

The following disclosures are being made pursuant to § 55.1-2310 of the Virginia Resale Disclosure Act.

- 1. Contact information:**  
Contact information for the preparer of the resale certificate and any managing agent is attached. *See Appendix 1.*
- 2. Governing documents and any rules and regulations:**  
Copies of the association governing documents and rules and regulations are attached. *See Appendix 2.*
- 3. Restraints on alienation:**  
Details regarding any restraint on free alienability of any of the units (if any) is included in the attached. *See Appendix 3.*
- 4. Association assessments:**  
The association levies assessments payable by the owners to the association for common expenses. *See Appendix 4.*
- 5. Association fees:**  
Details on fees charged to the owner of the unit by the association are included in the attached. *See Appendix 5.*
- 6. Other entity or facility assessments, fees, or charges:**  
Details on whether the owner is or is not be liable to any other entity or facility for assessments, fees, or other charges due to ownership of the unit are included in the attached. *See Appendix 6.*
- 7. Association approved additional or special assessments:**  
Details on whether the association has or does not have other approved additional or special assessments due and payable to the association are included in the attached. *See Appendix 7.*
- 8. Capital expenditures approved by the association:**  
Details on whether the association has approved capital expenditures for the current and succeeding fiscal years are included in the attached. *See Appendix 8.*
- 9. Reserves for capital expenditures:**  
Details on whether the association does or does not have reserves for capital expenditures and whether the association has or has not designated some portion of those reserves for a specific project(s) are included in the attached. *See Appendix 9.*
- 10. Balance sheet and income and expense statement:**  
The association's most recent balance sheet (if available) and most recent income and expense statement (if available) are included in the attached. *See Appendix 10.*
- 11. Current operating budget of the association:**  
The association's current operating budget is included in the attached (if available). *See Appendix 11.*
- 12. Reserve Study:**  
A copy of the association's current reserve study (if available) or summary of the current reserve study (if available) are included in the attached. *See Appendix 12.*
- 13. Unsatisfied judgements and pending actions:**  
Details on whether or not there are unsatisfied judgements or pending actions in which the association is a party that could have a material impact on the association, the owners, or the unit being sold are included in the attached. *See Appendix 13.*

**14. Insurance coverage:**

Details on any insurance coverage provided by the association for the benefit of the owners, including fidelity coverage, are attached. The association may or may not recommend or require that owners obtain insurance coverage. *See Appendix 14.*

**15. Written notice from the association:**

Details regarding any written notice(s) given or received by the association that any existing uses, occupancies, alterations or improvements in or to the unit being sold or to the limited elements assigned thereto violate a provision of the governing documents or rules and regulations are included in the attached. *See Appendix 15.*

**16. Written notice from a governmental agency:**

Details regarding any written notice(s) received by the Board from a governmental agency of a violation of environmental, health, or building code with respect to the unit being sold, the limited elements assigned thereto, or a portion of the common interest community that has not been cured are included in the attached. *See Appendix 16.*

**17. Board meeting minutes:**

A copy of any approved minutes of meetings of the Board held during the last six months is included in the attached (if applicable). *See Appendix 17.*

**18. Association meeting minutes:**

A copy of any approved or draft minutes of the most recent association meeting is included in the attached (if available). *See Appendix 18.*

**19. Leasehold estates:**

Details regarding any existing leasehold estate affecting a common area or common element in the common interest community are included in the attached (if applicable). *See Appendix 19.*

**20. Occupancy limitations:**

Details on whether or not the association has any limitation(s) in the governing documents on the number or age of persons who may occupy the unit as a dwelling are included in the attached. *See Appendix 20.*

**21. United States flag restrictions:**

Details of whether or not the association has any restriction(s), limitation(s), or prohibition(s) on the right of an owner to display the flag of the United States, including any reasonable restrictions as to size, time, place, and manner of placement or display of such flag are included in the attached. *See Appendix 21.*

**22. Solar energy restrictions:**

Details of any restriction(s), limitation(s), or prohibition(s) the association may have on the right of an owner to install or use solar energy collection devices on the owner's unit or limited element are included in the attached. *See Appendix 22.*

**23. Sign restrictions:**

Details of any restriction(s), limitation(s), or prohibition(s) on the size, placement, or duration of display of political, for sale, or any other signs on the property are included in the attached. *See Appendix 23.*

**24. Parking or vehicle restrictions:**

Details of any parking or vehicle restriction(s), limitation(s), or prohibition(s) in the governing documents or rules and regulations are included in the attached. *See Appendix 24.*

**25. Home-based business restrictions:**

Details of any restriction(s), limitation(s), or prohibition(s) on the operation of a home-based business that otherwise complies with all applicable local ordinances are included in the attached. See *Appendix 25*.

**26. Rental restrictions:**

Details of any restriction(s), limitation(s), or prohibition(s) on an owner's ability to rent the unit are included in the attached. See *Appendix 26*.

**27. [Real Estate Cooperatives Only] Accountant's statement:**

An accountant's statement as to the deductibility for federal income tax purposes by the owner of real estate taxes and interest paid by the association will be attached, when applicable. See *Appendix 27*.

**28. Pending sales or encumbrances:**

Details of any pending sale(s) or encumbrance of common elements are included in the attached. See *Appendix 28*.

**29. Secondary mortgage market agency approvals:**

Details of any known project approval(s) currently in effect issued by secondary mortgage market agencies are included in the attached. See *Appendix 29*.

**30. Certification:**

The association has filed with the Common Interest Community Board the annual report required by law. See *Appendix 30*.

Commonwealth of Virginia  
Department of Professional and Occupational Regulation  
9960 Mayland Drive, Suite 400  
Richmond, VA 23233-1485  
804-367-8510  
[www.dpor.virginia.gov](http://www.dpor.virginia.gov)



**Common Interest Community Board  
COMMON INTEREST COMMUNITY ASSOCIATION RESALE CERTIFICATE**

Section 55.1-2310 of the Resale Disclosure Act in the *Code of Virginia* requires this standard resale certificate.

The unit being purchased is in a development subject to the Virginia Condominium Act, the Virginia Property Owners' Association Act or the Virginia Real Estate Cooperative Act. Properties subject to these acts are considered "common interest communities" under the law and are governed by common interest community owners' associations ("association"). Units in common interest communities are subject to the Virginia Resale Disclosure Act that requires disclosure of information about the common interest community and its association on this resale certificate.

Under the Resale Disclosure Act, the Common Interest Community Board establishes the fees that may be charged for preparation and delivery of the resale certificate. No association may collect these fees unless the association (i) is registered with the Common Interest Community Board; (ii) is current in filing the most recent annual report and fee with the Common Interest Community Board pursuant to § 55.1-1835; and (iii) provides the option to receive the resale certificate electronically.

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**Important Notice for Purchasers**

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**The contract to purchase a unit in a common interest community association is a legally binding document. The purchaser may have the right to cancel the contract after receiving the resale certificate.**

**The purchaser is responsible for examining the information contained in and provided with this resale certificate. The purchaser may request an update of the resale certificate from the association.**

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### New Town Meadows HOA

This certificate has been prepared on 3/29/24  
on behalf of Michael McDonald, owner(s) of  
22 Lovett Drive, Lovettsville, VA 20180

Pursuant to **SECTION 55.1-2316** of the Resale Disclosure Act of Virginia, an association may charge fees for preparation, delivery, and expedited delivery of a resale certificate, an updated resale certificate, or financial update and for the inspection of a unit performed to prepare the resale certificate or updated resale certificate. Unless provided otherwise by the association, the appropriate fees shall be paid when the resale certificate, updated resale certificate, or financial update is requested. The seller shall be responsible for all fees associated with the preparation and delivery of the resale certificate, including any fees for inspection of the unit.

The Resale Disclosure Act of Virginia, **SECTION 55.1-2310**, refers to specific information and statements to be obtained from the unit owners' association and provided to the purchaser prior to the contract date of disposition. This Resale Certificate is in response to those specific requirements.

Any unit owner, either as seller or purchaser, should review carefully this Resale Certificate, including the statements included herein, and all associated documents enclosed. Please consult with your real estate agent or attorney pertaining to any specific questions or concerns.

**APPENDIX 1** The name, address, and phone numbers of the preparer of the resale certificate and any managing agent of the association are required to be disclosed under **SECTION 55.1-2310 A.1** of the Resale Disclosure Act.

**Managing Agent:** Brendan Bunn, Attorney  
Chadwick Washington Moriarty Elmore & Bunn PC  
3201 Jermantown Road, Suite 600  
Fairfax, VA 22030

**APPENDIX 2** The governing documents and any rules and regulations of the association are required to be disclosed under **SECTION 55.1-2310 A.2** of the Resale Disclosure Act.

### SEE ENCLOSED DOCUMENTS

**APPENDIX 3** A statement disclosing any restraint(s) on the alienability (e.g. transfer, sale, or lease) of the unit for which the resale certificate is being issued is required under **SECTION 55.1-2310 A.3** of the Resale Disclosure Act.

**The association does not have first right of refusal.**



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## Resale Certificate

**AMV-A05203**

**APPENDIX 4** A statement of the amount and payment schedules of assessments and any unpaid assessments currently due and payable to the association is required under **SECTION 55.1-2310 A.4** of the Resale Disclosure Act.

The following amount is the balance for the lot as of **3/29/2024**.

Total balance: **\$0.00**

<u>Name</u>	<u>Description</u>	<u>Next Due Date</u>
<b>2024</b>	<b>\$84.00 due Monthly on the 1st of the month.</b>	<b>4/1/2024</b>

A late fee of **\$25.00** is added to the account if it is not paid in full within **10** days of the due date.

## Resale Certificate

**AMV-A05203**

**APPENDIX 5** A statement of any other fees due and payable by an owner of the unit is required under **SECTION 55.1-2310 A.5** of the Resale Disclosure Act.

**PAYABLE TO: New Town Meadows HOA**

<u>Item</u>	<u>Payment Status</u>	<u>Due From</u>	<u>Amount</u>
<b>Owner's Balance as of 3/29/2024</b>	<b>Paid in full thru 3/31</b>	<b>Seller</b>	<b>\$0.00</b>

**PAYABLE TO: American Management of Virginia**

<u>Item</u>	<u>Payment Status</u>	<u>Due From</u>	<u>Amount</u>
<b>Post Closing Fee</b>	<b>Pay at Close</b>	<b>Buyer</b>	<b>\$70.66</b>
<b>Standard Disclosure Package</b>	<b>Paid</b>	<b>Seller</b>	<b>\$317.95</b>

Please send ALL checks and a copy of the settlement statement to (unless otherwise noted above):

American Management Of Virginia  
7900 Sudley Road, Suite 600  
Manassas, VA 20109

For any questions about amounts due, please contact 703-530-1550

## Resale Certificate

AMV-A05203

**APPENDIX 6** A statement of any other entity or facility to which the owner of the unit being sold may be liable for assessments, fees, or other charges due to the ownership of the unit is required under **SECTION 55.1-2310 A.6** of the Resale Disclosure Act.

**No portion of this association is part of any other entity or facility to which the unit owner is liable for fees or other charges.**

**APPENDIX 7** A statement of the amount and payment schedule of any approved additional or special assessment and any unpaid additional or special assessment currently due and payable is required under **SECTION 55.1-2310 A.7** of the Resale Disclosure Act.

**At this time, there are no approved fund expenditures that require an assessment beyond the regular assessment.**

N/A

**APPENDIX 8** A statement of any capital expenditures approved by the association for the current and succeeding fiscal years is required under **SECTION 55.1-2310 A.8** of the Resale Disclosure Act.

**The Board of Directors of the Association has established a Replacement Reserve account to be used for capital expenditures when necessary. At this time there is no specific allocation to any project.**

**APPENDIX 9** A statement of the amount of any reserves for capital expenditures and of any portions of those reserves designated by the association for any specified projects is required under **SECTION 55.1-2310 A.9** of the Resale Disclosure Act.

**The reserve balance as of 12/31/2023 is \$80,031.10.**

**The association does not have any amount of reserves for capital expenditures or any portions of those reserves designated for a specified project.**

**APPENDIX 10** The most recent balance sheet and income and expense statement, if any, of the association are required to be disclosed under **SECTION 55.1-2310 A.10** of the Resale Disclosure Act.

**This is included in the full disclosure packet provided to you and is noted as the "Current Unaudited Financial Documents"**



## Resale Certificate

AMV-A05203

**APPENDIX 11** The current operating budget of the association is required to be disclosed under **SECTION 55.1-2310 A.11** of the Resale Disclosure Act.

**A copy of the association budget for this fiscal year and a copy of the last audited financial statement or other statement of financial position is enclosed. There are no outstanding loans.**

**APPENDIX 12** The current reserve study, or a summary of such study, is required to be disclosed under **SECTION 55.1-2310 A.12** of the Resale Disclosure Act.

**The association currently maintains reserve accounts and the association has not designated any of the funds for a specified project unless otherwise noted.**

**APPENDIX 13** A statement of any unsatisfied judgments against the association and the nature and status of any pending actions in which the association is a party and that could have a material impact on the association, the owners, or the unit being sold are required under **SECTION 55.1-2310 A.13** of the Resale Disclosure Act.

*The association is not currently involved in any pending suit or unpaid judgment that could have a material impact on the association or its members.*

**The association is NOT currently involved in any pending suit or unpaid judgment that could have a material impact on the association.**

**APPENDIX 14** A statement describing any insurance coverage provided by the association for the benefit of the owners, including fidelity coverage, and any other insurance coverage recommended or required to be obtained by the owners is required under **SECTION 55.1-2310 A.14** of the Resale Disclosure Act.

*Refer to Declaration Article 10.5 about owners obtaining insurance for their own benefit. It is suggested that each lot owner obtain insurance covering property damage to their home and personal property contained therein (which is not covered by the Association policy) as well as insurance covering personal liability. You are urged to consult with your insurance agent. A copy of the insurance policy is provided through the following insurance agency:*

Insurance Carrier: **Harvey Insurance Agency**

Insurance Agency: **Maurielle Skinner**

Phone: **703-378-2882**

Email: **maurielle@harveyinsuranceagency.com**

Coverage: **\$2 Million Liability, \$1 Million D&O and \$250,000 Employee Dishonesty**

**APPENDIX 15** A statement as to whether the board has given or received written notice that any existing uses, occupancies, alterations, or improvements in or to the unit being sold or to the limited elements assigned thereto violate any provision of the governing documents or rules and regulations together with copies of any notice(s) is required under **SECTION 55.1-2310 A.15** of the Resale Disclosure Act.

**Approved Exterior Modifications/Additions: Shed, Fence, Driveway Extension, Patio.**

**No violations/maintenance required at this time.**

**APPENDIX 16** A statement as to whether the board has received written notice from a governmental agency of any violation of environmental, health, or building codes with respect to the unit being sold, the limited elements assigned thereto, or any other portion of the common interest community that has not been cured is required under **SECTION 55.1-2310 A.16** of the Resale Disclosure Act.

**There are no government violations known to the association at this time.**

**APPENDIX 17** A copy of any approved minutes of meetings of the board held during the last six months is required to be disclosed under **SECTION 55.1-2310 A.17** of the Resale Disclosure Act.

**All approved meeting minutes for the previous six months which are available are included.**

**APPENDIX 18** A copy of any approved or draft minutes of the most recent association meeting is required to be disclosed under **SECTION 55.1-2310 A.18** of the Resale Disclosure Act.

**The latest draft annual meeting minutes are included.**

**APPENDIX 19** A statement of the remaining term of any leasehold estate affecting a common area or common element, as those terms are defined in SECTION 55.1-1800, 55.1-1900, and 55.1-2100 in the common interest community and the provisions governing any extension or renewal of such leasehold are required under **SECTION 55.1-2310 A.19** of the Resale Disclosure Act.

**There are no leasehold estates affecting the Association's common elements or common areas.**

**APPENDIX 20** A statement of any limitation(s) in the governing documents on the number or age of persons who may occupy a unit as a dwelling is required under **SECTION 55.1-2310 A.20** of the Resale Disclosure Act.

**Occupancy Limit:** Shall comply with applicable local zoning ordinances, governmental guidelines and restrictions.

**There are no age restrictions within the association.**

**Governing docs do not specifically address age restrictions and/or limitations.**

**APPENDIX 21** A statement setting forth any restriction(s), limitation(s), or prohibition(s) on the right of any owner to display the flag of the United States, including reasonable restrictions as to the size, time, place, and manner of placement or display of such flag is required under **SECTION 55.1-2310 A.21** of the Resale Disclosure Act.

**Owners are to refer to Declaration, Art 8.2(h) and NTMHOA's Design (July 2012) for restrictions and limitations against lot owners on flags and flagpoles (pg 12). Any modifications must be approved in writing by the Association prior to installation. Submit ACC applications to the community manager.**

**APPENDIX 22** A statement setting forth any restriction(s), limitation(s), or prohibition(s) on the right of any owner to install or use solar energy collection devices on the owner's unit or limited element is required under **SECTION 55.1-2310 A.22** of the Resale Disclosure Act.

**Refer to NTMHOA's Design Handbook (July 2012) for restrictions and limitations against lot owners on solar collection devices (pg 17). Any modifications must be approved in writing by the Association prior to installation. Submit ACC applications to the community manager.**

**APPENDIX 23** A statement setting forth any restriction(s), limitation(s) or prohibition(s) on the size, placement, or duration of display of political, for sale, or any other signs on the property is required under **SECTION 55.1-2310 A.23** of the Resale Disclosure Act.

**Refer to Declaration, Art 8, Section 8.2(h) and NTMHOA's Design Handbook (July 2012), Pg 17 for restrictions and limitations regarding solar energy.**

**Governing docs do not specifically address solar collection devices, but all owners must submit an ARC application for consideration, as all exterior modifications require written approval from the Board prior to beginning any work.**

**APPENDIX 24** A statement identifying any parking or vehicle restriction(s), limitation(s), or prohibition(s) in the governing documents or rules and regulations is required under **SECTION 55.1-2310 A.24** of the Resale Disclosure Act.

**Refer to Declaration, Art 8, Section 8.2(n) for restrictions and limitations regarding Parking.**

**APPENDIX 25** A statement setting forth any restriction(s), limitation(s), or prohibition(s) on the operation of a home-based business that otherwise complies with all applicable local ordinances is required under **SECTION 55.1-2310 A.25** of the Resale Disclosure Act.

## Resale Certificate

AMV-A05203

Refer to Declaration, Art 8, Section 8.1 & 8.2(u) and Resolution 03-01 - Home Business Policy for restrictions and limitations regarding home-based business.

**APPENDIX 26** A statement setting forth any restriction(s), limitation(s), or prohibition(s) on an owner's ability to rent the unit is required under **SECTION 55.1-2310 A.26** of the Resale Disclosure Act.

Refer to Declaration, Art 8, Section 8.2(o) & 8.5 for restrictions and limitations regarding lease/rental.

**APPENDIX 27** In a real estate cooperative, an accountant's statement, if any was prepared, as to the deductibility for federal income tax purposes by the owner of real estate taxes and interest paid by the association is required under **SECTION 55.1-2310 A.27** of the Resale Disclosure Act.

N/A

**APPENDIX 28** A statement describing any pending sale or encumbrance of common element(s) is required under **SECTION 55.1-2310 A.28** of the Resale Disclosure Act.

**There are no pending sales or encumbrance on the Association's common elements.**

**APPENDIX 29** A statement indicating any known project approvals currently in effect issued by secondary mortgage market agencies is required under **SECTION 55.1-2310 A.29** of the Resale Disclosure Act.

**\*\*There are no known project approvals currently in effect issued by secondary mortgage market agencies.**

**APPENDIX 30** Certification that the association has filed with the Common Interest Community Board the annual report required by law, including the filing number assigned by the Board and the expiration date of such filing are required to be disclosed under **SECTION 55.1-2310 A.30** of the Resale Disclosure Act.

**This is included in the full disclosure packet provided to you, and is noted as the "Annual Registration."**

Attested: Tami Cook  
Managing Agent for the Association.

Date: 3/29/2024

### Comments Addendum

- Homes which back to a private pipestem, which the HOA maintains, pay additional assessments, for a total of \$84.00 per month (2023).

- Fees and costs, including but not limited to the collection of delinquent accounts, enforcement of the governing documents and use of the common areas, as permitted.

\*\*Per VA statutes, 55.1-2316 - The settlement agent shall escrow sufficient funds to pay the post-closing fee at settlement, for the purpose of establishing the purchaser as the owner of the property in the records of the Association. If not paid at settlement the post-closing fee will be applied to the purchasers account.

\*Please include a copy of the ALTA/Settlement Stmt along with all checks, and mail to AMERICAN MANAGEMENT OF VIRGINIA INC. at 7900 Sudley Road, Ste 600, Manassas, VA 20109. Payment of condo/HOA assessments are to be paid to NEW TOWN MEADOWS HOA; payment of buyer Post Closing fee is to be paid to AMERICAN MANAGEMENT OF VIRGINIA INC.

\* The settlement agent's office should verify all amounts due with the management office prior to closing by faxing their request for account information and escrow instructions to AMV at 571-379-4475.

\* Account information in this packet is current as of the date prepared.