V I R G I N I A:

IN THE CIRCUIT COURT OF

HOMEOWNERS \*

ASSOCIATION, INC. \*

a Virginia corporation \*

\*

Complainant \*

vs. \* Case No.

\*

\*

\*

Defendants \*

ORDER

This day came the Complainant, by counsel, on its Motion for Entry of Default Judgment and for Appointment of a Special Commissioner, and it appearing to the Court upon a review of the pleadings, applicable law, and argument of counsel that complainant's motion should be granted, it is hereby

ADJUDGED, ORDERED and DECREED that:

1. Complainant is hereby awarded judgment against the defendants, jointly and severally, in the amount of ($ ) with interest at the rate of percent ( %) on the sum of $ from , 199 , until paid, plus $ attorney's fees, and $ in costs.

2. is hereby appointed Special Commissioner in this cause of action and, who, after first giving due notice of time and place, shall report to this Court as to the following:

a. verification of the rightful owners of the real estate as described and set forth in the Bill of Complaint to Enforce Lien;

b. an accounting of any and all taxes owed on the aforesaid real estate;

c. determination of any and all liens of record which are binding on the aforesaid real estate and the amount of each, their priority, and notification to all such lienholders;

d. determination that the rents and profits, if any, of the real estate subject to the lien will not satisfy the judgment in five (5) years;

e. ascertainment of the fair market value of the fee simple real estate, if any;

f. the reasonable fee to be paid to counsel; and

g. any and all other matters deemed pertinent by said Special Commissioner and such matters which he is requested to report on by any party in interest, if the same are pertinent to the issues in this cause.

Entered this \_\_\_ day of \_\_\_\_\_\_\_\_\_\_\_\_\_\_, 199\_.

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J U D G E

I ASK FOR THIS:

\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

Counsel for the Complainant