

Runaway Bay Transition Advisory Committee

List of outstanding issues and concerns

property owners want Developer to resolve before transition

(aka the “Punch List”)

These concerns have been collected from the residents of Runaway Bay and submitted to River Oaks Investments, Inc. (the Developer), for resolution prior to transition to Property Owner controlled HOA. Status of all outstanding issues to be addressed at TAC/River Oaks meeting in early February.

1. Current Architectural Review Committee to evaluate the existing properties to verify that everyone is in compliance with the Covenants and assure that any repair or upgrade work is completed. Specific concerns include driveways, mailboxes and foundations.

Current Status: No action as yet.

2. Finish all sewer lines and remove any debris from these areas.

Current Status: Some clean up has been done ... status of sewer line completion to be determined (TBD).

3. Advise the homeowners of the exact status of each street as far as State Road coverage. Is the whole development now part of the State system? If not, then what must be done to insure that all streets will be covered? Inspect and provide repair to any street not yet under state coverage.

Current Status: The following roads have been turned over to Virginia Dept. of Transportation (VDOT) control: Runaway Bay Rd (#1170), Thomas Ct (#1171), Hidden Cove Rd (#1172), Acres Ct (#1173), and Chase Run (#1174). Status of remaining roads (Dalton Ln, Bay View, Waterway Ct, Clearpoint Rd, Jeramiah Run, Peninsula Pointe, Indigo Run, Jacobs Hollow) TBD. See Item 24 below

4. Complete a water facility pump and add electricity to the pavilion (both for safety reasons)

Current Status: A well has been dug ... electrical service installation TBD.

5. Check all streetlights, the light on Hidden Cove and Bay View has never worked.

Current Status: Light at Hidden Cove and Bay View still inoperative. Overall status TBD

6. Complete the lights at the entrance on stone columns.

Current Status: No installation ... plans to resolve TBD.

7. Repair erosion in the boat storage lot where the water has washed the land away. Put up signs that trash is to be carried off the premises since there is no trash service. If construction folks left trash, Developer to assume responsibility to have debris removed.

Current Status: Erosion repaired ... lot is now clean.

8. Finish tennis courts (striping, netting, fencing) and pave and light the paths in the park.

Current Status: Tennis courts complete ..., completion of paths with lighting TBD

9. Repair water erosion from dirt road onto Peninsula Pointe and culvert on Chase Run.

Current Status: Some work evident ... road has yet to be turned over to VDOT ... Status TBD.

10. Upgrade and restart the fountain on the Pond on Clear Pointe.

Current Status: Fountain is now running

11. Have the boat launch asphalt patched where it is already pulling up and remove any logs around the launch area.

Current Status: Patching complete ... will continue to monitor.

12. Check and repair all community docks, some are twisted, ready to break; some need to be reset where ramps are pulling off. Dock on Acres Ct. and at least two others are damaged.

Current Status: Have completed inventory of repairs needed ... will forward to Developer prior to Feb. meeting.

13. Remove any construction equipment when work is completed.

Current Status: Roads are now clear ... will continue to monitor.

14. Provide signs for the pavilion and boat launch indicating that these areas are for Runaway Bay property owners only and add a gate to the launch w/same lock code as boat storage. (Liability issues).

Current Status: No progress to date ... status TBD

15. Verify that all street signs are in place, (street, stop, speed).

Current Status: All major roads have signs ... See Item 24 also.

16. Also, provide signs that ask facility users to remove their trash from the pavilion since there is no formal trash removal.

Current Status: No signs to date ...status TBD.

17. Grading at the Pavilion needs to be redone as the newly seeded mounds surrounding the structure and tennis courts cannot be mowed.

Current Status: No progress ... Status TBD

18. Replace all dead evergreens that have been planted, previously.

Current Status: Evergreens have been replanted at Pavilion and street corners.

19. Provide assistance in obtaining local fire protection, such as water tanks in designated areas, or installation of site Cisterns recommended by the local fire department. We must protect homes as well as wooded lots.

Current Status: No progress ... status TBD

20. Provide complete current copy of Covenants to TAC.

Current Status: No progress ... Status TBD

21. Block old "Jeep" trails that are still remaining and which allow access to lots ... particular issue with lots 67, 68, 69.

Current Status: No progress ... Status TBD

22. Remove debris left on open lots. Evidently some builders have dumped unused materials.

Current Status: Some debris has been removed ... status of full cleanup TBD

23. Remove all roadside trees posing danger to falling on roadway.

Current Status: One dangerously leaning tree cut down and removed. Overall status TBD

These last two items are new to the agenda and affect the area near and within the interior lots between Clear Point and Mt. Airy Rd.

24. Developer to define status and outline plans for improvement of sales access roads to interior lots between Clear Point and Mt. Airy Roads. Currently roads do not support two-way traffic, are not built to handle future construction and/or property owner access, and certainly will not meet requirements by the state to assume responsibility for their maintenance in the future.

Current status: New Issue

25. Developer to affirm (a)electrical service and (b)telephone service are in place and in operation to serve all interior lots between Clear Point and Mt. Airy Roads.

Current status: New Issues