



**KINGSTON CHASE
HOME OWNERS ASSOCIATION, INC.**

P.O. Box 332 Herndon, VA 20172

September 27, 2019

Re: Disclosure packet letter for
Lot 112 (1627 Nathan Lane, Herndon, VA 20170)

Dear New Homeowner:

Enclosed please find the Kingston Chase Homeowners Association disclosure packet. This information is provided to you pursuant to the Virginia Property Owner's Association Act.

1. The name of the Association is "Kingston Chase Homeowners Association," also referred to as "KCHOA" or the "Association." KCHOA is incorporated under the laws of the Commonwealth of Virginia. The registered agent of KCHOA is Andrew Cassell, whose address is 12708 Fantasia Drive, Herndon, VA 20170. KCHOA is registered with the Common Interest Community Board under number 0550-007859, which expires on April 30, 2020.
2. You are buying a lot in a development with a property owners' association that is subject to the Virginia Property Owners' Association Act. You may have the right to cancel the contract after receiving the disclosure packet and you may request an update of the disclosure packet pursuant to § 55-509.4 of the Code of Virginia.
3. Living in a common interest community such as KCHOA carries with it certain rights, responsibilities and benefits. Benefits include the right to use common areas, which include a swimming pool, a tennis court, a playground, a clubhouse and common open areas. In order to finance the operation of the common interest community association, each owner is responsible for and obligated to pay periodic assessments, interest on unpaid assessments, returned check fees, a disclosure packet fee prior to the sale of your home and if necessary, special assessments to ensure that the financial requirements are met.
4. Use of common areas, financial obligations of lot owners and other rights, responsibilities and benefits associated with the ownership of a lot in KCHOA are subject to the provisions of our governing documents that include the Articles of Incorporation (dated 1974), the Declaration of Covenants (dated 1977), the Board Resolution on Assessment of Charges or Fines for Violations of Association Rules (dated 1995), the Bylaws (dated 2005) and the Architectural Review Committee Guidelines (dated 2014), and all other applicable rules and regulations. These documents are important and should be reviewed carefully prior to purchase.
5. Some decisions are made by the KCHOA Board of Directors, while other decisions are reserved to a vote of KCHOA members. You are bound by all decisions of the Association and the Board of Directors and the provisions of the governing documents. Failure to comply with the Association governing documents can result in legal action taken against you.

Failure to pay assessments and mandatory fees may result in the Association filing a lien and/or lawsuit against you, foreclosing the lien and other actions permitted by the governing documents and the Property Owners' Association Act. Documents and information contained in the disclosure packet describe the basis for living in a common interest community and should be reviewed carefully prior to purchase of the lot.

6. **The annual Association dues for fiscal 2019 are \$358.00, and have been paid.** The 2019 dues were billed on February 1 and were due on April 1. The fiscal year runs January 1 through December 31. Once paid, the owner is entitled to use the common areas and all KCHOA facilities as stated in the Association's Bylaws, Declaration of Covenants, Architectural Review Committee Guidelines, and all other applicable rules.

7. Notice has been given to the seller of this lot that the following improvements or alterations made to the lot, or uses made of the lot or common areas assigned thereto, are in violation of the instruments referred to in paragraph 15 of this letter:

1. Fix Gutter Above Garage (uneven and separating from garage)
2. Fix downspout front left – needs re-attached
3. Clean siding front – garage facing
4. Fix crack in front walkway
5. Fix hole in fence in backyard

8. KCHOA has no knowledge of any other entity or facility to which the lot owner may be liable for fees or other charges.

9. At this time, there are no pending suits or unpaid judgments to which KCHOA is a party which could or would have a material impact on the Association or its members or which relate to this lot.

10. A copy of the Association's fiscal 2019 budget and prior years are enclosed, which includes a statement of KCHOA's statement of income and expenses.

11. The capital reserve or replacement fund as of October 31, 2018 was \$202,175 and a portion has been allocated by the board of directors for improvements and scheduled renovations. A total of \$36,120.59 was used in 2018. A total of \$68,800 is expected to be used in 2019.

12. KCHOA anticipates the following capital expenditures(s) within the current year: \$42,500 for a new fence around the pool, \$7,500 for tennis court re-painting, and \$18,800 for pool maintenance and upgrades including re-webbing of chairs, main pool pump replacement, pole light replacement, guard stand refurbishment, interior painting of pool house, new chlorine and chemical storage container, and pool pump room piping reconfiguration & heating.

13. KCHOA's insurance coverages are as stated in the enclosed face sheets of its insurance policies. KCHOA is the subject of a fidelity bond.

14. There is no restriction, limitation or prohibition on the right of a lot owner to display any flag or place a sign on the owner's lot advertising the lot for sale, except as stated in the instruments referred to in paragraph 15 of this letter.

15. Copies of the Association's current (a) Declaration of Covenants, Conditions and Restrictions, (b) Articles of Incorporation, (c) Bylaws, (d) Architectural Review Committee Guidelines, and (e) Pool Rules are enclosed.

16. Please refer to Article 6 in the Architectural Review Committee Guidelines for information regarding installation and or use of solar energy collection devices.

17. There are no known project approvals currently in effect by secondary mortgage market agencies.

18. For further information on the Association or this letter, please visit our website at www.kchoa.org or email us at info@kchoa.org.

Respectfully,

A handwritten signature in black ink, appearing to read "Andrew Cassell". The signature is fluid and cursive, written in a professional style.

Andrew Cassell
President
Kingston Chase Homeowners Association