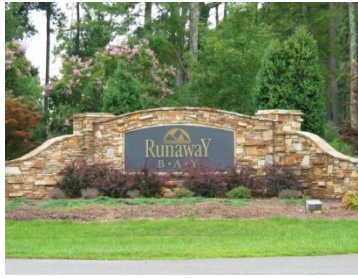




Leesville Lake

Overview

- Part of Smith Mountain Hydroelectric Project operated by Appalachian Power Company
- 17 miles long with about 100 miles of mostly undeveloped shoreline
- Two marinas: Leesville Lake Marina and Tri-County Marina
- Two public boat launch ramps operated by Virginia Department of Game & Inland Fisheries
- Appalachian Power Company controls land below 620 ft elevation
 - Link to Shoreline Management Plan and forms: www.smithmtn.com/ShorelineMgmt/Forms.aspx
 - Dock permits must be obtained from Appalachian
 - Vegetation removal, rip rap, etc. below 620' must be approved by Appalachian
 - AEP provides skimmer service to collect floating debris
- Lake level fluctuates from 600 to 613 feet of elevation
 - Most waterfront properties have floating dock so boats are always at water level
 - Appalachian minimum operating water level is 600 ft. elevation
 - Dock permit requires a minimum water depth of three (3) feet at that portion of the slip closest to the shoreline as measured from the 600 ft. elevation, so access to boat/water should not be a problem.
- Active lake association: www.leesvillelake.org
 - Monitors lake water quality; lake meets all state water quality standards
- Three bass fishing clubs hold tournaments on lake.
 - The largest freshwater striped bass in VA was caught in Leesville Lake
- Liberty University's Crew program uses Leesville Lake for training
- Leesville Lake is bordered by Bedford, Campbell and Pittsylvania Counties
- Fireworks have been displayed on the lake on July 4th for many years
- Lake provides for excellent fishing, water skiing, kayaking, paddle boarding, swimming and other water activities
- Lake has mile markers and Appalachian will install navigational aids



Runaway Bay Development

www.runawaybayhoa.org

Overview

- Approximately 750 acres
- 299 home sites (at least half are waterfront lots)
- 61 houses have been built; about half (31) are full time residents
- 6.1 miles paved state (VDOT) maintained streets
- Community amenities include
 - Pavilion, tennis court, walking trails, gazebo, ponds with fountains and benches
 - Boat launch ramp and day docks
 - Fenced and locked boat/trailer storage area
 - Street lighting, underground utilities, fiber optic cable in street for future TV/internet service
- Homeowners Association (HOA)
 - Financially strong HOA with substantial Reserve Fund for facility replacement
 - 2016 Dues: \$472/year
 - HOA maintains facilities and provides for mowing street right of way
 - Covenants & Restrictions
 - E.g., 1600 sq. ft. minimum house size; 8/12 roof pitch; no fences; no signs (see website for complete Covenants and Restrictions and ARC guidelines)
- Utilities
 - Underground electricity and telephone available at property line
 - All lots have private water and sewer. Property owner installs and maintains their own water well and sewage system. Some lots have an easement on HOA property for an off-site septic field. For those lots, force main sewer lines have been installed from the lot to the off-site field easement area.
 - Television (TV) and internet service are available through satellite service providers.
- Two water cisterns and a dry hydrant installed through Forest Service Volunteer Fire Assistance Program
- Four large coves are "No Wake" zones
- Neighborhood Watch Community
- Campbell County Property Tax Rate: \$0.52/\$100 of assessed value
 - For example, property taxes on \$400,000 house would be \$2,080/year or property taxes on a \$100,000 lot would be \$520/year.