

**STRATFORD HARBOUR PROPERTY  
OWNERS ASSOCIATION, INC.  
2657 N. Independence Drive**

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**INFORMATION BULLETIN FOR PROSPECTIVE BUYERS**

**WANT TO BUY A LOT IN STRATFORD HARBOUR?  
WANT TO BUILD?**

We believe you would make a good choice buying a lot and planning to build in Stratford Harbour! Those who live here are proud of their community and look forward to having you and your family share its many advantages.

The Stratford Harbour Property Owners Association regulates our development and the commons areas we own together. An elected Board of Directors, as we call it, governs SHPOA. You automatically become a member eligible to vote and serve on the Board When you pay the annual assessments on your property. Yearly assessments are currently \$125 per lot plus a special assessment of \$140 per lot.

**SHPOA has the following facilities available to the membership:**

1. **CLUBHOUSE:** Daily hours and events of interest are posted on the bulletin board in the foyer. A combination of rooms may be rented for special affairs or parties. See fee schedule, attached.
2. **POOL:** Usually open Memorial Day through Labor Day. Please see fee schedule, attached.
3. **COMMONS AREAS:** Includes Sharks Tooth Beach on the Potomac River for beach combing, picnicking. Lake Independence for swimming, boating (no gas powered boats), fishing (license required). Boat Dock Facility at Currioman Bay. Slips are available for annual rental. There is usually a waiting list—inquire in Office. Tennis Courts are open year-round. Playground and Picnic Pavilion located near Clubhouse.
4. **SECURITY:** Guards tour the area to protect the commons and Clubhouse. If you become a member and intend to use the facilities, you will be furnished a membership card and decal to affix to your car bumper that will identify you as a member in good standing.

5. **OVERNIGHT CAMPING:** A Westmoreland County Zoning Ordinance prohibits camping in any type of RV, tent, trailer, or van in the subdivisions of Stratford Harbour. Westmoreland State Park has camping facilities and is located a few miles from Stratford Harbour on Route 3.
6. **NEWSLETTER:** Is published bi-monthly and contains information on all SHPOA business and activities. It is mailed to all property owners in good standing.
7. **SOCIAL LIFE:** SHPOA sponsors a BYOB Pot Luck on the second Saturday of every month in the Clubhouse. The Activities Committee arranges for several special dinners throughout the year. All activities are announced in the Newsletter in advance.

The SHPOA Office is located in the Clubhouse and is open from 9:00 a.m. to 5:00 p.m. Monday through Friday and is closed on weekends and holidays.

The work of the Board of Directors and all committees is done on a voluntary basis. All members are invited to volunteer to the best of their abilities. If you want additional information on our Association, we have a comprehensive Disclosure Packet, prepared under 55-512 et. sec. of the Code of Virginia, Chapter 26, The Virginia Property Owners Association Act, which is available for \$50, payable to SHPOA by money order or personal check.

We hope this information will be of interest to you and your family. Please feel free to call the Office at any time if you have any questions.

**AGAIN --- THANK YOU FOR YOUR INTEREST IN STRATFORD HARBOUR!**

The Board of Directors