

August 12, 2020

Dear Water's Edge Sections 1-8 Property Owners:

We are very excited to report that we have formed the new Water's Edge Property Owners Association, Inc. (WEPOA) for Sections 1-8 and an adjoining property owned by Ron Willard Sr. The HOA Board of Directors (BOD) encourages all Section 1-8 Property Owners to support and join the WEPOA.

There are several compelling reasons to join the new POA:

1. WEPOA will help maintain and preserve property values in Sections 1-8 in an organized, cost-effective and efficient manner. WEPOA will also have the necessary authority to maintain the common areas and facilities, perform all architectural review functions, collect assessments and pay all Association maintenance, insurance and other operational and administrative expenses as described in the Declaration of Covenants, Conditions and Restrictions, Water's Edge Property Owners Association, Inc., to be recorded in the Office of the Clerk of the Circuit Court for Franklin County, Virginia.
2. WEPOA will help maintain and continue to shape the distinctive character of the Water's Edge community by assuming the owner-developer rights and responsibilities reserved to Willard Construction of Roanoke Valley, Inc. (WCRV), in the Declaration of Covenants, Conditions and Restrictions for Sections 1-8 ("Residential Declarations").
3. WEPOA is also able to take on many of the services previously provided at no cost to property owners by WCRV in order to keep our community in pristine condition. Without WEPOA, it will be very difficult if not impossible to maintain the street signs and street lights in Sections 1-8. In addition, the regular roadway mowing may not continue and it would be difficult to enforce the restrictive covenants in the Residential Declarations.
4. Only members paying annual assessment dues will have voting rights.

The legal documents for the WEPOA will be made available for your review either by email or on-line. Property owners may become part of the WEPOA by signing a Joinder Agreement (included with this email or letter). By signing the Joinder Agreement, each property owner lot becomes subject to the Declaration and owners becomes a member of WEPOA with voting rights for each member lot.

In closing, the HOA Board sincerely hopes that all of Section 1-8 property owners will take the time to carefully read the WEPOA documents, attend any of the WEHOA meetings on 8/22, consider this opportunity and become members of the POA. We stand ready to answer any and all of your questions. If you have any questions, please email us at [wepoacontact@gmail.com](mailto:wepoacontact@gmail.com).

Best regards,

*Clark Childers*

Clark Childers, President Water's Edge HOA

Attachments: 1. Joinder Agreement, 2. Joinder Agreement Instructions, 3. Declarations