

Cabin Branch Forest Association

PO BOX 54

Sterling, VA 20167

Covenants Corner

Selling your home

Effective July, 1, 1989 the Virginia General Assembly enacted a new law entitled the "Virginia Property Owner's Association Act. This act requires the seller of a home to make certain disclosures to the intended purchaser of their lot. All home sales in Cabin Branch Forest Association are subject to the Virginia Property Owner's Association Act.

What is required of the homeowner to abide by the law?

The seller, either the resident or their real estate agent, must provide a written request (from you realtor Association Disclosure Request Form) to the Cabin Branch Forest Board and a check for \$100.00 to begin processing. After the form and payment are received, the Association has 14 calendar days to complete the Disclosure package. www.cabinbranchforest.org

What does the Disclosure Package include?

Among the many documents included in the Disclosure package is a copy of the current Declaration of Covenants and Restrictions, the Association's articles of incorporation and bylaws, and any rules and regulations or architectural guidelines. Included is also a copy of the Association's current budget or a summary thereof prepared by the Association and a copy of its statement of income and expenses or a statement of its financial condition for the last fiscal year for which such statement is available.

Is there anything else in the Disclosure Package that I should be made aware of.

Besides the documents mentioned above, the law requires the Association perform an exterior inspection of the home and note the violations in the Disclosure Package.

If the Association performs yearly inspections and I have not received a property inspection notice about any violations, should I expect any violations in the Disclosure Package? Although yearly property inspections are normally performed once a year on each home in Cabin Branch Forest, these are performed primarily as a "curb appeal inspection", whereas, the disclosure inspections are performed by inspecting the entire property to insure that the entire exterior appearance is in compliance with the Architectural Guidelines.

What type of violations would I see in the Disclosure Package? First and foremost, the Association will verify that all exterior modifications have been applied for and constructed in accordance with the approved application. If a modification were made without an Exterior Alteration Application (EAA) being submitted and approved or if the modification was not constructed in accordance with the approved application, then this would be a violation. The Architectural Guidelines can be reviewed on the Cabin Branch Association Web- site..

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Other exterior issues that would constitute a violation include, but are not limited to:

- Peeling paint with exposed wood on any area of the home. Trashcans illegally stored.
- Rusted and corroded metal railings, rust stains on steps and landing.
- Fences that are beyond "weathered naturally" (e.g. Excessive mold, mildew, fungus etc.)
- Excessive warping on any exterior wood structure (e.g. fence pickets, garage doors)
- Excessive mildew, mold, grime on the home or any exterior structure (e.g. walkouts, decks, siding) • Unkempt landscape (dead plants, excessive weeds)
- Missing or damaged gutters, downspouts, shutters, fence & Railing pickets etc.
- Mismatched paint colors (e.g. shutters are two different colors)
- Any exterior structure requiring maintenance

[2008 Assessment Notice Dec 2007.doc](#)

What do I need to do if I receive a violation?

All violations must be corrected as soon as possible so the violation(s) does (do) not pass onto the purchaser. The current homeowner must make the repair(s) and notify the Association Office when the repair work is completed. A representative from the Association will then make another inspection and clear the violation(s) if applicable. Once all violations are closed, the current homeowner will receive an updated disclosure packet noting that no violations exist. If the homeowner does not make the repair(s) the purchaser will inherit the violations.

Note: the original Disclosure Package, as well as updates must be picked up from a Board member and you may contact any board member for this information. **The Association hours are within reason unless you have an emergency. Disclosure Packages are not mailed.**