

The Oaks at Valley Point
Vital Information to Buyer

1. The parcel being purchased (lot # _____), in the development known as The Oaks at Valley Point, is located in The Pleasant Taxation District, Preston County, West Virginia. Restrictions as to the usage of this property are found in the recorded Covenants and Restrictions for said development.
2. The Oaks at Valley Point is located just 5 miles from I-68 on Rt. 26, north of Bruceton Mills, West Virginia.
3. **Community Facilities:** The Oaks at Valley Point is a subdivision with common roads.
4. **Road Access:** A private community road is provided for access to each lot. Usage, maintenance, and upkeep are addressed in the subdivision Covenants and Restrictions.
5. **Building Approvals:** Each lot has been approved for a single-family residence by the Preston County Health Department. Sewage disposal location and house building site locations are depicted on the Subdivision Plat. Building regulations, including the requirement for Architectural Committee approval on all buildings and improvements are found in the subdivision Covenants and Restrictions.
6. **Sewage Disposal:** Each lot owner will be responsible for completing a septic system that meets the requirements of the Preston County Health Department. If the house site is at a lower elevation than the septic system, a pump will be necessary. Each lot has been evaluated for the quantity of bedrooms allowed. For further information, please contact the Preston County Health Department, County Public Service District #4 (Bruce Jenkins, 304-329-0097).
7. **Water:** Each lot will be served by public water from Preston Co. PSD#4, Robert Bailey, Chairman (304-379-3962). The tap fee is \$300.00, plus a deposit of \$50.00 payable at time of hook up.
8. **Electric Service:** Each lot will have electric service to the property. The service from the pole to the new construction is the responsibility of the lot owner. It can be serviced by either overhead or underground transmission lines. Allegheny Power is the electric service provider (800-255-3443).
9. **Telephone Service:** Each lot will have phone service to the property. Verizon is the service provider (304-954-6200).
10. **Cable Television Service:** No cable TV service is offered at this time. Satellite TV service is permitted from a variety of providers.
11. **Availability of Natural Gas:** None.
12. **Trash Removal:** Each owner (buyer) is responsible for his or her own trash removal. Service is provided by Preston Sanitation for 16.85 per month (304-568-2918).
13. **Covenants and Restrictions** A copy of the Declaration and all recorded Covenants and Restrictions of the development are being provided to you. The obligations contained in the Declaration and the Covenants and Restrictions are enforceable against the owner (buyer) and the owner's (buyer's) tenants. A copy of the by-laws and rules of the development is also being provided. The obligations set forth in the by-laws and rules are enforceable against the owner (buyer) and the owner's (buyer's) tenants.
14. **Dues:** There is a property owners association at The Oaks at Valley Point with dues, including, but not limited to, control and maintenance of roads and common areas. The estimated annual assessment is \$200.00, based on a year-to-year budget. The first year estimated budget is being provided as part of this document. This fee will be due at time of settlement and will not be pro-rated. The fiscal year begins in January.