TO ORDER at 7:14 pm by Lane Hargroder (referred to as “Lane” in the following minutes)

REVIEW OF AGENDA: no additions

The Board discussed the roles of the Secretary and the process for producing the minutes. Kevin agreed to respond to most emails sent to the Board with the exception of messages concerning financial matters to include closing packages which will be handled by Maureen. In some cases, draft responses will need to be approved by Lane prior to being dispatched to the recipient. Kevin will inform the Board if there is a time period in which he will be unable to respond and arrange for support from another Board member.

As a corollary to the discussion on the role of the Secretary, the Board discussed closing packages. By law, the HOA has 14 days to respond to a request for a closing package and has never missed this deadline. Lane and Maureen usually respond as quickly as possible. The delays that were raised at the annual meeting We're almost certainly a result of nobody requesting the packet. The HOA could charge an additional fee for an expedited package. However, the HOA has never charged an additional fee for an expedited package.

As discussed at the annual meeting, Brown Pearson agreed to send information on properties that are going on the market. Lane's partner has a real estate license and may also be able to access MLS listing information and flag properties coming on the market in Bexley. Theoretically this will allow Maureen to reach out to the real estate agent and inform them of the requirement to request a resale packet. However, Maureen can't generate a resale packet Unless they ask her for it.

Lane provided an overview of the BexleyHomes.net website including the Administration portal. He discussed topics to include mass emails, new user registration, invoices and payments (Maureen is the subject matter expert), and the calendar (which includes notification of meetings and events.) Maureen noted that she was uploading financial information and Kevin agreed to follow the previous Secretary's practice of uploading the minutes.

Maureen recommended a change. The previous secretary Pam was posting the minutes with the date and then the month written out Which means that they sort alphabetically rather than by month. So we enter them as year, like 2025 01 for January, 02 for February, then they will sort in order of the months and make it easier for people to find. Kevin agreed to make this change. Kevin also agreed to send the minutes to the entire Board prior to the next meeting and wait to post them on the website until approved by the Board.

Lane concluded with a discussion of shared documents and provided the new Director with access information. inspections, these are all the inspections that I have done for disclosure packets And so if anybody else is ever doing those these are

MINUTES for the February meeting were approved as corrected. Specifically, the minutes will be revised to read that (1) 40 households and approximately 75 people in attendance, and (2) That there was a discussion of the welcome committee.

The Board discussed the Welcome Committee. At the end of the discussion, the Board agreed that renewing the Welcome

Committee would be beneficial to neighborhood. Initially, Terri agreed to take the lead on contacting the people who volunteered to participate on the Committee (Andrea, Morgan and Sheila) and former members to assess their interest. After the meeting Kat agreed to take on Terri's role. Among the issues that the Welcome Committee will need to resolve are the contents of the welcome letter and whether the Committee will provide a welcome gift such as baked goods. The Board will provide guidance and support to the Welcome Committee. Potential avenues for support include a "cheat sheet" to the website, a revised version of the "Picnic Brochure, a "freebie" of some kind such as a refrigerator magnet, and a printed calendar of meetings and events. The Board emphasized the need for clear channels of communication with the members of the Welcome Committee and may consider designating one member to the Committee to serve as the chair/point person for communication with the Board.

Lane recounted his communication with Jerry Cardwell (a Bexley resident) and Rebecca Whorly at VDOT regarding the planned changes to the intersection of Courthouse Road and Hull Street about a mile west of Bexley. Rebecca Worley did clarify while they are getting rid of the left turn lane from Courthouse to east bound Hull Street. They are adding an "r cut" which is like a median U-turn. The VDOT plan is attached for clarity. VDOT has not provided a date for implementation of this proposal.

Fish stocking of the Lower Lake. Lane led a discussion of restocking the fish in the lower lake. The fish depletion was the result of a problem during a previous evaluation of the Lake. To do a proper inventory and stock 20 acres of water could be \$7000 to \$10,000 to actually do what an ecologist would tell you is needed to restore a proper balance to the Lower Lake. A resident on the Lower Lake has been withholding her dues because of her dissatisfaction with the fish stocking situation. She has indicated a willingness to pay the dues if the neighborhood made some effort to restock the Lake even if it fell short of full implementation. The Board agreed to allow Lane to determine whether restocking the lake a cost in the \$500 to \$1,000, is feasible. We don't want to just throw \$500 worth of bass in because that may throw things off.

Event dates. Terri had determined the dates of the upcoming social events.

April 19th Egg Hunt
May 26th Taps across America
June 7th Yard sale
July 13th Ice cream social
August 5th National Night Out
September 6th Fall Yard Sale
September 14th Annual Picnic
October 25th Halloween Gathering

Annual Meeting Date and HOA Issues – In response to a question about the annual meeting date, Lane stated that the date was prescribed in the HOA by laws. He also discussed a past attempt to update the covenants which was halted by a legal challenge. Although the Board recognizes that there are parts of the bylaws and restrictive covenants that need improvement, the legal barrier to change are daunting.

The Board approved an expenditure of \$50-\$75 for a gift to the outgoing treasurer. Terri agreed to take the lead on identifying an appropriate gift such as a restaurant gift certificate.

Lane adjourned the meeting at 8:30.

Respectfully Submitted by,
Kevin Hennelly, Bexley HOA Secretary
Next meeting: April 14, 2025

Minutes for Bexley HOA Board
April 14, 2025
(To be posted on BexleyHomes.net as 202503 Minutes)
Over Zoom on internet

HOA Board Members In Attendance:

Lane Hargroder – President

Lo Dodds – Vice President

Kevin Hennelly – Secretary

Maureen Olmsted – Treasurer

Carissa Ethers – Director

Bessie Defreitas- Director

Terri Hierholzer – Director

HOA Board Members Absent

Katherine Drumm – Director

Bexley Residents in Attendance: none present

MEETING CALLED TO ORDER at 7:02 pm by Lane Hargroder (referred to as “Lane” in the following minutes)

The Board approved the minutes of the April meeting with one correction.

REVIEW OF AGENDA: no additions. Maureen recommended that the May agenda include the topic of the new website provider. Lane accepted this recommendation.

Finances – Maureen had previously provided the financial documents to the Board. Several members commented that revenue appeared to be ahead of projections. Maureen agreed and provided examples of procedural changes with dues notices and the language in the notices (e.g. additional information about the use of HOA funds provided in the dues letter) that may have contributed to increased financial support from homeowners.

Maureen stated that she had held the first meeting of the Finance Committee which includes Keith (I need the last name) Stuart Broth and Chuck Smith. Maureen noted that all of the members were from Bexley proper and that she had hoped for participation by residents in other sections of the neighborhood. Maureen indicated that the committee had provided some helpful suggestions. She also said that she would discuss the idea of placing some of the Association’s funds in certificates of deposit with the Finance Committee. The Board had discussed this strategy at a previous meeting, but acknowledged that financial conditions had changed and that the Finance Committee should make a recommendation based on current conditions.

Lane commented that Board members should consider discussing the opportunities to participate on committees and other neighborhood activities when they respond to emails and other communications from neighbors. For example, if someone seems interested in the aesthetics of the neighborhood, suggest that they consider helping with ACC issues.

Lane asked for clarification on the names of people who had volunteered to work with the Welcome Committee. Kat indicated that she had been traveling for work and would have an update for the Board on this Committee in the near future.

Terri provided an update on replacement of missing or illegible street signs. She should have 7 or 8 signs ready for installation in a few weeks. Terri attempted to work with the contractor that manufactured the last set of signs purchased by the Association, but that contractor was experiencing delays. Terri indicated that Green Graphics would provide the signs at a price less than quoted by the prior source. Terri was concerned about the appearance of a conflict of interest, but the sense of the Board was that if the price was competitive and delivery was faster, using Green Graphics was the best option. Terri volunteered to provide color-matching data once the signs were prepared and she had an opportunity to evaluate the match with the color in use on the sign posts.

Terri also provided an update on the upcoming social events. The Spring Egg Hunt has 50 participants and we will be hiding 600 eggs. Several Board members volunteered to help with set up which will start between 1:30 and 2:00 on Saturday. The next event, Taps Across America, will be held on Memorial Day. Pam Harmata is taking the lead on finding a bugler as the one from last year is not available.

ACC Issues – Lane discussed ACC issues. The first involved a Bexley East resident who had concerns about compliance issues near a home his mother-in-law was planning to sell. Lane will meet with the person who raised the concern and attempt to clarify the concern and determine whether the HOA can provide assistance. The second issue concerns a request to remove trees on Walhala Drive. Lane will contact the owner of the Walhala Drive residence and ask them to identify the trees they want to remove. It is likely that some compromise by the homeowners will be necessary since their original submission identified about 15 trees and it seems unlikely that all are diseased or hazardous. Lane led a discussion on the language in the covenants and architectural guidelines which clarified that dead or diseased trees and trees below 6 inches in diameter can be removed without ACC approval.

Other issues – Lane described a situation in which a non-Bexley homeowner requested that the Association trim a tree on Association property which was overhanging the homeowner’s lot. Lane recommended that the Board approve this request and the Board authorized Lane to proceed.

The Board discussed an email from a Chesterfield County bus driver in which she described a situation involving a Bexley resident who was honking her horn at a school bus that was used by a child with special needs. Apparently this behavior occurred on at least 6 occasions. The person responding to the email recommended that the bus driver contact Chesterfield County Police and report the incident. The Board will monitor this situation and determine whether further action is necessary.

Lane adjourned the meeting at 8:05

Respectfully Submitted by,
Kevin Hennelly, Bexley HOA Secretary
Next meeting: May 12, 2025

Minutes for Bexley HOA Board
May 12, 2025
(To be posted on BexleyHomes.net as 20250512 Minutes)
Over Zoom

HOA Board Members In Attendance:

Lane Hargroder – President
Kevin Hennelly – Secretary
Maureen Olmsted – Treasurer
Carissa Ethers – Director
Terri Hierholzer – Director
Katherine Drumm – Director
HOA Board Members Absent
Lo Dodds – Vice President
Bessie Defreitas- Director

Bexley Residents in Attendance: none present

MEETING CALLED TO ORDER at 7:07 pm by Lane Hargroder (referred to as “Lane” in the following minutes)

Lane noted that he would add a discussion of the Honeywell/Dominion Power speaker to the Agenda. Katherine Drumm (Kat) stated that she would provide an update on the welcome committee. With those adjustments Lane approved the updated agenda.

The Board approved the minutes of the May meeting.

Kevin Hennelly discussed posting the minutes on the website and agreed to use the naming convention recommended by Lane. He noted that the composition of the Board posted on the website was outdated. Lane stated that he would take a look at it and change it if possible. He noted that some changes required the preparation of a ticket to the website vendor for a change.

Maureen Olmsted (Maureen) provided updates on the Association’s finances. She had not had an opportunity a follow up meeting with the Financial Advisory Committee due to a need to provide the committee budget information prior to the meeting. The Board members had no questions about the financial statements.

Maureen initiated a discussion of a schedule for and the language in invoices for deed-assessed homes that had not paid dues. The statements would include language about the Association’s potential placement of a lien against the property for unpaid dues.

In response to a question from Lane, Maureen said we don’t have a precedent for the timing of the notice because it’s usually been near the end of the year. In prior discussion of this issue, the input from the Board was that we should cease to give people as much of a grace period as we are that February is the deadline. Maureen stated that We definitely want to give them a good 30 days. Her goal is to mail them at the end of this month. Maureen asked for Board input on the date of the notice mailing and the length of time homeowners had to respond. In response to discussion, Maureen state that the HOA didn't send the deed assessed statement until mid September and gave recipients to the end of October to respond. Maureen discussed past issues with deed assessed delinquent dues and stated she would be more comfortable with end of February end of July, right now, as opposed to jumping up to the beginning of July. So from now on, people will get these. They'll they'll get the statements in a consistent cadence, and they'll get the lien letter if they haven't paid.

Carissa Ethers (Carissa) asked, When the statements go out, do we communicate the remind people that thatthe liens and the dates, because that could be an opportunity to go in next year looking ahead like if that's gonna become the standard. Maureen responded that the statements for the deed assessed do indicate that they are deed assessed. Before the Association sends the lien statement they receive a note stating that nonpayment may result in legal action. Maureen has avoided saying anything about a lien, because then you need to include very specific language you have to put in a lien

Carissa suggested that it might save a couple of steps if we are upfront when the first few statements go out by including appropriate legal language. Maureen stated she would explore that idea along with other issues she is talking with the

finance committee about. Lane asked Maureen to send Board members an example letter of what currently goes out. The Board members would provide comments to Maureen.

Email Responses – Maureen discussed the need to clarify the guidance on email responsibilities and responses to the request for covenants or ACC information from people who are not the owners, but are looking to buy. Some inquiries were difficult to categorize and responses needed to be consistent. Specifically, how much or how little we should be giving people when they're just asking about looking to buy in the neighborhood? Kevin Hennelly (Kevin) agreed that this was a good way to phrase the issue since some people are seeking answers to hypothetical questions, and we don't have enough details. Kevin stated that he wanted his responses to reflect the consensus of the Board and said that he welcomed feedback.

Lane said that we should attempt to give as much accurate information as possible and use a welcoming tone in our responses. Lane suggested that we make sure that when appropriate we discuss requesting a resale certificate, as soon as the person making the inquiry knows which house they are interested in. We're available.

Maureen summarized the discussion by stating Kevin will continue to respond to those emails. We can't share covenants until we know what property they're looking at. And if they are asking for the covenants, we need to remind them to request the resale certificate from the seller. If is a straightforward ACC inquiry, there is no problem giving them communication about that, because those are standard for all the properties. It doesn't matter which house they're looking at.

Lane discussed some ACC issues. He did reach back out to the property owner, who asked if we would consider paying for some tree work at the Hull street entrance on the corner. Lane's response to her was that we're currently looking for a tree contractor, and that we could include that work. He didn't commit any exact value. If the landowner would like to find a contractor and get a quote for what she thinks is necessary, we can consider it immediately. Otherwise it's going to be a part of the scope of work that we discuss with a few new vendors. The landowner agree with this approach.

Lane also reached out to Jimmy Wigglesworth of Wigglesworth tree service. This was in response to a recommendation hat Bessie Defritas had made. Lane asked whether Wigglesworth could share license and insurance information. Lane is still communicating with him, but intends to say, we're, we're interested in a retainer type ongoing contract where we can be close to the top of your list when we get a big storm. Maureen asked whether we need to get more than one estimate. Lane responded that we can define a scope of work, that he could share and solicit several competitors.

The Board also discussed the challenge presented by homeowners who want to remove trees that may fall on their homes.

Lane discussed his efforts to create an online tool for tracking ACC issues. His vision is to be able to do an inspection and include a photo, that becomes a record for the next time an issue arises at the property. The Association could actually look at a benchmark of the last time that you looked at that house, so that you have a basis for comparison. The system could be a useful information Hub, and the fact that you can link it to forms so that we could go on the website and say, if you need a disclosure packet, go to this form. If you need an ACC inspection. Go to this form. If you want to report somebody that you think is in violation, go to this form.

Lane stated the he wanted the Board to start brainstorming ways to use it. He will begin by building the violation reporting and use that process to begin working the kinks out. At some point we could direct people to use the hub for a variety of purposes including resale certificates.

Maureen suggested that we might find that updated HOA website software may provide this capability. Carissa indicated that she might be able to help with acquiring new website software by developing requirements that we'll want on that. There was also a discussion of the cost of the current website and issues involved with terminating it. Maureen indicated that the old site would need to run concurrent with the new site to accommodate payments. Specifically, it would be best to avoid a transition in January and February.

Kat provided an update on the Welcome Committee. Kat has created a spreadsheet Which aligns with the steps in the sale process and carrying through to establishing the new owner in the HOA including the new owner welcome date. The Welcome Committee would be focused on the welcome date, but the additional information would ensure that the association is dotting the "i's" and crossing the "t's." including ensuring that the seller requests a resale certificate. Lane and Maureen clarified that "resale certificate" has replaced the term "closing package."

Kat said that the first step in the process will be for the Association to learn that a home is on the market. Lane and Kat discussed how the spreadsheet could be configured with rules to, among other tasks, notify the Welcome Committee of the impending need to schedule a visit.

Kat is gathering the names of former Welcome Committee members and those who indicated an interest in the Committee at the annual meeting. She is also preparing instructions for members based on the files that Lane provided. She is considering preparation of a Welcome Letter based on the picnic newsletter. Topics in the Welcome letter will include information about community activities, volunteer opportunities and the ever popular trash collection issue.

Several Board members expressed approval of Kat's concept. Maureen stated she would provide Kat information needed to distinguish between each of the major parts of the neighborhood because each one is slightly different. Maureen also suggested that she and Kat work out what will be included in the resale certificate package versus the welcome committee package. There was also a brief discussion of the issues associated with the relatively informal Welcome Committee and the more formal documents included in the resale certificate. There is a need to avoid inadvertently providing conflicting or inaccurate information. Maureen suggested that we may want to consider the brochure as an informal welcome from the community while the more formal welcome letter will be from the Board. Kat concluded by stating that the Welcome Committee members could use their discretion when deciding to provide cookies or other treats to new neighbors. Maureen stated that it was a final opportunity for the neighborhood to ensure that the new owner received a resale certificate.

Lane and Terri discussed the upcoming events – Taps Across America and the Yard Sale. Terri and Maureen recommended that each event receive a separate email to make messages simpler and shorter. It will also avoid requiring readers to scroll down a page to see links for sign up pages. Carissa asked whether the Association had a standard cadence of communication. Kevin volunteered to provide draft communication products for Lane to consider for future events.

Carissa described a push pull strategy where we've created our central source of truth. People can go get the information when they need it, and they want it. They know we have a yard sale every year in June. When they start thinking about it, they're going to go find that information as long as we're consistent about it, and we stay on top of it. Maureen stated our website would do wonders for these sorts of things. People don't use our website because it's not kept up to date. Kevin agreed to provide Carissa a copy of the former Bexley newsletter. The Board also discussed sending some informal communication from the Board occasionally such as a holiday card.

The Board concluded the discussion of events by reviewing details for the two upcoming events.

Honeywell – Dominion Power Representative. Kevin described his contact from the Home Energy Evaluation Program representative. The Board agreed to have Kevin respond to the representative by offering her an opportunity to either set up a display at the picnic or make an address to the annual meeting.

Kevin provided an update on the signposts in the neighborhood. Several are in need of a coat of paint and rust remediation. Kevin volunteered to paint some of the posts that were in the most need of sprucing up if the neighborhood would buy the paint. Kevin estimated that the paint would cost \$60 per gallon. The Board agreed to buy the paint.

Lane discussed removing branches that were obscuring signs. Several Board members offered to lend him tools.

Lane provided an update on stocking fish in the lower lake. Bexley West does not want to assist and Lane is concerned about potential ecosystem impacts of randomly throwing fish in the lake.

Lane adjourned the meeting at 8:34 p.m.

Summary of Action Items:

1. Terry to add yard sale registration link to Facebook.
2. Kevin to continue responding to inquiries about covenants and ACC guidelines.
3. Katherine to continue developing the Welcome Committee materials and processes.
4. Carissa to research and propose new website providers for the HOA.
5. Kevin to purchase paint for signpost maintenance and submit for reimbursement.
6. Lane to include the overhanging pine branch on Rams Crossing in the scope of work for future tree maintenance.
7. Lane to follow up with tree service providers for ongoing maintenance contract.
8. Maureen to add welcome letters to the Welcome Committee folder.

9. Kevin to send old "Rampage" newsletter examples to Carissa for reference.
10. Board to consider implementing quarterly newsletter communications.
11. Board to discuss sending physical mail for annual meeting notifications at a future meeting.

Respectfully Submitted by,
Kevin Hennelly, Bexley HOA Secretary
Next meeting: July 14, 2025 (The Board agreed to cancel the June 2025 meeting.)

Minutes for Bexley HOA Board
July 14, 2025
(To be posted on BexleyHomes.net as 20250714 Minutes)
Over Zoom

HOA Board Members In Attendance:

Lane Hargroder – President
Lo Dodds – Vice President
Kevin Hennelly – Secretary
Maureen Olmsted – Treasurer
Carissa Ethers – Director
Terri Hierholzer – Director
Bessie Defreitas- Director
HOA Board Members Absent
Katherine Drumm – Director

Bexley Residents in Attendance: none present

MEETING CALLED TO ORDER at 7:11 pm by Lane Hargroder (referred to as “Lane” in the following minutes.)

The Board approved the minutes of the May meeting. There was no June meeting. In a later discussion, Lane noted that the Association by-laws do not require meetings during the summer months although in recent years the Board has met through the summer.

Maureen Olmsted (Maureen) provided updates on the Association’s finances.

In response to a question from Lane regarding dues payment by lake residents, Maureen stated that the percentage of lake residences paying dues increase slightly. She also noted that the Association would begin to process liens against homes in Bexley East and Bexley Meadows that had not paid 2025 dues. Terri Hierholzer (Terri) asked about the status of dues payments in Bexley Meadows. Maureen indicated that four or five homeowners had not paid. Terri asked that Maureen provide her with the names of neighbors that hadn’t paid so that she could consider following up informally. Maureen agreed to do so.

Maureen discussed the fluctuation in dues-payment rates in the non-deed assessed areas of the neighborhood and explained why she found budgeting based on a 75% payment rate for these areas worked best.

Maureen led a detailed discussion of the Finance Committee’s deliberations on the effect of the reserve study on the budgeting process. Maureen used the example of lake dredging to illustrate the reserve fund budgeting model. Assuming the lake needed to be dredged every 25 years, the method divides the anticipated total cost by 25, and the quotient provides the amount you should collect every year for those 25 years. If you used this method Bexley should be fully funded by the time the neighborhood is required to dredge the lake. Although this was the basic concept described in the Reserve Study, the Finance Committee recommended a budget that had two categories. The first category is annual expenses, i.e. things that we have to pay for every year such as landscape maintenance and the accountant. There would be a separate budget for non-annual expenses. Maureen stated that she

preferred the model she described for a couple reasons. One is, it makes things transparent for residents.

Maureen noted that Lane had mentioned he was considering finding a firm to repair the asphalt in the park because it's looking kind of ragged. That is a line item in the reserve study. Maureen explained how the budget model would treat this expense if we don't repair the asphalt this year. Let's say we hold off and we do it next year. Next year in the budget there would be the regular budget expenses, and it would include everything we have to pay for, and then there would be reserve budget, and we would use the reserve budget for asphalt expenses. The reserve budget would show how much we're going to use out of the reserve to pay for that. And then details of the replenishment costs, and how much we're going to put into the reserve for those future expenses. So it would be 0 for the asphalt, but it would be some amount for all the other things, and so those would be adjusted every year. They'd be adjusted based on interest that we earned, based on inflation, raising the prices of things. That process allows you to put money into your reserve fund without just kind of going. Well, there was a surplus. We put it in the reserve.

In response to Maureen's offer to answer questions, Lane asked whether it was appropriate to make the assumption of 75% of homeowners paying dues. In other words, 75% of homeowners would cover a hundred percent of the cost.

Maureen and Lane discussed the issue of dues participation in depth. Maureen pointed out that 75 percent was a good estimate based on past years. Lane was concerned that if the Association raise dues, the kickback from dues-paying members would be to tell the Board it needs to go solicit more people to pay their dues. Maureen stated that it would be problematic to base the budget on 100 percent dues participation because we would be under funding our reserves. Maureen discussed the interest the Association would earn on CD's and said she did not think we can bump up the dues by the amount we need. The message to Association members when the Board adjusts dues is to tell them this is what the reserve funds are gonna cost. But we're only raising your fees to this amount with the expectation that we'll earn more money.

Maureen closed by asking whether this model was acceptable and whether any of the Board members had concerns about this budgeting model.

Bessie DeFreitas (Bessie) said that she had some questions during the course of the discussion, but that the discussion was lengthy and that at a certain point she had difficulty interjecting her questions. Bessie stated that her concern centered on the expense of the lake dredging and that (Maureen had previously stated) the way we have solved the problem in the past when we didn't have enough money to cover the full cost was to do less dredging. The outcome of that approach means that we need it again sooner, because we didn't do a complete job. Bessie added that the lake is a huge part of our community's beauty and appeal, and it can get very easily overrun with debris. She summarized her concern by asking, are we actually reserving the money that needs to be reserved for those big projects?

Maureen stated that the reserve budget that she shared assumes full dredging of the lake at the maximum cost that the reserve study said it would cost us. So you can see it's a million dollars, and it assumes the 25 year gap in between dredging. If we have to dredge the lake every 10 years because Bexley West will only cover

as much as they have in reserves, and we will match that. There's a risk of eventually under budgeting it, because the cost will be more if we do it more often for a smaller amount than if we wait the full 25 years do the whole thing, and then wait another 25 years.

The amount of funds needed for the next repair replacement will be updated every time we ask for a new reserve study from the Reserve Study Company, and we are required by law to update the study every 5 years. These numbers are not fixed for perpetuity. They will get tweaked, as we have more money in the reserve account. Then there's more money that can be applied. So there's all these ways in which those numbers will change every single year. So it's not a fixed budget. If we end up doing the dredging, for example, early when we next do the reserve study that will be reflected in the new date and the new amount for the dredging, so we should be able to make up those funds as we collect money over the years until Bexley West is willing to pay for dredging. Ideally, I'd like to talk Bexley West into putting more money into their reserve funds, but they have made it pretty clear they won't do that because they don't want to raise their dues, and they've decided that having \$100,000 in reserves is all they need. Maureen concluded her discussion by asking, "Is that is that what was generating that concern was that we'd end up under funding some of these critical items?"

Bessie responded by saying, "I think that's fair to say that."

Maureen added that the only money that's going into reserve to fund work on the lakes is the lake dues at that is insufficient to accomplish the work needed at a future date.

Kevin Hennelly (Kevin) asked whether Bexley West had the same obligation to complete a reserve study as Bexley did.

Maureen responded that Bexley West did not have the same obligation, because none of their households are mandatory. Bexley West did a "lackadaisical" reserve study, and they decided they had sufficient funds. They never even shared it with their homeowners, because I think it said they'd have to raise the dues, and they didn't want the homeowners to see that.

In response to a question from Kevin, Lane and Maureen clarified that the total projected cost of the lake dredging was \$2 million with Bexley and Bexley West splitting the cost. Maureen stated that she expected when the condition of the lakes got to the point where Bexley West agreed that dredging was needed, they would want to determine how much dredging could be done for double the amount that they had in their reserve fund. Maureen discussed scenarios in which Bexley and Bexley West would dredge the lakes including the possibility that Bexley could, as a board decide to pay more, but that means we're covering more of the cost of dredging the lake. Kevin stated our residents would be a little skeptical of that approach. Maureen agreed. Kevin and Maureen also discussed the possibility of Bexley West taking out a loan to pay for its share of the dredging and special assessments on homeowners. They agreed that the Board was unlikely to pursue these options and that reaching the \$1 million goal in the reserve fund was equally unlikely.

Bessie asked whether the Association really has 25 years since the last dredging since the last dredging was not a complete one. Maureen responded that We probably don't. But, it's easier for us to give people a budget with 25 years and a million dollars. Then trying to guess sooner in a smaller amount. one of the things that the Linda did when she did the reserve study, and which I also did when I was calculating. After some additional discussion, the Board learned that the last (partial) dredging occurred nine years ago in 2016 and that it was likely that Bexley and Bexley West would need to dredge again in 16 years.

Carissa Eppers (Carissa) asked whether the cost figures included both lakes or only the upper lake. In response, Board members clarified that previous efforts focused on the upper lake because the majority of the silt settled there. However, it appeared prudent to assess the condition of the lower lake and determine whether the Association should budget for work there.

Maureen raised the issue of updating the Reserve Study earlier than the five-years required by law. She pointed out that the Board understood the process better and would be able to provide more details about the neighborhood's needs including potential work on the lower lake.

Lane said that he liked the model and that it was the first time he was able to see a connection between the amount of dues and the long-term financial challenges of the Association. Lane made some quick calculations based on the current dues level and said that if dues collection approached 100 percent that the Association would not be far from funding its financial needs. He said that the reserve study provided the basis for justifying future dues increases based on the needs of the neighborhood.

Lane and Maureen discussed the workings of the reserve study and explained that the concept of "fully funding" the reserve fund meant that Association was on target to meet its projected obligations based on income streams and how far in the future we expected to pay for projects. Maureen noted that Linda (the primary author of the reserve study) concluded Bexley wasn't close to being fully funded. However, Maureen noted that this conclusion did not factor in the amount of money in the savings account because it was not formally designated as a reserve. If the money in the savings account is included, Bexley is closer to being fully funded than the reserve study suggests.

Maureen explained that the Association and its members would need to become accustomed to a new budgeting model. She discussed the manner in which past Boards had requested voluntary donations for items like the playground and that people would need to start thinking in terms of funding the reserve.

Kevin asked whether it was possible to obtain a better estimate of the dredging cost including a determination regarding whether we needed to budget for work on the lower pond. In response, Maureen described a process for obtaining a current and more accurate estimate than the one provided in the Reserve Study.

Kevin pointed out a comment by Bessie in the chat suggesting that the Board use the information from the Reserve Study to communicate to the neighborhood regarding the financial needs of the Association.

Carissa described her experience living in Brandermill and noted that there are likely to be residents who don't care about issues affecting a neighborhood. However, there would likely to be some benefit from better communication on these issues if the Association used effective communication methods to educate and engage the membership.

Maureen explained how she had been discussing major financial needs (e.g. asphalt repair, BMP maintenance) with the membership and how her future presentations would include distinguishing between items funded on an annual basis and those using reserve funds.

Lane asked Maureen to list action items based on her presentation. Maureen proposed that she (1) Contact Linda to inquire about the cost of updating the Reserve Study; and (2) Write a policy statement on budgeting. The Board agreed with these proposals.

Lane led a discussion on recent ACC actions. The first issue regarded the posting of “No Trespassing” signs in the backyard of a home on Broadstone Court. The signs did not appear to violate the restrictive covenants because they were not in public view. Lane volunteered to contact the homeowner that posted the sign and determine whether he could informally resolve the issue.

The Board agreed with Lane’s decision regarding the parking of a commercial vehicle at a property in Bexley and with his handling of a tent carport at another property.

Lane described his work with an arborist (Jimmy Wigglesworth) and the issues with the current landscaping contractor regarding the removal of damaged trees and limbs. Terri described similar issues. The Board briefly discussed paying individuals to perform some of this work, but decided to focus on using licensed and insured contractors due to liability issues. The Board agreed with Lane’s suggestion to post on the Facebook page that we're looking for reputable vendors, and if somebody in the neighborhood runs a company or has a good suggestion we would consider using them.

The Board concurred with Lane’s methodology for conducting property inspections associated with real estate transfers.

Lane thanked Terri for her work on the Ice Cream Social. Terri and Lane discussed plans for the upcoming National Night Out and Annual Picnic. They also discussed potential changes for the 2026 ice cream social.

The Board approved Lane’s request to purchase a small portable grill to use at neighborhood events. Lane had been using his own grill, but it is difficult to transport.

Lane discussed the issue of future meetings and noted that the by-laws did not require meetings during June, July and August. He noted that we did not meet in June. The Board agreed to consider forgoing some meetings during the summer months as long as the Board made progress on the major issues. Lane indicated he would assess the need for an August meeting based on the needs of the Association and progress on action items.

Kevin noted that Carissa had made some comments in the chat regarding the need for communicating to the membership on the issues before the Board. He suggested that Carissa advise the Board regarding educating and engaging the community. Carissa said she started working on a two-fold strategy and at a subsequent meeting she wanted to discuss the web platform and enhancing and improving communications. She is looking for opportunities to take more of a campaign approach where we're focusing in on a topic. An example is using the lake dredging and targeting communication to the lake residents in a variety of ways other than just sending out emails. It may be beneficial to engage people in a different way, and get some dialogue going and create that engagement and that awareness. This will build up their buy-in into it as well. From a communications perspective, there's a ton of different things we could consider using a thoughtful approach.

Carissa suggested that we needed to start thinking about events in other ways. For example we could do a “Love the Lake” evening, and invite people to the park. This could promote a dialogue, and create some meaningful touch points to get people really engaged and buying into it. This would be an

option, in addition to depending on emails, website and Facebook. And we should do those things. I'm not saying not to do them. Carissa envisioned creative approaches we could take into consideration to help generate some understanding and buy in with a goal of generating the pride in the neighborhood.

Lane indicated his support for Carissa's initiative and Kevin offered to provide copies of legacy Bexley Rampage newsletters for Carissa's review. Carissa agreed to develop a communication strategy ideas and present them at a future meeting. This may be in September due to the uncertainty regarding an August meeting and Carissa's availability.

Lane adjourned the meeting at 8:40 p.m.

Summary of Action Items:

1. Maureen to reach out to Linda for a quote on updating the reserve study.
2. Maureen to work on a policy document for budgeting and reserve fund usage.
3. Lane to follow up with 2905 Broadstone Court regarding the no trespassing signs.
4. Lane to send a formal rejection to a residence on Cardiff Road regarding the temporary carport structure.
5. Lane to create and send a sign-up email for National Night Out to Terry.
6. Lane to consider purchasing a new tabletop grill for community events.
7. Carissa to develop and present a communication strategy idea at the next meeting.
8. Kevin to provide old newsletters to Carissa for reference.
9. Maureen to assist Kevin in uploading old newsletters to Google Drive.
10. Post a notice on the Facebook page seeking vendors for small tree trimming jobs.

Meeting synopsis: The meeting began with technical issues and administrative matters including approval of minutes and committee updates, with significant discussion focused on financial planning and reserve fund calculations. The board addressed lake maintenance concerns, including dredging costs and funding strategies, while also discussing landscape maintenance challenges and vendor relationships. The group concluded by planning upcoming community events and agreeing to improve communication strategies to increase resident engagement and payment rates for lake maintenance.

Respectfully Submitted by,
Kevin Hennelly, Bexley HOA Secretary
Next meeting: August 11, 2025

Minutes for Bexley HOA Board
August 11, 2025
(To be posted on BexleyHomes.net as 20250811 Minutes)
Over Zoom

HOA Board Members In Attendance:

Lane Hargroder – President
Kevin Hennelly – Secretary
Maureen Olmsted – Treasurer
Carissa Ethers – Director
Terri Hierholzer – Director
Katherine Drumm – Director
HOA Board Members Absent
Lo Dodds – Vice President

Board members not in Attendance:

Bessie Defreitas- Director

Bexley Residents in Attendance: none present

MEETING CALLED TO ORDER at 7:11 pm by Lane Hargroder (referred to as “Lane” in the following minutes)

The Board approved the minutes of the July meeting. Lane asked that the minutes include a note stating that the Board approved a proposal to re-seal the asphalt surfaces at the park in an email vote held subsequent to the meeting. The Board agreed to this change and the Secretary added this information to the July meeting minutes.

Non-Agenda Item - Maureen Olmsted stated that she was not always able to open emails that Lane has saved. Lane agreed to print the emails to a PDF, to make them readily accessible.

Lane called for committee updates.

Finance Committee

Maureen led off with the finance report and asked whether there were questions about the monthly financial statements. There were none.

Maureen raised the issue of a service that had been leaving bills for pest control services at the lake. A previous HOA president initiated the service, but the Board had questions about the products the service provider used and when service was needed. The most serious issue concerned the invoices for the service. The provider would leave the bill in the book-sharing library at the park rather than send them to the HOA P.O. Box. The consensus of the Board is that it wants to ensure the HOA is comfortable and confident the service and that the Association receives the service for which it is paying.

Maureen volunteered to look into the situation with the service and make a recommendation to the Board. The Board agreed that Maureen should ensure that we get the pre-picnic treatment.

Maureen said that she had started work on a finance policy, but had much work to do. She was planning to use the email exchange on the asphalt repair as guidance for the policy. At this time she was considering using an expense amount greater than 1% of the operating budget as the starting point for an analysis of whether to propose that the Board use the reserve fund as a source of funds. Maureen stated that the policy would need to consider the Association by-laws since the by-laws cover issues like dues increases.

Maureen reminded the Board that we will be generating warning statement for deed-assessed homes that had not paid dues by September 1st. The warning will give the deed-assessed homeowners who haven't paid dues until October 15th to pay. If they haven't paid by the 15th, the HOA will start lien proceedings. Lane said he understood and there were no comments from the rest of the Board.

Kevin asked to discuss the reserve funding process. He said that the issue concerned how the Board would manage the neighborhood, and that there were three approaches to funding the expenses identified by the reserve study.

Maureen interjected that one of the approaches wasn't appropriate for Bexley because Bexley does not have a mandatory HOA that can do a special assessment. Maureen went on to say that the typical approach and the one that she is proposing we follow is to recognize that you're never going to have 100% of the money needed to cover reserve-fund items in the reserve fund. There are always expenditures coming out and money going in. So the goal is to have at least the full amount for any expense that's going to hit in the current year, plus a proportional amount based on how many years there are remaining to fund all other expenses.

Using the asphalt repair at the park as an example, Maureen explained that since the HOA is repairing the asphalt this year, it will need to begin setting aside funds for the next asphalt repair which will be due in 5 years. The amount that should be in the reserve fund for the next asphalt repair by the end of 2026 is one-fifth of the anticipated cost.

With regard to the lake cost, Maureen noted that Bexley West is responsible for 50 percent the lakes' cost. Maureen suggested that Bexley West would not match Bexley's contribution until the Bexley West Board changes. If Bexley were able to set aside \$1 million for lake dredging, there is no guarantee Bexley West would match the amount. The issue for Bexley West residents is that they don't have a designated space for their community like the park. So there's no visible location that all of their residents know belong to them that is on the lake. Maureen stated that the Board will need to hold firmly that responsibility for the lake should be 50-50. If legal ownership is 50-50, responsibility for the lake should be 50-50.

Lane noted that Bexley West contributed some of funds for expenses related to the park, which is wholly our responsibility. He said that is a nice gesture for them to contribute there.

On a related topic, Lane said, he was going to Chesterfield County Government Center tomorrow (August 12th) and meeting John Grohusky and Dennis Stone, who's another Bexley West member. They will be meeting the environmental engineer with Balzer, who has put together the emergency action plan and the dam certification documents. They will have what's called a tabletop, where they get everybody in one room and discuss the emergency action plan for the dam and lakes. Lane indicated he may discuss the lake dredging during the meeting.

Maureen stated that the cost for dredging the lake was about \$100,000 a number of years ago. Her expectation is that because the Associations didn't do a full dredging last time, the requirement to dredge again will be sooner than it would have been if the Associations had completed a full dredging. At that point, we're only going to be able to do as much as double what Bexley West has in reserve. (Presuming Bexley West will match Bexley's contribution.) Maureen recommended that Bexley budget for lake dredging as if eventually Bexley West leadership is going to change their mind, and we will eventually support a full dredging of the lake. If we have money in reserve and we're earning interest on that, it's money that enables us to refrain from raising dues. There's all sorts of positive things associated with that, so I don't have a problem with us having more money available to dredge the lake than half of the estimated total cost. Maureen stated that this situation is the problem of sharing the lake between two non-mandatory HOA's.

Lane stated that won't have an immediate answer to that problem. Resolving the issue will require input from the finance committee and, and eventually the entire Board. Creating a realistic solution towards the lake will require analyzing what cuts to make, or what suffers, when we justify maintaining the budget for the entire neighborhood. Lane acknowledged it would be a long process and a task for our continued conversation. We will need to clarify the goal based on reserve fund, and what is realistic. We may need to ask, "What is our yearly plan to try to fund this?" We will need to decide if it's a 20-year item, or if it a 30 or 40-year plan? Because that's what we can actually budget. Maureen agreed.

Maureen gave the following theoretical scenario. Let's say we have to dredge the lake next year. If Bexley has \$150,000, and West has \$150,000. We have \$150,000 we can just spend on dredging the lake. What would happen is, The amount in the reserve fund for lake dredging at the end of 2026, if we dredged it in 2026, would be zero.

In 2027, we would have to start replenishing the lake dredging fund base on the time horizon we establish. This could be somewhere in the range of 20-30 years. If we decided on a 25 year horizon and a cost of \$2 million, we can calculate the appropriate amount to be taken out of the dues and put into the reserve fund. Then every year, we would add another 25th. So that, theoretically 25 years later, we would have the amount needed.

Maureen stated that the HOA has approximately \$200,000 in reserve right now and \$50,000 in savings. Under the process we would just be adding to those amounts. The nice thing about this model versus the previous models, is that in the previous model the only funds that were added to reserve were if people paid extra on their dues and the Lake Fund amounts. With the new budgeting model, we have money earmarked to go into reserves so that we're never caught flat-footed. We're never in a situation where Bexley West goes, wow, the lake needs to be dredged, and we've got \$150,000 to put towards this, and we're like, we have \$50 because we spent money on something else.

Kevin said that if we needed to dredge and had somewhere between \$150 and \$200 thousand and Bexley West contributed a similar amount, we wouldn't achieve perfection, but it will look good. Kevin stated that he would have to go back to the reserve study and confirm the projected amount in the study, but if the amount is \$2 million, that number is scary. He also said he was not sure that \$2 millions is what dredging would cost today.

Kat said she dropped a link in the chat, which is Lake Surreywood's page, where it has kind of a detailed history of their dredging and costs.

Kevin and Lane discussed some of the issues associated with dredging including disposal of the material and repairing damage to homeowner property caused by the operation

Maureen said the last time we dredged it, it appears the Association spent \$60,000. QuickBooks shows that the contractor was Shoemith Brothers Incorporated, next year will be 10 years, since the last dredging and the reserve study projects 15 years after that.

ACC and Landscape

Lane and Kevin discussed the dead tree on Broadstone. Kevin said he visited Cross Creek Nursery, and was unsure of the tree's species. The most likely species is a southern sugar maple. The nursery had a 25 gallon size that they could sell us. That's pretty big. One Cross Creek employee said it could possibly be a red maple, but Kevin didn't think it's a red maple.

The Board discussed several options for maintaining the symmetry of the trees at the entrance including cutting down additional trees to maintain balance. Lane displayed pictures of the entrance dating back to 2007 showing that one of the trees originally planted there may have already been removed. The Board also discussed planting other types of ornamental trees given that the existing trees were not thriving.

Kat noted that the Board members didn't seem to notice that the current tree pattern wasn't symmetrical. Most people traveling past the trees may be focused on other issues such as entering traffic on Hull Street. Kat noted she was supremely aware of the fact that there's a dead tree, but she may not notice the tree was missing. This suggests that we could cut the tree and grind the stump without replacing it.

Maureen said she was okay with that. If people start complaining, that'll tell us that we need to do something about it.

Lo agreed and Kat added that the additional time would also let the color of the surviving trees change color in the Fall which might help us with identification. Terri said, "That's true."

Lane concluded the Board was in agreement. The dead tree had to go. I don't know that we have to decide exactly what replaces it, and to Kat's point, maybe nothing.

Lane displayed a picture of a diseased tree sent by Ms. Ruth Dunn. Her property backs up to the, Broadstone BMP. There appeared to be a risk that the tree which is on HOA property could cause damage on the Dunn property. Lane said he was of the opinion this is not a real expensive fix, and once folks reach out on abutting properties, the Association is on notice and could be liable for damage.

Several Board members discussed available tree services including Wigglesworth, Hernandez and Yovani. The consensus of the Board was to use someone local who had proof of insurance to address the 3 or 4 pending tree issues. Kat pointed out that, coming in from Hull Street on the right-hand side, there was a car fire right next to the Magnolia. Kat suggested that a pruning would probably be good.

Lane discussed an email with the Chesterfield Police Department regarding trespassing at the lake. He noted that it would be difficult for the HOA to administer parking passes and ID people using the lake.

The Board agreed that if the police identify trespassers in the future that we should ask the police to tell them to leave.

Welcome

Kat provided an update on the welcome committee. She suggested that the welcome committee volunteer join this meeting, and then Kat and Lane could have a talk with her about whether she's still interested in leading the welcome committee.

Kat noted that would be probably the best way to move forward with the Welcome Committee, because Kat was not going to be able to attend the rest of the meetings for the remainder of the year. Lo suggested that we ask the volunteer to attend the meeting on September 8th. Lane agreed. Lo stated she would text the volunteer.

Social Events

Lane discussed the recent National Night Out. He enjoyed myself. He thought he cooked more hot dogs than last year, there was a pretty good turnout, and he didn't overbuy too much.

Lane asked Terri whether she had any suggestions for next year's event. Terri said she had none, but this year's event was a good time. Lane agreed.

Lane and Terri discussed planning for the upcoming yard sale and picnic. Lane agreed they would send out notifications about a week apart since the events were scheduled a little more than a week apart and he wanted to avoid confusing people.

Terri said that the only thing she needed for the picnic is a band. Terri received some suggestions on Facebook, and from neighbors. Lane suggested Pat O'Brien and Maureen suggested an app or website called Gig Salad.

Carissa said she reached out to a band that played at Flying Squirrel Games and similar events. They have a house band, School of Rock. Carissa and Terri also discussed booking a jazz trio. Terri indicated there were several options and she would make a decision in about a week. Terri stated that the bouncy house, the restroom facility, food trucks and face painter were set. She was working to ensure that the bouncy house would fit in the designated area.

There being no further business, Lane adjourned the meeting at 8:13 p.m.

Respectfully Submitted by,
Kevin Hennelly, Bexley HOA Secretary
Next meeting: September 8, 2025

A copy of any approved or draft minutes of the most recent association meeting is required to be disclosed under § 55.1-2310.A.18. of the Resale Disclosure Act.

A copy of any approved or draft minutes of the most recent association meeting are attached.

Not applicable

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BEXLEY ANNUAL MEETING
February 21, 2025
Southminster Church, 7500 Hull Street Road, N. Chesterfield, VA
6:30pm – 8:30 pm

2024 Board Attendees:

Lane Hargroder – President
Lo Dodds - Vice President
Pam Harmata, Secretary
Maureen Olmsted – Treasurer
Terri Hierholzer – Director
Kevin Hennelly – Director
Katherine Drumm – Director

Absent:
Bessie DeFreitas

AGENDA

Call to Order

Lane Hargroder, President, called the meeting to order at 6:59 pm after residents had time for light appetizers and socializing . Approximately *** residents were in attendance, 91 votes were received.

Review of Property. 400 acres, 32 acres of water, 8 miles of roads, 451 homes, 26 sections, two dams.

Lane showed what property is managed by the HOA.

Attendees were shown the streets that are managed by the Department of Transportation.

Year in Review: The following topics were discussed

Certification of upper and lower pond continues

- . Upper dam has been reviewed and certified. DCR (Department of Conservation and Recreation) may require removal of some trees
- . Currently lower dam certification is beginning. We (with Bexley West) have applied for grant money.

The security camera and lights at the park have reduced traffic at the pond.

Reserve study completed

Drainage work completed at the park to guide runoff into to the ditch and then the pond without spilling into the park.

Events for 2024

- Easter Egg Hunt
- Taps Across America
- Two Garage Sales
- Ice Cream Social
- National Night Out
- Annual Picnic
- Halloween in the Park
- Holiday decorations
- Annual Meeting

Presentation by Jessica Schneider, Chesterfield County Supervisor for Clover Hill District

LaPrade library is closed for renovations.

Primary voting will be at the Lutheran Church on Hull Street.

April 14 is Restaurant Week.

The Latino Market will return to Rockwood Park.

The Speedway Racetrack will be open soon.

Left turn lane on Courthouse Rd and Hull Street intersection is going to be eliminated. If you are not happy with that decision, let Rebecca Worley at VDOT know.

Board Member Elections Announced

For one year term:

- Lane Hargroder – President
- Lo Dodds – Vice President
- Kevin Hennelly – Secretary
- Maureen Olmsted – Treasurer

For two year term:

- Carissa Etters – Director

Financial Review – Maureen Olmsted reviewed the 2025 budget. Maureen requested volunteers for a Financial Advisory Committee to help make financial decisions.

2025 and Beyond: the following topics were discussed

- Certification of Lower Pond
- Pond Ownership – property owners
- Cosmopolitan Reinstatement of Covenants
- Update of ACC standards
- New Bexley Website and email provider
- Signage in the community
- Landscape Commissioner needed

Neighborhood Watch - Brown Pearson

Brown Pearson presented statistics of reduction of crime since the Neighborhood Watch has been active. More volunteers are needed - please contact him.

Recognition of the Life of Donald Heslep

Donald Heslep died on November 2, 2024. He was one of the founding builders of Bexley and remained an active resident until his death. He will be missed.

Discussion

The following topics were discussed by residents:

- . Communication to residents to remind them that dog owners should clean up after their dogs. Failing to pick up dog feces is a Class 4 Misdemeanor Virginia Code
- . Brown Pearson will let the HOA know when a property has been sold so that they can receive information about the HOA.
- . Branches have fallen from the storms
- . Question about stocking the pond.
- . Concern voiced that the lakes are not being respected. Trash should not be dumped into the lake. Tree limbs and Christmas trees should not be disposed of in the lake.

The meeting was adjourned at 8:40pm

Respectfully submitted by,
Pamela Harmata, Retiring Secretary

Enclosures: Volunteer list from sign-up table

ACC Committee

Martelli
804 868-0598

Landscaping Committee

ANDREA SCHNEIR
Yvonne Smith
Martelli

yvonneksmith4@gmail.com

Welcoming Committee

ANDREA SCHNEIR

Trash / Recycling Committee



Holiday Decorating

DRISCOLLS

LAKE COMMITTEE

Kim Burgner 765-412-1216

Help with Events

Joan Davidson 703-424-0773

Picnic

Rebekah Rubin 804-678-8211

National Night Out

Halloween

Rebekah Rubin

Spring Event

A statement of the remaining term of any leasehold estate affecting a common area or common element, as those terms are defined in §§ 55.1-1800, 55.1-1900, and 55.1-2100 in the common interest community and the provisions governing any extension or renewal of such leasehold are required under § 55.1-2310.A.19. of the Resale Disclosure Act.

Not applicable

The remaining term of the leasehold estate established in the attached document(s) is _____.

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APPENDIX 20

A statement of any limitation(s) in the governing documents on the number or age of persons who may occupy a unit as a dwelling is required under § 55.1-2310.A.20. of the Resale Disclosure Act.

- Article/Section _____ of the _____ * describes any limitation(s) on the number or age of persons who may occupy the unit as a dwelling.
- Not applicable

** Include applicable reference, i.e., governing documents, rules, regulations, resolutions, architectural guidelines*

APPENDIX 21

A statement setting forth any restriction(s), limitation(s), or prohibition(s) on the right of any owner to display the flag of the United States, including reasonable restrictions as to size, time, place, and manner of placement or display of such flag is required under § 55.1-2310.A.21. of the Resale Disclosure Act.

- Article/Section 9.7 of the Bexley Design Sta* describes any restriction(s), limitation(s), or prohibition(s) on the right of any owner to display the flag of the United States, including reasonable restrictions as to size, time, place, and manner of placement or display of such flag.
- Not applicable

** Include applicable reference, i.e., governing documents, rules, regulations, resolutions, architectural guidelines*

APPENDIX 22

A statement setting forth any restriction(s), limitation(s), or prohibition(s) on the right of any owner to install or use solar energy collection devices on the owner's unit or limited element is required under § 55.1-2310.A.22. of the Resale Disclosure Act.

- Article/Section 4.4 of the Bexley Design Sta* describes any restriction(s), limitation(s), or prohibition(s) on the right of any owner to install or use solar energy collection devices on the owner's unit or limited element.
- Not applicable

** Include applicable reference, i.e., governing documents, rules, regulations, resolutions, architectural guidelines*

APPENDIX 23

A statement setting forth any restriction(s), limitation(s), or prohibition(s) on the size, placement, or duration of display of political, for sale, or any other signs on the property is required under § 55.1-2310.A.23. of the Resale Disclosure Act.

Article/Section 10.1 of the Bexley Design Sta* describes any restriction(s), limitation(s), or prohibition(s) on the size, placement, or duration of display of political, for sale, or any other signs on the property.

Not applicable

** Include applicable reference, i.e., governing documents, rules, regulations, resolutions, architectural guidelines.*

APPENDIX 24

A statement identifying any parking or vehicle restriction(s), limitation(s), or prohibition(s) in the governing documents or rules and regulations is required under § 55.1-2310.A.24. of the Resale Disclosure Act.

Article/Section 10.2 of the Bexley Design Sta* describes any parking or vehicle restriction(s), limitation(s), or prohibition(s).

Not applicable

** Include applicable reference, i.e., governing documents, rules, regulations, resolutions, architectural guidelines.*

APPENDIX 25

A statement setting forth any restriction(s), limitation(s), or prohibition(s) on the operation of a home-based business that otherwise complies with all applicable local ordinances is required under § 55.1-2310.A.25. of the Resale Disclosure Act.

Article/Section 10.1 of the Bexley Design Sta* describes any restriction(s), limitation(s), or prohibition(s) on the operation of a home-based business that otherwise complies with all applicable local ordinances.

Not applicable

** Include applicable reference, i.e., governing documents, rules, regulations, resolutions, architectural guidelines*

APPENDIX 26

A statement setting forth any restriction(s), limitation(s), or prohibition(s) on an owner's ability to rent the unit is required under § 55.1-2310.A.26. of the Resale Disclosure Act.

Article/Section _____ of the _____* describes any restriction(s), limitation(s), or prohibition(s) on the owner's ability to rent the unit.

Not applicable

** Include applicable reference, i.e., governing documents, rules, regulations, resolutions, architectural guidelines*

REAL ESTATE COOPERATIVES ONLY

In a real estate cooperative, an accountant's statement, if any was prepared, as to the deductibility for federal income tax purposes by the owner of real estate taxes and interest paid by the association is required under § 55.1-2310.A.27. of the Resale Disclosure Act.

- An accountant's statement as to the deductibility for federal income tax purposes by the owner of real estate taxes and interest paid by the association is attached.
- Not applicable

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A statement describing any pending sale or encumbrance of a common element(s) is required under § 55.1-2310.A.28. of the Resale Disclosure Act.

- Any documents pertaining to a pending sale or encumbrance of a common element(s) are attached.
- Not applicable

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A statement indicating any known project approvals currently in effect issued by secondary mortgage market agencies is required under § 55.1-2310.A.29. of the Resale Disclosure Act.

The common interest community is known to be currently approved (or mortgages secured by units in the common interest community are eligible for purchase) by the secondary mortgage market agencies checked below:

Not applicable

Certification that the association has filed with the Common Interest Community Board the annual report required by law, including the filing number assigned by the Board and the expiration date of such filing are required to be disclosed under § 55.1-2310.A.30. of the Resale Disclosure Act.

Certification that the association has filed the required annual report with the Common Interest Community Board is attached. *

0550004849

Association Filing (Registration) number assigned by the CIC Board

08/31/2026

Filing (Registration) Expiration date

* A copy of the registration issued by the Common Interest Community Board is sufficient for the certification.