

First River Farms (FRF) HOA Resale Instructions



Order the resale document from HomeWise website. See below for detailed instructions.

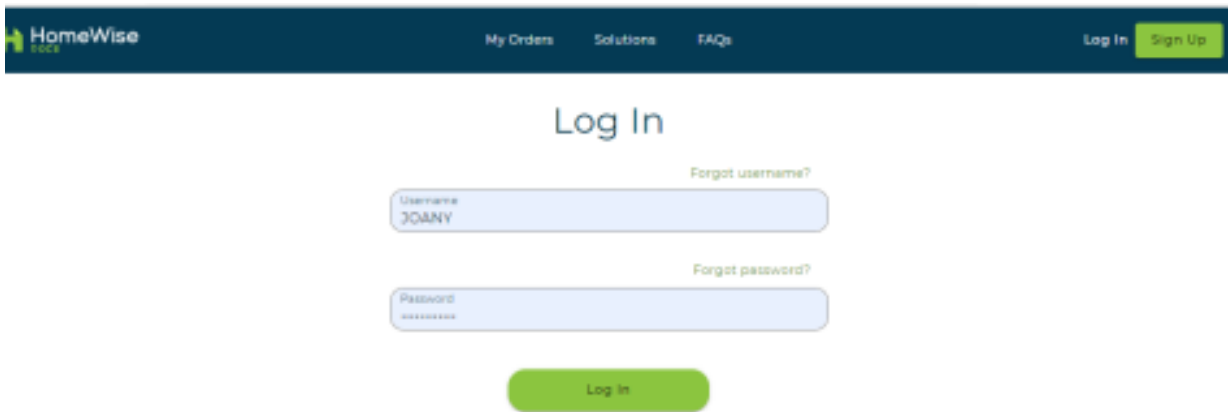
- 1) Visit the website at www.homewisedocs.com



- 2) Go to sign up
- 3) Fill out all the information needed.

A screenshot of the "Create HomeWiseDocs Account" form on the HomeWise website. The form is set against a dark blue header with the HomeWise logo and navigation links. The form title is "Create HomeWiseDocs Account". Below the title is a dropdown menu for "userType". The form contains several input fields: "Username" (with "JOANY" entered), "Email", "First Name", "Last Name", "Phone Number", "Address", "City", "State" (a dropdown menu), and "Zip Code". Below these fields is a "Create Password" section with "New Password" and "Re-enter Password" input fields. A green "Sign Up" button is partially visible at the bottom right of the form.

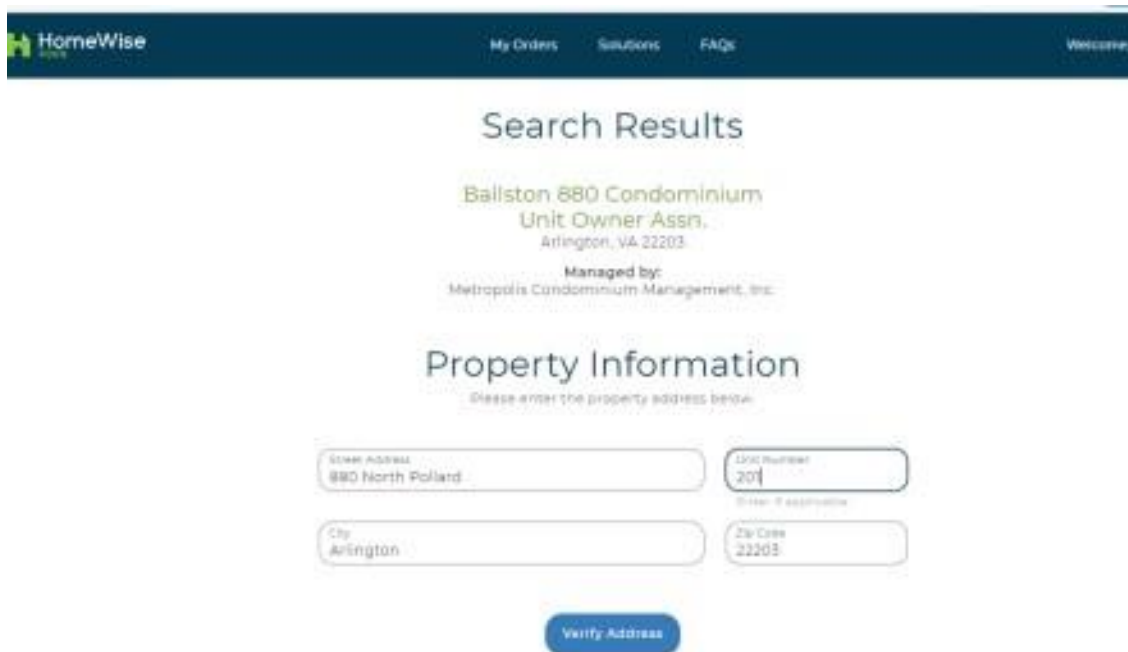
4) Once signed up, login with the credentials created.



The screenshot shows the HomeWise PRO login page. At the top, there is a dark blue navigation bar with the HomeWise PRO logo on the left and links for 'My Orders', 'Solutions', 'FAQs', 'Log In', and a 'Sign Up' button on the right. The main heading is 'Log In'. Below it, there are two links: 'Forgot username?' and 'Forgot password?'. The 'Username' field contains the text 'JOANY'. The 'Password' field is masked with dots. A green 'Log In' button is centered below the fields.

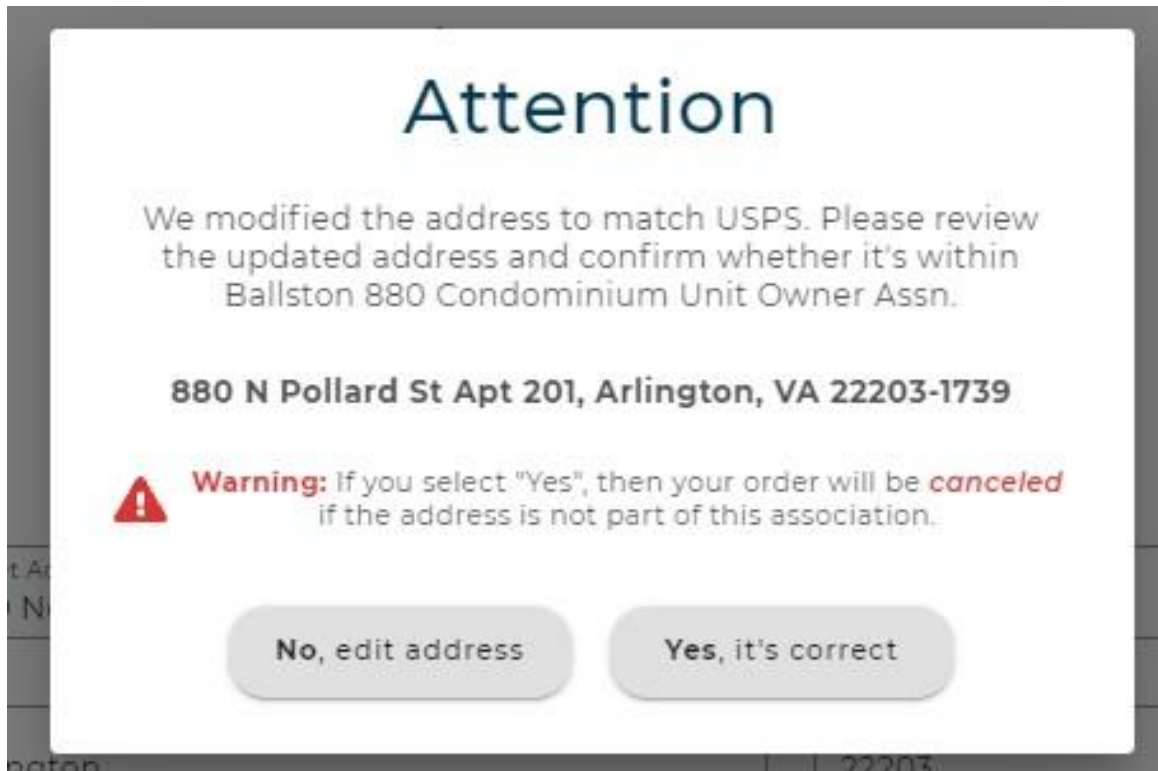
5) Search and select the community's name.

6) Search for the property address needing the resale package



The screenshot shows the HomeWise PRO search results page. The navigation bar at the top includes the HomeWise PRO logo, 'My Orders', 'Solutions', 'FAQs', and a 'Welcome,' message. The main heading is 'Search Results'. Below it, the search results for 'Ballston 880 Condominium Unit Owner Assn.' are displayed, including the location 'Arlington, VA 22203' and the managing company 'Metropolis Condominium Management, Inc.'. The 'Property Information' section prompts the user to 'Please enter the property address below'. There are four input fields: 'Street Address' (880 North Pollard), 'Unit Number' (201), 'City' (Arlington), and 'Zip Code' (22203). A blue 'Verify Address' button is located at the bottom.


7) Click Yes, its correct on this pop-up.



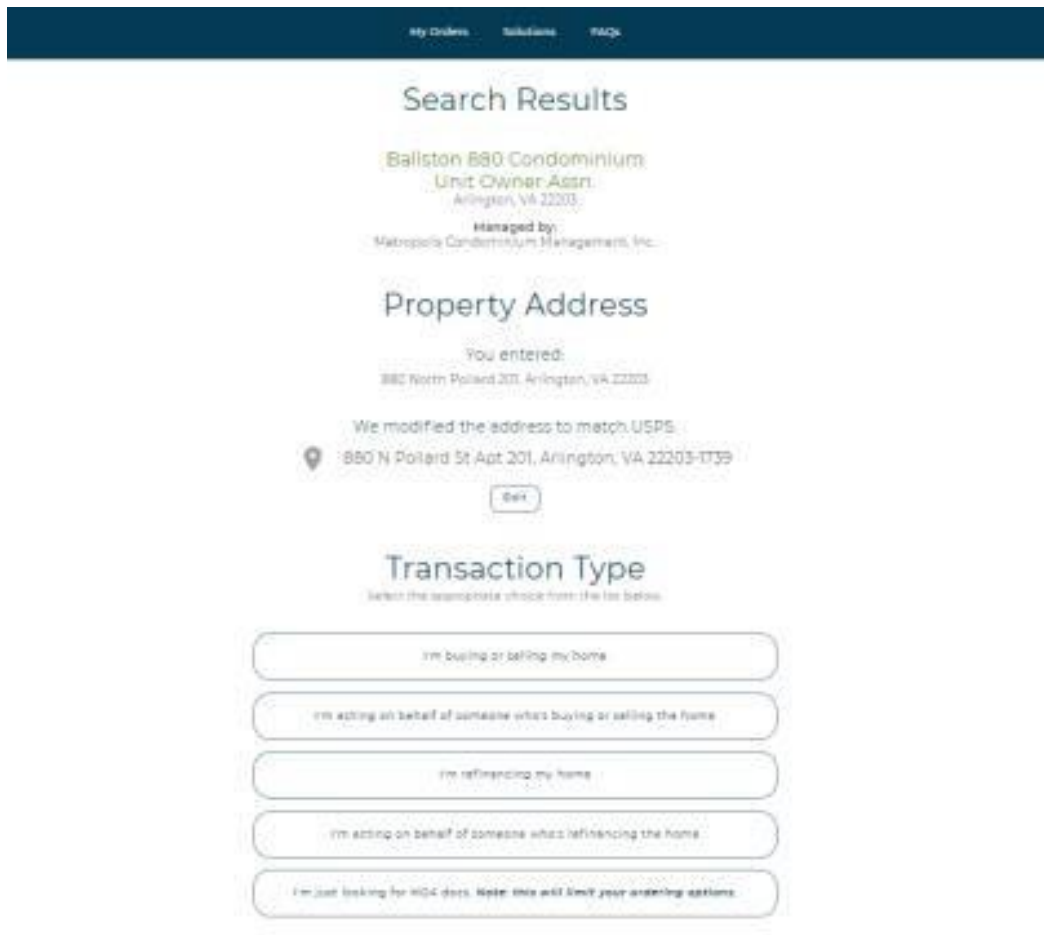
Attention

We modified the address to match USPS. Please review the updated address and confirm whether it's within Ballston 880 Condominium Unit Owner Assn.

880 N Pollard St Apt 201, Arlington, VA 22203-1739

 **Warning:** If you select "Yes", then your order will be *canceled* if the address is not part of this association.

8) Choose the transaction you wish to do.



My Orders Solutions FAQs


Search Results

Ballston 880 Condominium Unit Owner Assn.
Arlington, VA 22203

Managed by:
Metropolis Condominium Management, Inc.

Property Address

You entered:
880 North Pollard St, Arlington, VA 22203

We modified the address to match USPS:
 880 N Pollard St Apt 201, Arlington, VA 22203-1739

Transaction Type

Select the appropriate choice from the list below.

-
-
-
-
-

9) Select the documents you wish to order.



Place New Order

Enter property address or HOA name
Ballston 880

Ballston 880 Condominium Unit Owner Assn. Arlington, VA 22203
Managed by: Metropolis Condominium Management, Inc.



Select Your Items

Once you've selected your items, click the **Continue** button at the bottom of the page to check out.

Packages and Bundles

VA Required Resale Disclosure Package (Certificate and Association Docs) **\$146.71**

[See what's included](#)

Additional forms and documents

Select items		
Lender Questionnaire <small>Form</small> View details	\$125	<input type="checkbox"/>
TRID- List of Fees and Charges (NOT TO BE USED FOR CLOSING) <small>Form</small> View details	Free	<input type="checkbox"/>

Previous

Continue



METROPOLIS

4307 Gallatin Street

Hyattsville, MD 20781

First River Farms (FRF) HOA

Rules and Regulations

Resale Inspection Checklist

(To Be Completed by BOD)

FRF Townhouse Address: _____

Sale Inspection Date: _____

BOD Inspector Name: _____

Please place a check mark on the line if the townhouse property is in-compliance with the stated rule. If they are not in-compliance, place an asterisk (*) with your initial on the line and note the variance in the comments section on page 3. Each comment should reference the line item number from the list below.

Submit this completed FRF HOA Resale Inspection Checklist to the FRF HOA Board of Directors and allow them 3 business days to comment before proceeding with the sale process and sending a violation letter to the owner.

_____ 1. Check to see if the townhouse has any outstanding violations. The owner of the townhouse needs to address all outstanding violations.

_____ 2. Check to see if the townhouse owner is delinquent on their HOA fees. The owner of the townhouse needs to be current on their HOA fees.

_____ 3. The exterior of the townhouse should be in good repair (i.e., no broken shutters, no rotting wood, no broken windows, missing or torn screens, no rusted or missing metal lining, no peeling or cracked paint on the doors, shutters or window muntins, etc.).

_____ 4. The front door and shutters (front, back and side of house) must be the same color.

_____ 5. The front door/shutter color must be different than their adjacent neighbor. If the color is the same as their adjacent neighbor, the homeowner that is selling must change their exterior color to be in-compliance with 4-1.4j prior to the sale closing.

_____ 6. The railings must be the same color as the front door/shutters or black.

_____ 7. The storm door must be the same color as the front door/shutters or the trim/siding.

_____ 8. The door trim, bays, gables, siding, fascia boards, gutters and downspouts must all be the same color; and must be a lighter color than the front door/shutters.

_____ 9. Window trim must match the window color or the color of all other trim.

_____ 10. Window frames and mutins must be white or off white. Wood muntins in original windows must match the color of the window/door trim.

_____ 11. The front door, storm door, door trim, shutters, and other areas that are painted on the exterior part of the townhouse must be on the FRF HOA authorized color palette. Shutters and factory finished doors that are faded are not in compliance and must be painted the correct non-faded authorized color.

_____ 12. If the front door is not original to the townhouse (6 panel wooden door with no windows), they should have a change design approval on file.

_____ 13. Screen doors with scalloped designs or wrought iron trim must have a change design approval on file.

_____ 14. Windows must be maintained in good repair, without cracks or missing panes of glass. Windows should have muntins.

_____ 15. Windows boxes/planters are prohibited on all levels on the front of the townhouse and on the upper floor on the rear (and side) of the townhouse.

_____ 16. The sidewalk and porch should be in good repair.

_____ 17. The landscaping of the townhouse should be in good repair (i.e., no overgrown bushes, no missing bushes, no bald spots where the grass died, etc.).

_____ 18. The trees on the townhouse property should be well maintained. There should be no dead branches in the trees and the tree limbs should not be encroaching on the common area sidewalks or touching the neighboring townhouse. There should be no tree stumps on the townhouse property. All tree stumps need to be grounded down and the area replanted with grass seeds.

_____ 19. Fences should be in good repair. All fence boards should be in place and not broken. The height of the fence should be less than 5 feet and the hardware (to include numbers, hinges, and handles) should be black.

_____ 20. Patio/French/Deck doors may be white or off white or painted the same authorized color as the trim.

_____ 21. All decks should have an exterior change design approval on file.

_____ 22. Sheds in the back yard must not be higher than one (1) foot above the standard

height patio fence (5 feet). Sheds must be in good repair if visible.

_____ 23. Awnings and other permanent exterior sunshades are not permitted. Sun umbrellas are permitted. Clotheslines are not permitted outside of the patio area or above the level of the patio fences.

_____ 24. Cable TV wiring should be securely fastened to the townhouse and shielded from view.

_____ 25. Antennas should be located in a place shielded from view from the street to the maximum extent possible. Antennas shall be neither larger nor installed higher than is necessary for reception of an acceptable-quality signal.

_____ 26. Security grills, grates, gates, and other similar doors or window coverings are not permitted.

Notes on each non-compliant rule with corresponding line number identified. Please add additional sheets of paper if needed.

