

Dear Association Member:

In the sections that follow, you will find the Governing Documents for the Woodland Pond Homeowners Association Phase I. These documents are filed with Chesterfield County and outline the neighborhood's restrictive covenants, bylaws, architectural standards, association fees, and collection policy for Phase I property owners. The covenants provide general guidelines for property use within the community and regulate the type of building construction allowed for additions, renovations, and outbuildings.

Woodland Pond has four active community associations:

- **The Homeowners' Association Phase I** (Property Owners within Woodland Pond Sections 1-9)
- **The Homeowners' Association Phase II** (Property Owners within Woodland Pond Sections 10-16)
- **The Lakefront Association**
- **The Swim & Racquet Club**

Each association works closely with one another, the developer, and the homeowners to protect your investment and to ensure the future viability of Woodland Pond. Membership in **Homeowners' Association Phase I** is mandatory for all lot owners in Woodland Pond Phase I. Membership in **Homeowners' Association Phase II** is mandatory for all lot owners in Woodland Pond Phase II. **Lakefront Association** membership is mandatory for all lakefront lot owners and voluntary for all other residents. **The Swim & Racquet Club** is a voluntary association with membership available to all residents of Woodland Pond, as well as the First Branch and Gates Bluff subdivisions.

Please note that these Governing Documents have been compiled specifically for Phase I homeowners to provide you with a comprehensive package of all applicable information for homeowners in Woodland Pond Sections 1-9. These documents should be reviewed in detail and kept with your important papers for future reference. Also note that these documents are current as of the date of this distribution, however, amendments may be made from time to time by either the Homeowners Association Board of Directors or by a vote of the membership at large. Should this occur, you will be provided with updated information outlining the change, and instructions on how to update this package. Changes will also be posted on the Woodland Pond Homeowners Association web site, www.woodlandpond.org, and a complete up-to-date copy of these documents will be maintained on the web site for easy reference.

Should you have any questions or comments concerning these documents, please contact any association board member for assistance.

Sincerely,

Woodland Pond Homeowners Association Board of Directors