



**Dominion Square TownhouseCondo
RESALE DISCLOSURE PACKET**

3914 Centreville Road, Suite 300, Chantilly, VA 20151. phone 703.707.6404 fax 703.707.6401

ASSOCIATION DISCLOSURE PACKET NOTICE

Note to prospective purchasers: The lot you are considering purchasing is in a development which is subject to the provisions of the Virginia Property Owners' Association Act. Living in a community association carries with it certain rights, responsibilities and benefits.

Some of the benefits include the right to use common areas, which may include swimming pools, parks, playgrounds and other recreational facilities. In order to finance the operation of the community, each owner is responsible for and obligated to pay regular assessments, and if necessary, special assessments to ensure that the financial requirements are met. Failure to pay any of these assessments may result in a lien being placed on your property.

The use of common areas, financial obligations of lot owners' and other information concerning the rights, responsibilities and benefits resulting from the purchase of a lot in this common interest community are subject to the provisions of governing documents that typically include a declaration, bylaws, articles of incorporation and rules and regulations. These documents play an important role in association living and should be reviewed carefully prior to your purchase.

Some decisions of your association will be made by the board of directors, while others will be made by a vote of all association members, made up of the other lot owners in your development. You will be bound by all decisions of the association and the board of directors. The documents cited above contain information concerning the selection of members of the board of directors, meetings, voting requirements, and other important information you should become familiar with. **REMEMBER:** Failure to comply with the governing documents of your association can result in legal action being taken against you.

You may wish to become active in your association, either by running for the board of directors or by serving on a committee. Your involvement is important, as you will be bound by all decisions of the association and the board of directors.

The name of your association is: Stratton House Condominiums

Lot number and address: 3309 South Second Street, Arlington VA 22204

Assessments and/or Mandatory Fees you are responsible for:

Assessments: \$ \$207.00 per month

Special assessments: Not applicable

Other entity or facility: Not applicable

Move In fee: NA

Post settlement fees: \$50.00

Other fees: *Any fees charged pursuant to this section shall be collected at the time of settlement on the sale of the unit and shall be due and payable out of the settlement proceeds. The seller shall be responsible for all costs associated with the preparation and delivery of the association disclosure packet, except for the costs of any disclosure packet update or financial update, which costs shall be the responsibility of the requestor, payable at settlement.*

Failure to pay any of the above Assessments and/or mandatory Fees may result in nonjudicial foreclosure on your property or the following: Board of Directors may suspend or revoke an owner's recreational or other privileges; upon default of any two consecutive installments, assessments may be accelerated and the entire balance may be declared due and payable in full. Late fees may be assessed against the lot.

CERTIFICATE FOR VIRGINIA CONDOMINIUM RESALE

**VIRGINIA CONDOMINIUM
RESALE CERTIFICATE FOR
Dominion Square TownhouseCondo
This certificate has been prepared on June 28, 2017
On behalf of Ira Jett, Corazon Jett
Owner(s) of 3309 South Second Street
ARLINGTON, VIRGINIA 22204**

The Condominium Act of Virginia, Section 55-79.97 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 Certificate for Condominium Resale is in response to those specific requirements.

Any owner, either as seller or purchaser, should review carefully this Certificate for Condominium Resale and all enclosed documents. Please consult with your real estate agent or attorney pertaining to any specific questions or concerns.

Section 55-79.97 A. 1 of the Virginia Condominium Act requires appropriate statements pursuant to 55-79.84 H and 55-79.85.

1. The name of the Association and if incorporated, the state in which the Association is incorporated and the name and address of its registered agent in Virginia:

Name of Association: Dominion Square TownhouseCondo
State of Incorporation: Virginia
Registered agent: Chadwick, Washington et al.
Address of registered agent: 9990 Fairfax Blvd., Ste. 200
Fairfax, VA 22030

2. A statement of any expenditure of funds approved by the unit owners' association or the executive organ which shall require an assessment in addition to the regular assessment during the current or the immediately succeeding fiscal year: At this time there are no approved fund expenditures that require an assessment beyond the regular assessment.

3. A statement, including the amount, of all assessments and any other fees or charges currently imposed by the unit owners' association, together with any know post-closing fee charged by the common interest community manager, if any, and associated with the purchase, disposition and maintenance of the condominium unit and the use of the common elements, and the status of the account:

Assessments: \$ \$207.00 monthly
Due: 1st day of each payment period
Recreation or other fees: n/a
Special Assessment n/a
Late charges: \$ \$25.00 will be attached to assessments received 30 days after due date
Resale inspection: \$100.00
Preparation and delivery
Of disclosure packet, paper: \$150.00

Resale Disclosure Documents

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Preparation and delivery of

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| Disclosure packet, electronically: | \$125.00 |
| Fee to expedite inspection, Preparation and delivery of Disclosure packet | \$50.00 |
| Cost for additional hard copy Of disclosure packet | \$25.00 |
| Third party delivery service, hand Delivery or overnight delivery of The disclosure package or updated reports | Actual cost |
| Post-closing fee | \$50.00 |
| Updated disclosure packet | \$50.00 |
| Settlement company inquiry | \$50.00 |
| Updated inspection of lot And related report | \$100.00 |

Assessment account IS IN LEGAL collections. Contact attorney: Chadwick, Washington at 703-352-1900 for payoff amount.

If settlement does not occur within forty-five (45) days of the delivery of the disclosure packet, the management agent or association may assess the fee against the unit for which it was prepared and the owner of that unit and this fee shall become an assessment against the member's unit.

4. A statement whether there is any other entity or facility to which the unit owner may be liable for fees or other charges: **Not applicable.**

5. The current reserve study report or summary thereof, a statement of the status and amount of any reserve or replacement fund and any portion of the fund designated for any specified project by the executive organ: **Enclosed.**

6. A copy of the unit owners' association's current budget or a summary thereof prepared by the unit owners' association and a copy of the statement of its financial position (balance sheet) for the last fiscal year for which a statement is available, including a statement of the balance due of any outstanding loans of the unit owners' association: **Enclosed.**

7. A statement of the nature and status of any pending suits or unpaid judgments to which the owners' association is a party which either could or would have a material impact on the unit owners' association or the unit owners or which relates to the unit being purchased: **Not applicable.**

8. A statement setting forth what insurance coverage is provided for all unit owners by the unit owners' association, including the fidelity bond maintained by the unit owners' association and what additional insurance coverage would normally be secured by each individual lot owner:

Copies of the policy and other information regarding insurance is available from:

Insurance Company: State Farm Baxter Griffith

Agent:

Phone: 703-971-7007

Members are responsible for obtaining their own insurance coverage on their units.

9. A statement that any improvements or alterations made to the unit, or the limited common elements assigned thereto, are or are not in violation of the condominium instruments: **This applies to the exterior of the dwelling unit only. Weed, and maintain back yard. Weeds are over fence line! Remove dead tree in back yard.**

10. A copy of the current bylaws, rules and regulations and architectural guidelines adopted by the unit owners' association and the amendments thereto: **Enclosed.**

11. A statement of whether the condominium or any portion thereof is located within a development subject to the Property Owners' Association Act (§55-508 et seq.) of Chapter 26 of this title: **The condominium or any portion thereof is not located within a development subject to the Property Owners' Association Act.**

12. A copy of the notice given to the unit owner by the unit owners' association of any current or pending rule or architectural violation. **Enclosed if applicable.**

13. A copy of any approved minutes of the executive organ and unit owners' association meetings for the six calendar months preceding the request for the resale certificate. **Enclosed.**

14. Certification that the unit owners' association has filed with the Common Interest Community Board the annual report required by § 55-79.93.1; which certification shall indicate the filing number assigned by the Common Interest Community Board and the expiration date of such filing: **Enclosed.**

15. A statement of any limitation on the number of persons who may occupy a unit as a dwelling: **There is no limitation other than county and state regulations governing the number of person occupying a unit as a dwelling.**

16. A statement setting forth any restrictions, limitations or prohibition on the rights of a unit owner to display the flag of the United States, including but not limited to reasonable restrictions as to the size, time, place and manner of the placement of such flag: **Nothing shall be done which may impair the structural integrity or may structurally change or alter the condominium. Unit owner shall not alter, modify, construction, or remove anything from a limited common element or common element. Architectural changes made or items permanently placed on the common elements without approval will be subject to removal at the unit owner's expense.**

17. A statement indicating any known project approvals currently in effect issued by secondary mortgage market agencies. **None knows**

18. A statement setting forth any restriction, limitation, or prohibition on the right of a unit owner to install or use solar energy collections devices. **There is no Dominion Square approved standard for solar collectors.**

This disclosure packet was prepared by the Association on June 28, 2017 by:

CAPITOL PROPERTY MANAGEMENT