

SGFHOA Sections B&C Board Determination:

Reference Property: Lot 248, 1909 E. Beech Road.

The Spring Grove Farm HOA Board of Directors has reviewed this architectural compliance report on the subject property before sale and requires the Recommended items 1 through 13 be corrected or satisfactorily rectified. Corrective actions for any non-compliant items is required not later than either 90 days after sale, or NLT **31 August 2017**, whichever date occurs earlier.

If any noted conditions are not corrected within this timeframe, the property will be considered to be in continued violation of the HOA architectural standards, and may be assessed financial penalties.

The new current or new owner(s) is reminded of the requirement to submit to the SGFHOA an Application for External Appearance Change (EIA) prior to completing any subsequent exterior modifications to ensure the change is approved and that the results will be architecturally compliant with SGFHOA covenants.

VI. Owner Acknowledgment:

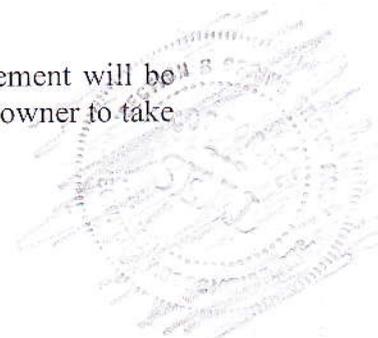
Closing Attorney: please have the purchasers sign and return a copy to the HOA within 10 days of closing:

Spring Grove Farm HOA, PO Box 522, Sterling, VA 20167-0522

Purchaser			
Purchaser			
	Printed	Signature	Date

11 April 2017
Board of Directors
Spring Grove Farm HOA Sections B&C

Note: Failure to return this signed copy within ten business days of settlement will be interpreted as acknowledgment and acceptance of responsibility by the new owner to take the noted corrective actions.



Spring Grove Farm HOA Architectural Compliance Review

Date: 6 April 2017

Spring Grove Farm Lot Number:	248	Street Address:	1909 E. Beech Road
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I. Required Seller to Buyer Notifications:

The property listed below is located within the Spring Grove Farm Sections B&C Homeowners Association (SGFHOA) and is subject to the SGFHOA Covenants, Conditions, and Restrictions. Prior to sale of this property, Virginia Code (Property Owners' Association Act, Section 55-509.5.) requires three legal actions and disclosures of the sellers to the prospective buyers:

1. Notification of this property's financial status with respect to obligations to the SGFHOA, including Annual Assessments, any other assessments or fees imposed or levied by the HOA, liens placed on the property, etc.
2. Notification of this property's architectural compliance with the SGFHOA Architectural Covenants and Bylaws, and,

Notification that prospective buyers are to be provided a copy of the Spring Grove Farm Sections B&C Covenants and Bylaws prior to sale of any property that is located in this Homeowners Association.

II. SGFHOA Obligations:

The Spring Grove Farm Sections B&C Homeowners Association Directors will provide a Certification Report consisting of two parts, which may be provided separately.

1. A statement of compliance with SGFHOA financial obligations, currency of payments, any liens that may have been placed on the property, etc.
2. A report of SGFHOA Architectural Compliance, including noted exceptions or violations. The property owner is responsible for ensuring noted items are corrected in accordance with the SGFHOA Architectural Covenants and Bylaws. Failure to correct deficiencies may result in the HOA assessing penalties or, if necessary, taking legal action as provided by the HOA Covenants and Bylaws.

III. Supplemental Information for all concerned:

- An administrative fee is assessed for preparation and distribution of SGFHOA property sales information, as noted on the website: www.springgrovefarm.org



- Current homeowners, Real Estate Agents, and prospective buyers may view the SGFHOA Covenants & Bylaws on the website: www.springgrovefarm.org/forms
- The SGFHOA Accountant, Joan F. Clarke, releases SGFHOA documents on behalf of the Directors. In time critical circumstances, a seller's package may be requested by telephoning the Accountant's office at 703-444-9394.
- Information for current HOA homeowners preparing to list residences for sale is available on the SGFHOA website: www.springgrovefarm.org/forms
- Email the SGFHOA Directors at: SpringGroveFarm@gmail.com
- SGFHOA Board meeting schedule: www.springgrovefarm.org/events



IV. Spring Grove Farm Sections B&C HOA Architectural Compliance Review:

Attachment/embedded photos taken on 6 April 2017.



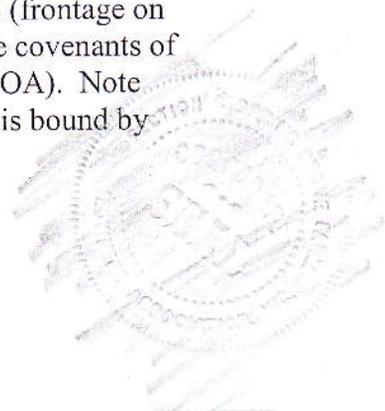
Photo: P4056041

A. Background/General:

This residence is being reviewed for HOA dues status & architectural guidelines compliance in conjunction with a pending estate auction sale. This review focuses on the external appearance of the residence and compliance with current HOA Covenants and Guidelines. The financial compliance statements for this property may be completed and forwarded separately by the HOA Board of Directors. Structural and functionality of all major home systems and components are the responsibility of the buyer & seller through independent mechanical, electrical, plumbing, structural, or other required inspections.

This residence is situated in Section C-1 of Spring Grove Farms, and is a member of, and subject to, the covenants of the Spring Grove Farms Sections B&C Home Owners' Association. This survey was conducted as part of SGFHOA documentation for the estate sale scheduled for 5 May 2017. The auctioneering firm is Damewood Auctioneers (703-303-4760) acting under direction of the Estate Settlement Attorney firm Smith & Pugh, Estate, Probate & Trust Administration, (703-777-6084) located in Leesburg, Virginia.

The structure is a Ryland built, Hamilton Model, and was constructed on or about 1986/87. The residence is situated in the Spring Grove Farms Development in Eastern Loudoun County on E. Beech Road on an approximate one-quarter acre lot. This lot has adjoining side property boundaries of lots 247 & 249, also on E. Beech Road. The rear property boundary adjoins lots 246 (frontage on E. Beech Road) and lot 204 (frontage on Cindy Court). This lot and all adjoining lots are a part of, and subject to, the covenants of the Spring Grove Farms, Sections B&C Home Owner's Association (SGFHOA). Note that adjoining lot 246 has uniquely defined status within the SGFHOA, and is bound by covenants which vary from all remaining SGFHOA lots.



This residence has a concrete driveway and concrete sidewalk. This residence has a two-car garage with a double-sized, single garage door with windows in the top row segment. The structure is clad in beige colored siding and has a light grey colored asphalt shingle roof. The structure is accented with black shutters and white-framed windows and trim. The front of the structure has a full brick façade. The main front entry door is red in color, and is equipped with a full glass panel storm door, also trimmed in white.

There is a builder installed fireplace chimney on the right side of the structure. The chimney is equipped with a metal cap.

The landscaping was viewed as seasonal dormancy was ending. The front of the residence landscaping is unsatisfactorily maintained, with little grass and the front yard populated with mostly weeds. The sidewalks and driveway boundaries remain un-edged from last year's growing season. Concrete paving edge stones around mature trees in the front yard are either broken or incomplete/missing. The landscaping in the backyard-rear of the residence is also unsatisfactorily maintained, with little actual grass, overgrown weeds, yard and landscape debris in flower beds, and bulk yard supplies stored in open view.

Photographs of this residence highlighting the condition of any items noted below and providing examples of overall condition are also attached/embedded in this report.

B. Overall Residence Structure Exterior Appearance: Unsatisfactory.

Roof: Unsatisfactory. The roof has light gray, charcoal color asphalt shingles, and except for one noticeable missing shingle on the front of the garage, appears to be in otherwise acceptable condition. (Photos: P4056041, P4056050, P4056074, P4056094, P4056095, P4066115).

See Recommendation One below

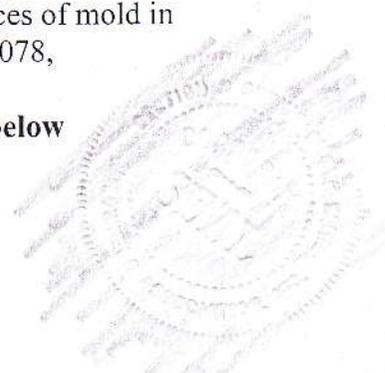
Windows: Unsatisfactory. The windows are equipped with lattice panels, and may have been replaced at some juncture. The front of the residence has one missing screen and one severely damaged screen on the right side from the entrance door. (Photos: P4056043, P4056045, P4056046). The rear of the residence has multiple missing screens. (Photos: P4056049, P4056068, P4056069, P4056073).

See Recommendation Two below

Shutters: Satisfactory. The accent shutters are black in color and appear to be in satisfactory condition. (Photo: P4056043).

Exterior siding: Unsatisfactory. Light crème in color. The siding on this residence appears to be the original aluminum siding, and while it does not appear to have any significant damage or missing panels, it does have multiple instances of mold in need of removal by power washing. (Photos: P4056074, P4056076, P4056078, P4056081, P4056082, P4056083, P4056098).

See Recommendation three below



Porch/Railing: Front – Unsatisfactory. The front porch is a concrete entry pad with one step and without railings. The concrete base of the porch pad and step shows evidence of significant ground settling, and a prior repair. The concrete porch and step will either need to be replaced or again repaired. (Photos: P4056044, P4056047, P4056090.)

See Recommendation four below

Trim: Unsatisfactory. The trim is white throughout but has visible multiple instances of rotting wood, and peeling paint that is in need of repair/replacement. (Photos: P4056045, P4056046, P4056068, P4056104, P4056105).

See Recommendation five below

Rainspouts/Downspouts: Unsatisfactory. The gutters and downspouts have missing or separated downspout pieces and are in need of repair. The horizontal gutters are heavily covered in mold and in need of power washing. (Photos: P4056041, P4056042, P4056052, P4056053, P4056055, P4056056, P4056079, P4056091, P4056097).

See Recommendation six below

Driveway: Satisfactory. The driveway is of concrete construction and shows a prior ground level settling repair at the garage entrance. Given the age of the concrete driveway, it is in useable condition, although shows weathering commensurate with its age. (Photos: P4056041, P4056087). There is evidence of lack of weed removal from driveway pad joints and on the edges that is in need of correction (see comments in landscaping below).

Sidewalk: Satisfactory. The entry sidewalk is of concrete construction and given the age of the concrete sidewalk, is in useable condition. (Photo: P4056089, P4056090). There is evidence of lack of weed removal from the walkway pad joints and edges that is in need of correction (see comments in landscaping below).

Front Entry Door: Satisfactory. The front entry door is red, has narrow window panels on both sides of the door, and appears to be in satisfactory condition. There is a storm door equipped with a full view glass panel trimmed in white covering the main entrance door. There is also noticeable rot on the door trim (see comments in the trim section above). (Photo: P4056041, P4056044, P4056050).

Rear Walkout Basement – Unsatisfactory. – There is a ground level basement egress to the back yard via a walkout French style door leading to a concrete patio under the deck on the right side of the residence. The concrete patio is in need of pressure washing to remove staining and mold. (Photos: P4056059, P4056061, P4056102).

See Recommendation seven below

Garage Door: Satisfactory. The garage door is white in color and a metal style door, which is an upgrade over the original wooden style originally provided by the builder. The door is a double size, single door with windows in the top row segment. (Photos: P4056041, P4056042).



Visible Foundation to finished siding surface: Unsatisfactory. The perimeter of the visible foundation to siding areas are in need of weed and vine removal, mold removal, and repainting to rectify ground settling and unsatisfactorily maintained painted visible above ground concrete foundation areas. (Photos: P4056045, P4056047, P4056048, P4056050, P4056052, P4056055, P4056056, P4056061, P4056063, P4056073, P4056077, P4056079).

See Recommendation eight below

Landscape condition: Unsatisfactory. Note the landscaping was viewed during early emergence from seasonal dormancy. There are mature trees in the front yard. The front of the residence is unsatisfactorily maintained, with little grass and a large area of the front yard area populated with mostly weeds. There are broken concrete paving edge stones around the trees in the front yard, in need of either removal or repair. The sidewalks and driveway boundaries remain un-edged from the previous year's growing season, and the concrete pad seams on the driveway and sidewalks have weeds germinating. (Photos: P4056040, P4056041, P4056043, P4056045, P4056047, P4056048, P4056049, P4056051, P4056052, P4056092).

The landscaping in the backyard area of the residence is also unsatisfactorily maintained, with little actual grass, overgrown weeds, debris in flower beds, un-maintained flower or garden boxes with debris and weeds, and bagged bulk yard supplies stored in open view. (Photos: P4056057, P4056058, P4056059, P4056060, P4056064, P4056068, P4056070, P4056071, P4056072, P4056073, P4056074, P4056077, P4056079, P4056098, P4056099, P4056101).

See Recommendation nine below

Fireplace Chimney: Satisfactory. The original builder installed fireplace chimney is of brick construction situated on the right side of the residence appears to be in satisfactory condition. It is equipped with a metal cap. (Photos: P4056051, P4056052, P4056054).

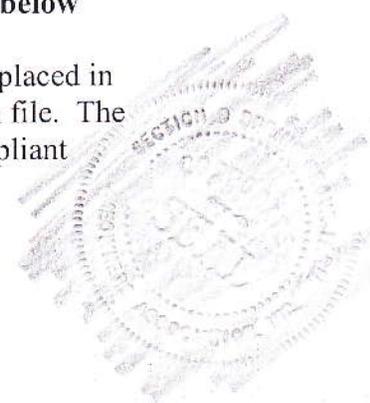
Roof Metal Vent Stack: Unsatisfactory. The vent stack shows visible rusting on the back yard side of the pipe. Re-painting with high temperature paint is needed to arrest the exterior pipe rust. (Photos: P4066115, P4066117).

See Recommendation ten below

Pole Lamp: Unsatisfactory. The porch lamps were replaced in 2014 with non-compliant fixtures, and for which two violation letters are on file. The fixtures on the pole lamp and front porch will need to be replaced with compliant fixtures. (Photos: P4056042, P4056043, P4056047).

See Recommendation eleven below

Exterior Porch Lamps: Unsatisfactory. The porch lamps were replaced in 2014 with non-compliant fixtures, and for which two violation letters are on file. The fixtures on the pole lamp and front porch will need to be replaced with compliant fixtures. (Photos: P4056042, P4056043, P4056047).



See Recommendation eleven below

Mailbox: Unsatisfactory. The mailbox is a black metal box mounted on a wooden support pole. The pole has been shortened and is not USPS compliant, and in need of replacement. (Photo: P4056040).

See Recommendation twelve below

C. Exterior structures/additions:

1. **Rear deck.** There is a large sized deck attached to the rear of the main structure. The deck is multiple level, and is partially enclosed from deck floor level to ground level (right side of deck viewed from the back yard). The underside of the deck on the left side has a door for access under the deck on the right side of a medium sized under deck concrete patio. The deck is of wooden construction, was at one time stained a reddish brown color, and runs from the left edge of the main structure to almost mid-point behind the garage on the right side of the main structure (viewed from back yard). The deck has two access doors from the main structure, one on the right and one on the left side of the deck. There are also two egress stairwells from the deck surface to the back yard. Both back yard egress stairwells are equipped with railings. There is also a hot tub installed on the right side of the deck. Privacy screening lattice is around the hot tub area of the deck.

The door accessing right deck is in need of repainting and repair of rotting door frame trim.

The deck surface is overall in need of surface refinishing and painting or restaining, as well as removal of trash and debris. The hot tub is also piled with debris and trash. (Photos: P4056059, P4056061, P4056062, P4056063, P4056064, P4056066, P4056068, P4056069, P4056073, P4056080, P4056081, P4056082, P4056083).



P4056059





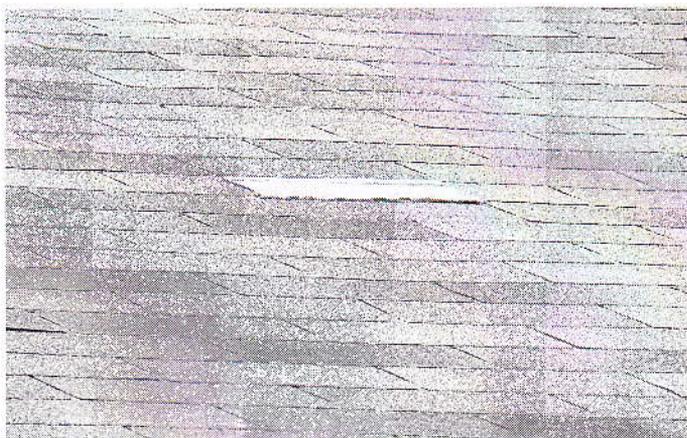
P4056081

See Recommendation thirteen below

Note-C1: There is on file an approved EIA request dated 16 September 1991 documenting the construction of this backyard deck.

D. Recommendations to the Board of Directors: Specific notations for review and HOA Board determination of acceptance or modification of proposed remedy recommendations to bring this residence into SGFHOA Architectural Compliance: (see cited photos referenced and of which representative examples follow as embedded photographs below. All additional referenced photos should also be viewed for each recommended item below).

1. **Repair of torn roof shingle.** Recommend replacement of torn roofing shingle on the garage roof. (Photo: P4056095).



P4056095

2. **Missing & torn window screens.** Recommend installation of missing window screens on the front and rear of the residence, and the repair of a front torn



window screen (RF lower). (Photos: P4056043, P4056045, P4056046, P4056049, P4056068, P4056069, P4056073).



P4056046



P4056075

3. **Exterior Siding Mold Removal.** Recommend removal of mold growth from the multiple locations on the exterior siding. (Photos: P4056074, P4056076, P4056078, P4056081, P4056082, P4056083, P4056098).





P4056077



P4056082

4. **Front Porch & Railing.** Recommend repair of broken concrete steps/porch, due to ground settlement. The front porch and step show visible settling damage that has damaged the front concrete steps and porch. (Photos: P4056044, P4056047, P4056090.)





P4056044

5. **Trim.** Recommend repairing of rotted wooden trim under front windows, front door base, and rear door trim, and repainting. (Photos: P4056045, P4056046, P4056068, P4056104, P4056105).



P4056045





P4056046

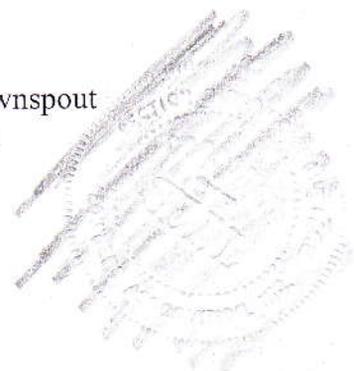


P4056083



P4056104

6. **Gutters.** Recommend repair of missing and damaged gutter and downspout sections, removal of vine infiltration, and mold removal from gutters. (Photos:



P4056041, P4056042, P4056052, P4056053, P4056055, P4056056, P4056079, P4056091, P4056097).



P4056056



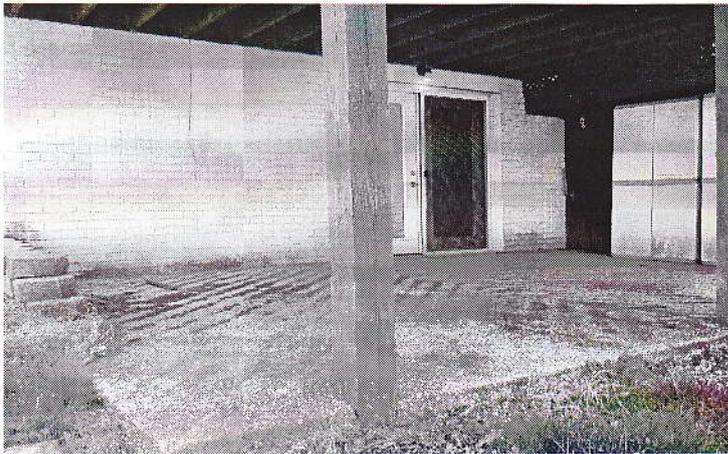
P4056091



P4056097



7. **Patio & Deck Pressure Wash.** Recommend pressure washing of exterior siding, rainspouts, foundation, deck, and under deck patio surfaces to remove mold growth, and re-finishing of wooden deck surfaces.



P4056061



P4056068



P4056081



8. **Foundation paint Mold Removal & painting.** Recommend repainting of the visible foundation siding to ground surface and removal of mold. (Photos: P4056045, P4056047, P4056048, P4056050, P4056052, P4056055, P4056056, P4056061, P4056063, P4056073, P4056077, P4056079).



P4056045



P4056052



P4056056





P4056077

9. **Landscaping.** Recommend correction of landscaping deficiencies:

- Lawn condition deficiencies, Tree concrete edging blocks repair/replacement/removal, weed removal, debris removal, edging of lawn and driveway surfaces including weed removal from concrete pad seams, repair or removal of wooden flower boxes, removal of rotting yard care supplies. (Photos: P4056040, P4056041, P4056043, P4056045, P4056047, P4056048, P4056049, P4056051, P4056052, P4056057, P4056058, P4056059, P4056060, P4056064, P4056068, P4056070, P4056071, P4056072, P4056073, P4056074, P4056077, P4056079, P4056092, 4056098, P4056099, P4056101).



P4056089





P4056088

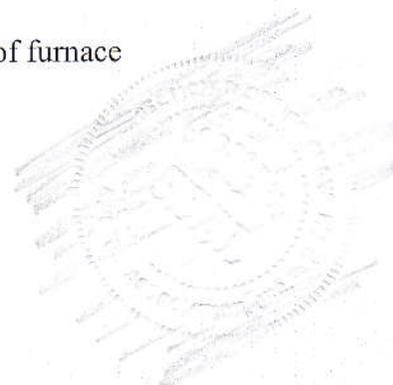


P4056098



P4056058

10. **Vent Stack Rust Removal.** Recommend repainting of metal roof furnace vent stack to remove visible rust with high temperature resistant paint.





P4066117

11. **Front Porch & Pole Lamp Fixtures.** Recommend replacement with compliant fixtures. The existing fixtures were installed circa 2014 and there are two violation letters on file instructing the owner to replace them with compliant fixtures. (Photos: P4056044, P4056089).

Porch Lamp Fixtures



P4056044

Pole Lamp Fixture





P4056089

12. **Mailbox Replacement.** Recommend replacement of mailbox with minimum of 36 inch above ground wooden pole and metal box.



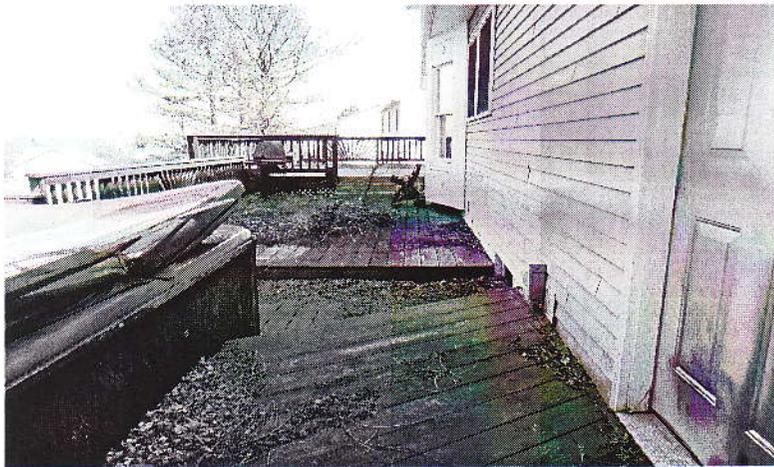
P4056040

12. **Deck Repair.** Recommend removal of debris, pressure washing, and re-staining of deck surfaces, as well as repair or removal of debris laden hot tub. (Photos: P4056059, P4056061, P4056062, P4056063, P4056064, P4056066, P4056068, P4056069, P4056073, P4056080, P4056081, P4056082, P4056083).





P4056075



P4056081

Recommend a suspense date of not later than 31 August 2017, or 90 days following transfer settlement, whichever occurs earlier, for the correction of all (13) non-compliant/violation items in the recommendations section D above.

