



November 9, 2017

Re: 44125 Woodridge Pkwy, Ste. 100
Lansdowne, VA 20176

Resale Certificate

Pursuant to §55-79.97 of the Code of Virginia, as amended, the Unit Owners' Association must provide the following information within fourteen (14) days after receipt of a request by the unit owner.

The following information is furnished by the Unit Owners' Association through its agents and is true and correct in accordance with their best knowledge and information. The Unit Owners' Association, management agent and its agents and their respective officers and employees shall assume no liability for any errors contained herein.

The seller shall be responsible for all costs associated with the preparation and delivery of the resale certificate, except for the costs of any resale certificate update or financial update, which costs shall be the responsibility of the requestor, payable at settlement. If settlement does not occur within 90 days of the delivery of the resale certificate, or funds are not collected at settlement and disbursed to the Unit Owners' Association or the common interest community manager, all fees, including those costs that would have been the responsibility of the purchaser or settlement agent, shall be assessed against the unit owner, shall be the personal obligation of the unit owner, and shall be an assessment against the unit and collectible as any other assessment in accordance with the provisions of the declaration and §55-79.83.

- 1) A. Pursuant to Code of Virginia, §55-79.84, Subsection H, there exists no lien by the unit owners' association for unpaid assessments levied against the condominium unit.

B. Pursuant to the Code of Virginia §55-789.85, sale of the Unit is not subject to any right of first refusal or any other restraint on the free alienability of the Unit known to the Unit Owners' Association.
- 2) As of the date of this certificate, no special assessments are proposed by the Unit Owner's Association for the current or the next succeeding fiscal year.
- 3) A. Assessments and other fees or charges currently imposed by the Unit Owners' Association are as follows:

The current quarterly common area expense assessment for this unit is **\$1554.93 (6219.72 annually).**
Condominium dues for 44125 Woodridge Pkwy, Ste. 100 are paid through 12/31/17.

B. A transfer fee of \$75.00 is charged by Sunshine Management Corporation, payable at settlement to:

Sunshine Management Corporation
178 Thomas Johnson Drive, Ste. 201
Frederick, MD 21702

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- 4) There is one other entity or facility for which assessments or fees for the Unit have been charged. Assessments are paid to Lansdowne Conservancy by Professional Center at Lansdowne, a Condominium.
- 5) A copy of the most recent reserve study is enclosed.
- 6) A copy of the Unit Owners' Association's current budget and balance sheet are attached. As of this date, there are no outstanding loans of the Unit Owner's Association.
- 7) At present, there exist no known judgments against the Unit Owners' Association, nor are there any pending lawsuits known to the Unit Owners' Association to which it is a party.
- 8) An insurance certificate setting forth what insurance coverage is provided for all unit owners by the Unit Owners' Association is attached. Additional insurance should be obtained by each unit owner to cover the condominium unit as noted and defined by the bylaws. Adequate liability coverage should also be maintained by each owner. An insurance professional should be consulted to ensure all insurance needs are met.
- 9) The Board of Directors of the Unit Owners' Association has no knowledge of any alteration or improvements to the above referenced Unit or the limited common facilities assigned thereto that are in violation of any provision of the condominium instruments.
- 10) A copy of the current condominium instruments adopted by the Unit Owners' Association and the amendments thereto are attached.
- 11) The Commercial Condominium, or parts thereof, is not located within a development subject to the Property Owners' Association Act.
- 12) The Board of Directors of the Unit Owners' Association, with respect to the Unit, has no knowledge of any pending rule or architectural violation.
- 13) Copies of the unapproved minutes from the 2017 Annual Meeting of the unit owners is attached. Please make sure Sunshine Management receives all owner contact information as soon as possible so that details about the upcoming meeting and all other pertinent information can be provided in a timely manner. A contact information request is attached for your convenience.
- 14) The annual report required by §55-79.93:1 is not applicable to the Unit Owners' Association.

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SUNSHINE MANAGEMENT

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- 15) The Unit may not be used as dwelling.
- 16) The owners may display the flag of the United States in accordance with the condominium by-laws and sign policy (enclosed).
- 17) Installation and use of solar energy collection devices on the unit owner's property must be in accordance with condominium instruments.
- 18) At present, the Board of Directors of the Unit Owners' Association has no knowledge of any project approvals currently in effect issued by secondary mortgage market agencies.

If you have any questions regarding the above statements, please contact me at our office, extension 230, or by email at markf@sunshinemanagement.net

Sincerely,

Mark Fogle
Property Manager