

TWINBROOK AT MOUNT AIR

NOTICE TO BUYERS

This Notice to Buyers presents information regarding Twinbrook Owners Association and the rights and obligations of the Owners of Lots in Twinbrook at Mount Air.

Twinbrook Owners Association ("Association") is a Virginia non-stock corporation formed for the purpose of providing for the maintenance and preservation of the Common Areas and the private road and shared driveways, and for promoting the peace, health, comfort, safety and general welfare of the residents of Twinbrook at Mount Air.

The Association is governed by its Articles of Incorporation and By-laws and is comprised of each Owner of a Lot in Twinbrook at Mount Air. The Membership of the Association elects a Board of Directors which manages the routine affairs of the Association. In turn, the Board of Directors elects the officers of the Association including the President, Vice President, Secretary, and Treasurer.

Ownership of a Lot carries with it the right to vote at Association meetings, thereby assuring that each Owner has a voice in the business affairs of the Association. All Owners of Lots are members and are entitled to one vote for each Lot owned. If a Lot is owned by more than one person, the joint owners are entitled to a single vote for such Lot.

The costs of operating the Association are assessed against each Lot. Such costs include expenses for Common Area maintenance, refuse removal, maintenance and snow removal for the private road and shared driveways, reserves for paving, curb, gutter, driveways, sidewalks, and retaining wall, real estate taxes, insurance premiums, and other miscellaneous charges.

Assessments will be collected as fixed by the Board of Directors and are uniform for each Lot in Twinbrook at Mount Air. The present budget projects that the annual assessment per Lot will be \$660.00. The maximum permitted assessment increase each year is 10% unless specifically authorized by a vote of the members, as provided in Article IV of the Declaration of Covenants, Conditions, and Restrictions.

As provided in the Declaration of Covenants Conditions, and Restrictions; each Owner of a Lot in Twinbrook at Mount Air covenants to pay the assessment which shall be a lien against the Lot. If the Owner fails to pay the assessment, the Association has the right to enforce the lien by recording a Memorandum of Lien in the county land records and thereafter foreclosing on the lien by an action of the court. In addition, the Owner is personally obligated to pay the assessments and may be sued personally for his failure to pay.

At the present time, Twinbrook at Mount Air subdivision consists of 35 residential Lots, Parcels "A" and "C", which are owned by the Owners Association, and Parcel "B" which is owned by Fairfax County Park Authority. Parcel "A" is open space available for the recreation of the Owners. It is not anticipated that there will be any facilities on Parcel "A" other than a trail. Parcel "C" contains the private road known as Hanson Lane, and will contain an entrance sign, sidewalks, and landscaping.

The Declaration of Covenants, Conditions, and Restrictions provides for an Architectural Review Committee to establish architectural standards and to review all changes in the exterior appearance of the Lots; and, the Declaration of Covenants, Conditions, and Restrictions also imposes certain other restrictions and obligations on the Owners in the uses of their Lots. Each purchaser should review the Declaration of Covenants, Conditions, and Restrictions; and, the Owners Association documents for further information about Twinbrook at Mount Air and its Owners Association.