



**Abaris Realty, Inc.**

7811 Montrose Road, Suite 110, Potomac, MD 20854

301-468-8919 • Fax: 301-468-0983

Web Site: [www.abarisrealty.com](http://www.abarisrealty.com)

Serving the DMV Metro Area Since 1975

## **Notice to all Brownstones at Park Potomac HOA Homeowners May 26, 2021**

### **Subject: Inspections of Properties for Sale**

Pursuant to Section 11B-106 of the Maryland Homeowners Association Act (the "Act") and Article VI, Section 6(c) of the Declaration of Covenants, Conditions and Restrictions of The Brownstones at Park Potomac, any homeowner who is selling his or her home must notify the Managing Agent of the sale at the time of contract and request a resale package. The resale package must contain certain disclosures, including a statement from the Association of any unpaid assessments or charges and any covenant violations against the lot. In order to provide this statement, it may be necessary for the Managing Agent to conduct an inspection of the lot. Pursuant to the Act, the Association has 20 days from the date of request by the homeowner to provide the resale package, and may charge a fee from \$250 up to \$350 for expedited requests. While the Act allows the Association to also charge a fee for its cost of the inspection, the Board of Directors has voted not to charge that fee to homeowners at this time (while the Association is currently absorbing this cost, the Board reserves the right to charge the inspection fee in the future).

If you are planning to sell your home, please be aware that you must contact the Managing Agent for a resale package, an inspection of your lot may be conducted, and you may be required to correct any covenant violations prior to settlement. Under the Act, you must provide your purchaser with the required disclosures within 20 days of entering into the contract. Therefore, you should request a resale package prior to signing the sales contract or promptly upon entering into the contract, and you should plan any settlement dates with enough time to perform an inspection and correct any covenant violations.

If you have any questions please contact the Managing Agent at (301) 468-8919 [sambush@abarisrealty.com](mailto:sambush@abarisrealty.com).

Sincerely,  
The Brownstones Board of Directors