



P.O. Box 73, Mineral VA 23117

Date
Name
Address

Lot #

VIA USPS FIRST CLASS and CERTIFIED MAIL

It has been brought to the attention of the Freshwater Estates (FE) Board of Directors' (BOD) that you are in violation of the following highlighted FE Covenant (s) for lot #xx. Please contact us at the address above (you may use the reverse side of this notice to reply) no later than MMDDYYYY. If we do not hear from you by then, charges will be levied against you. Additionally, because of past charges still outstanding, your Common Area access/use and voting privileges continue to be suspended until the violation has been cured and all charges paid. If the violation continues, the FEPOA BOD will be forced to pursue legal action against you at your expense in order to stop the violation.

The FE Rules & Covenants in their entirety are posted on the FE website at http://www.freshwater-estates.org/rules_&_covenants.htm

Violations:

- Section 1 Residential Use Only.* It has been reported that you are allowing activity on your lot that is not considered residential in nature. For example, camping is prohibited in FE. *Active home building must be started not more than 60 days after the issuance of the Lo Co Building permit and noticeable progress must continue for a period of not more than 12 months with the valid building permit posted in a prominent location to be visible from the road in order for camping to be permitted in FE - any exceptions must be approved by the FE BOD.*
- Section 2 Size Requirements.* The FE Board of Directors has not approved home construction on your lot and/or no building permit from Louisa County is posted.
- Section 3 Temporary Structures.* Prohibited structures are being constructed or have been constructed/placed on your lot (includes portable toilets).
- Section 4 Lot Appearance.* Your lot has been reported as having unsightly debris, litter, etc.
- Section 5 Animals.* It has been reported that you are in violation of this covenant.
- Section 6 Resubdivision.* One dwelling per lot only. Resubdivision must have prior approval of the FE BOD.
- Section 7 Utility Easement.* Violation of the ten-foot wide easement along each boundary line.
- Section 9 Assessments.* Fees/assessment on your lot have not been paid.
- Section 10 Piers, Docks, Boathouses and Riprap.* Construction on your lot is in violation of this covenant.
- Section 11 Signs.* Sign(s) posted on your lot are in violation of this covenant.
- Section 12 Recreational Vehicles, Boats, ETC., Storage.*
- Section 13 Off Site Sewage Disposal.* Use fees and/or MDF special assessments have not been paid for your lot.
- Section 14 On Site Sewage.* Violation.
- Section 16 Fences.* A prohibited fence has been or is constructed on your lot.
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Specific Description of Reported Violation (if necessary):

Attachment 1