

A brief history of two homeowners associations that Southerwalk residents are members of:

Southern Walk at Broadlands Homeowners Association, Inc. was established in 2001 as a sub association of the Broadland Association and consists of 1,112 units located in the southern section of Broadlands. According CCRs and Article IV of the Articles of Incorporation for SWHOA, ***the primary purpose of the association is to provide “or cause to provide” Telecommunications Services to the community through “the installation and maintenance of an exclusive private utility system within the Property and any additions thereto as may hereafter be brought within the jurisdiction of this Association.”***

As a homeowner in the Southern Walk community, you are automatically a member of Broadlands Association and the SWHOA. The SWHOA does not own any common areas or facilities of its own, nor does it oversee any contractors or employees of Broadlands Association.

The SWHOA is currently governed by a separate Board of Directors and has its own Community Manager, according to Virginia law. The relationship between the Broadlands and Southern Walk associations allows the SWHOA:

- To access to certain Broadlands facilities, such the Internet forums to post meeting notices and other important information in a section for Southern Walk Announcements;
- To have space to publish news in the Broadlands Monthly Newsletter and Broadlands Blast;
- To announce updates via the Broadlands App; and
- To use the Community Center for Board of Directors business meetings and the SWHOA Annual Meeting.

Following the 2015 amendment to the TSA with OpenBand at Broadlands, the Southern Walk Board of Directors collected fees from the residents to pay an “Exclusivity Option Price” to OpenBand in July 2018. Payment of this price allowed the SWHOA to eliminate the exclusive blanket easements in the Southern Walk so that other telecommunications providers could have access to the community for services delivery. In September 2018, both the Broadlands Association, as the Master Association and owner of the common areas, and the SWHOA granted a telecommunications easement to Verizon. In October 2018, Verizon commenced construction of its service facility; coincidental to the completion of construction in the summer of 2019 and the beginning of services delivery OpenBand announced the end of its services to the community. Verizon provides Internet services to the SWHOA through Bulk Billing and Marketing Agreements; telephone and TV/video are available from Verizon on a retail basis.