

NOTICE TO POTENTIAL ROSE HILL RESERVE PURCHASERS

From the Rose Hill Civil Association

We advise you to carefully read the conditions of the Special Exception approved by the Fairfax County Board of Supervisors in 2003 that allowed the development of Rose Hill Reserve. For your convenience, the following link will take you to the approved conditions.

www.fairy-lamp.com/RHCA/RoseHill_III_DevConditions_Final.html

Specifically, we call your attention to condition # 20 that requires Stanley Martin Homes to notify you, in writing, that the units are built in an area containing marine clay. It also requires that you acknowledge in writing receipt of this information. If you are unaware of marine clay, we urge you to do the necessary research to become knowledgeable. It is true that the County of Fairfax has approved development of the homes.

We also want to inform you that the open space on the perimeter of the site is to remain undisturbed, including individual lots outside of the limits of clearing and grading. That issue is covered in conditions #9, 25 and 25. Additionally, the Rose Hill Reserve Homeowners Association is to manage and maintain the tree save are and the retaining walls. We trust you will agree that the trees an vegetation we fought so hard to preserve are an asset to both communities. We will be vigilant in our effort to protect the open space.

We here in Rose Hill welcome you as new neighbors and invite you to participate in our community. For example, we have an active Neighborhood Watch program and look forward to including your homes in our coverage area. We are an all-volunteer association. You will be required to join the HOA for Rose Hill Reserve; your decision to join RHCA is voluntary.

Feel free to contact me at 703-971-4716 or via e-mail at sellcarl@aol.com.

Welcome to Rose Hill,
Carl L. Sell, Jr.,
President