

**Fox Meadows Homeowners Association Inc.**  
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March 1, 2017

Dear Homeowner:

The Fox Meadows Board of Directors would like to announce that Landmarc Real Estate will be conducting the 2017 annual property inspections in April. These exterior inspections are conducted on every home in Fox Meadows to improve the community, insulate your home against future closing issues, and protect property values.

The inspections consist of citing any unapproved changes to the home as well as to ensure the rules regarding the maintenance of the home and lot are in compliance. The inspections will be conducted from the street, allowing views of both sides of the home. Upon completion of the inspections, Landmarc Real Estate will update each owner file and notify owners of any changes that may require Architectural Committee approval or violations of the Architectural Standards and Guidelines.

Why is this important to you? First, in maintaining the lots and houses, the overall value of your home is enhanced. It is well documented that homes in well-kept neighborhoods benefit from the overall appearance which increases the resale value of individual homes. This increases your chances of selling at a higher price compared to neighborhoods that appear run down. Second, as a member-owner of a registered Virginia Home Owners Association, a full disclosure packet from Fox Meadows HOA, Inc. is required for each purchaser prior to closing detailing rules and regulations, account status, and architectural changes covered by the community Standards and Guidelines. Without this disclosure packet, or without compliance to the Standards and Guidelines, the sale of your home could be delayed or voided at the request of the buyer.

Landmarc Real Estate will be performing the inspections from April 15<sup>th</sup> to April 30<sup>th</sup>, (weather dependent) and sending letters noting the repairs or maintenance that need to be performed. You will be given until June 15<sup>th</sup> to complete any noted repair or maintenance that is needed. A second inspection will be conducted after the deadline to check the repairs, and any remaining issues will be processed via the compliance procedure which will conclude with a hearing and possible fines. If you have already contracted some exterior work to be completed, please let management know so a note can be included in your file.

Should you have any questions or concerns please let me know.

Sincerely,

Kevin Wheeler, CMCA®  
Community Manager  
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