

Lake Forest Community Association
9010 Octavia Court, Springfield, VA 22153

Dear New Home Owners,

Welcome to Lake Forest! You have chosen a wonderful community. You became a member of the Lake Forest Community Association (LFCA) with the purchase of your home. Virginia law requires we provide you this disclosure packet which contains important information about your new property and the LFCA. In case you have something other to do other than read the many pages of information provided, this letter summarizes the key points of the disclosure packet.

The LFCA is managed by a board of nine volunteer homeowners who are elected to a three year term. The board works to ensure that homeowner concerns are heard and acted on, and that the community covenants are observed. Our registered agent/attorney is Eric W. Fox, 1602 SE Village Market Blvd, Suite 270, Leesburg, VA 20175. You can see current board members listed on the LFCA website, www.lakeforest-community.org.

The LFCA levies an annual assessment of \$125.00. There are no other assessments, nor is there any other entity to which you may be liable for fee. The LFCA maintains reserve funds and a reserve fund study can be found on this website. There are no pending lawsuits or judgements related to the property you have purchased.

An inspection of you home for violations of our architectural covenants was done prior to the sale. The LFCA has an Architectural Guide, attached, which outlines how to gain approval for exterior changes and improvements to your home. The request process is straight forward, and quick. We have no rules prohibiting display of a flag, use of solar energy collection equipment, or the color of your mailbox. The LFCA founding documents may be found at <http://www.lakeforest-community.org/>. Also at our website you will find minutes of the board's monthly meetings, the association annual meeting, and much other information including LFCA complaint procedure.

You will see a fairly large number of children at the school bus stops. We caution our residents and visitors to stop if the school bus is stopped on either side of our streets and to adhere to our 25mph speed limit for the safety of all.

The community has about 22 acres of wooded land which provide extra green space. The LFCA maintains about 2.2 miles of paved walking trails running through our woodland. The trails connect with Fairfax County Park Authority trails leading to Huntsman Park and Huntsman Lake. There is a map of the trail system elsewhere on this site. Trees that threaten private property will be evaluated and removed by LFCA. Maintenance of the woodlands is our community responsibility. We do ask that you do not place your yard waste, including leaves, on the common grounds.

LFCA loves to bring together our neighbors! Elsewhere on this website you will find a full listing of the upcoming events, but a few highlights are Schools Out for Summer Ice Cream Truck, Oktoberfest Community Day, Halloween Parade, and the Holiday Lights Contest. The primary ways that we communicate with homeowners are through email, our entrance signs, and the LFCA website. Be sure to bookmark the LFCA website.

If you have any questions, please do not hesitate to reach out to one of us. Congratulations on your new home and welcome to our neighborhood!

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The LFCA Board

Troy Kelly, Sarah O'Rourke, Wes Cox, Allison Lotts, Dave Wilson, Stephanie Geiger,
Matt Osborne, Sharon Karamarkovich, Teresa Treiber