



OCOCOQUAN FOREST OWNERS ASSOCIATION

A contemporary forested community on the Occoquan River

www.occoquanforest.org

6251 Occoquan Forest Drive

Manassas, VA 20112

DATE:

RE: ADDRESS OF PROPERTY BEING SOLD/BOUGHT:

To Whom It May Concern:

The Occoquan Forest subdivision comprises three sections, and each lot therein is subject to all covenants, conditions and restrictions (CCRs), including architectural requirements, in the recorded Declaration and/or Deed of Dedication for the section in which it lies. The CCRs may be amended by the Occoquan Forest Owners Association (OFOA) through specific procedures authorized in the Declaration and Deed of Dedication and detailed in the OFOA Articles of Incorporation and Bylaws. These CCRs run with the land, are binding upon current and future record owners, and are enforceable by any individual owner or collectively by the OFOA.

Deviations from CCRs are the responsibility of the record owner. Requests for compliance can be made at any time. Absence of enforcement cannot be construed as tacit approval of non-conforming modifications or substandard maintenance to structures and/or lots. It is the responsibility of the purchaser and owner to review these governing documents prior to property conveyance. Documents are posted at: <http://www.occoquanforest.org/buyers-realtors>

All owners are bound by the CCRs and by OFOA's authority regarding architectural control, but only members may participate in amending the governing documents.

Additionally, only members are allowed access to the waterfront amenities, hiking trails, and other common areas owned and maintained by OFOA. Every record owner is entitled to become a member of OFOA. Membership is accomplished by payment in full of the annual assessment as established by the association, and current membership conveys with the property. Annual dues for this property **are** or **are not** paid for the current membership year which runs through June 30th.

Sincerely,

Stacie Kurzhals
President
foapresident@gmail.com

