

June 22, 2016

Dear La Faye Court and Cedar Landing Court Residents:

We would like to inform you that the exterior of your townhouse is scheduled to be painted later this summer. With the support of our Management Company, we elicited bids from three painting companies. We're pleased to report the following results: 1) we reduced our overall cost, 2) we increased the services provided by the painting company, and 3) our contract includes a four (4) year warranty. Friendly reminder, if you experience any problems with the painting services provided to you over the next four years, please don't hesitate to contact the vendor directly to remedy the problem.

Kolas Contracting, Inc., our selected painting company, will be inspecting the exterior of your townhouse starting the week of June 27th. Kolas Contracting, Inc. will provide homeowners with a list of what repairs need to be done 60 days before painting begins. Homeowners are responsible for making any necessary carpentry repairs or preparation work prior to the painters preparing the surfaces. Failure to perform adequate preparation work (either by Kolas Contracting, Inc. , another contractor, or yourself) or failure to provide access to painting crews may result in that townhouse being skipped during the painting cycle. In such cases, the homeowner must accomplish painting of the townhouse at their own expense before November 15, 2016. Kolas Contracting, Inc. can be contacted at 703-780-0043. If you or your independent contractor disagrees with the list of repairs identified by Kolas Contracting, Inc., please contact Alison Sunukjian, our Select Community Services (SCS) management company representative at 703-631-2003.

FRF HOA Board of Directors approved the updated Section 4-1: Community Painting in the FRF HOA Rules and Regulations document at the June 20, 2016 Monthly HOA Board Meeting. FRF HOA Rules and Regulations document and updated Section 4-1: Community Painting can be found on the FRF HOA website at: <http://www.firstriverfarms.com/hoa/hoa-documents/>

Homeowners have the option to change their paint color; added costs for any change in color that requires a second coat of paint will be the responsibility of the homeowner. Please note that all color changes, including those to come into compliance, require the owner to fill out the Architectural and Environmental Design Change application form and submit it to SCS for approval by the HOA Board of Directors prior to any painting being done. The updated FRF HOA Rules and Regulations state that the front door and all shutters must be the same color; and the storm door must be the same color as the front door/shutters or the trim/siding/flashing. Homeowners can find the Design Change application form, the FRF approved colors, and the Rules and Regulations on our website: <http://www.firstriverfarms.com/hoa/hoa-documents>.

Thank you for your attention to these painting details. If you have any questions, please email us at info@firstriverfarms.com

Sincerely,

FRF HOA Board of Directors