PROFFER STATEMENT

RE:	**REZ2025-00013, Linden Lake Rezoning**
Applicant:	NVR, Inc.
Owner:	Linden Lake III, LLC
Property:	7697-43-3270 (the "Property")
Acreage:	± 8.63
Rezoning:	B-1, General Business and RPC, Residential Planned Community Mixed Residential to PMR, Planned Mixed Residential
Magisterial District:	Gainesville
Date:	April 13, 2026

The undersigned hereby proffers that the use and development of the subject Property shall be in strict conformance with the following conditions. In the event the above referenced rezoning is not granted as applied for by the Applicant, these proffers shall be withdrawn and are null and void. The headings of the proffers set forth below have been prepared for convenience or reference only and shall not control or affect the meaning or be taken as an interpretation of any provision of the proffers. Any improvements proffered herein below shall be provided at the time of development of the portion of the site served by the improvement, unless otherwise specified. The terms "Applicant" and "Developer" shall include all future owners and successors in interest.

For purposes of this Proffer Statement, "final rezoning" shall be defined as that zoning which is in effect on the day following the last day upon which the Prince William Board of County Supervisors' decision granting the rezoning may be contested in the appropriate court or, if contested, the day following entry of a final court order affirming the decision of the Board of Supervisors which has not been appealed, or if appealed, the day following which the decision has been affirmed on appeal and the mandate issued.

References in this Proffer Statement to plans and exhibits shall include the following:

A. Master Zoning Plan entitled "Linden Lake REZ2025-00013" prepared by J2, dated September 2024, last revised March 2, 2026, consisting of the following sheets (the "MZP"):

- Cover Sheet;
- Existing Conditions;
- Landbay Exhibit;
- General Development Plan;
- Landscape & Buffer Plan;
- Landscape Notes & Details;

- Illustrative Sections;
- Utility Plan;
- Street Typical Sections; and
- Illustrative Exhibit.

B. Design Guidelines entitled "Linden Lake," dated April 13, 2026 (the "Design Guidelines").

USES & SITE DEVELOPMENT

1. Development: Development of the Property shall be in substantial conformance with the MZP.

2. Density: The maximum number of dwelling units on the Property is 95 single family attached units.

3. Zoning: The Applicant may develop the Property in accordance with the PMR, Planned Mixed Residential District, as waived/modified in accordance with these Proffers.

AFFORDABLE HOUSING

4. Affordable Housing: The Applicant shall provide a minimum of 10% of the units shall be affordable dwelling units ("ADU"). Such units shall be made available to households earning between 80% and 120% of the Area Median Income ("AMI") determined by the United States Department of Housing and Urban Development ("HUD") for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area as outlined before.

    a. Affordable Housing: A minimum of 5% of the units shall be made available to households earning up to 80% AMI as calculated by the 4-person Low-Income Limit for the Washington-Arlington-Alexandria, DC-VA-MD HUD Metro FMR Area.

    b. Workforce Housing: A minimum of 5% of the units shall be made available to households earning up to 120% AMI.

5. Affordable Housing Implementation: The ADUs shall be implemented as follows:

   a. Base Sales Price: The housing prices to be paid by the abovementioned income tiers shall be such that the monthly mortgage payment does not exceed 30% of the buyer's gross income.

   b. Disclosure: The buyer of an ADU shall be provided with a disclosure outlining the conditions in this Proffer 5 and a copy of the approved Proffer Statement.

   c. Marketing Period: The Applicant shall market the ADU for a period of 6 months from the issuance of a building permit for the ADU or until the ADU is under contract to income-eligible buyers, whichever occurs first. For purposes of this Proffer, the Applicant may begin marketing the unit at any time. In addition, the following shall apply:

      i. Upon issuance of the first residential building permit release letter for the Property, the Applicant shall submit to the Director of Housing and Community Development, or its designee, an affidavit outlining the start date for the marketing period and the sales price.

      ii. In the event the ADU is not under contract within 6 months of the marketing period, the ADU may be converted to market rate units. In the event any of the aforementioned affordable units are converted to market rate units, the Applicant shall contribute to Prince William County Proffer Account, 50% of the difference in price between the market rate and affordable unit rate. For illustrative purposes, if the ADU sales price is $275,000 and the market rate sales price is $325,000, a contribution of $25,000 would be required to be made to the Prince William County Housing Proffer Account ($325,000 - $275,000 = $50,000 x 50% = $25,000).

   d. Restrictive Covenant: The affordable units shall be sold subject to a restrictive covenant in the deed of conveyance that restricts the owner(s) thereof from selling the affordable unit at fair market value for a period of 10 years following the date of closing. Said restrictive covenant language shall include, at a minimum, the following:

i. Within the 10-year period from the initial sale, no matter how many times the affordable unit is offered for resale, the affordable unit may only be purchased by a person(s) meeting the initial AMI percentage requirement;

ii. The maximum sales price is limited to a 25% discount from the then-market price for comparable units, reflecting any differences in materials from non-affordable units, plus the cost of any documented permanent improvements, customary closing costs, and realtor fees;

iii. Upon the sale of an affordable unit within the restricted 10-year period following the date of closing, Prince William County will not share in the purchase price;

iv. In the event the ADU is not able to be sold in accordance with 5.d.i–iii, above, after 6 months of marketing, the ADU may be sold at market rate and the seller shall pay 50% of the difference between the market rate sales price and the maximum price outlined in 5.d.ii. above to the Prince William County Proffer Account at closing.

v. In the event the County has not taken over administration of the Affordable Housing Units and Workforce Housing Units income levels of subsequent purchasers, within 10 years of the initial sale, shall be verified in a written form acceptable to the County. Said form shall be provided to the Director of Housing and Community Development by the Seller at least 10 days prior to the settlement date. Within 10 days after settlement, the party conducting the closing of any Affordable Housing Units and Workforce Housing Units shall include a reference to the covenant in the deed and provide to the Director of Housing and Community Development a report including the date of the sale, sales price, and income level of the purchaser(s), and an affidavit from the purchaser confirming that the sale complied with these proffers and the covenant / deed restriction.

e. Management: For purposes of implementation of this Proffer 5, the Applicant shall manage the process of identifying qualified purchasers and administration as outlined in these proffers for initial purchasers and shall report annually to the Director of Housing and Community Development, or its designee, as to the number of purchasers and the purchase price paid for said units until such time that the final ADU is sold. The Applicant shall not be responsible for the management of the resale for any Affordable Housing Unit or Workforce Housing Unit and verification of resales for any such unit shall be in accordance with Subsection F, below. The Applicant shall not be required to meet any requirements of any future Affordable Dwelling Unit Ordinance or zoning text amendment change as it relates to Affordable Housing Units and Workforce Housing Units. Notwithstanding the above, the Applicant may enter into a separate written agreement with the appropriate Prince William County agency as to terms and conditions of the administration of the Affordable Housing Units and Workforce Housing Units, either by such agency or in coordination with the Applicant. If such an agreement is executed by all relevant parties, then the Affordable Housing Units and Workforce Housing Units shall thereafter be administered solely in accordance with such agreement and the provisions of these Proffers as they apply to Affordable Housing Units and Workforce Housing Units shall be of no further force and effect. Such an agreement and any modifications thereto shall be recorded in the land records of Prince William County.

f. Verification: In the event the County has not taken over administration of the Affordable Housing Units and Workforce Housing Units, income levels of subsequent purchasers, within 10 years of the initial sale, shall be verified in a written form acceptable to the County. Said form shall be provided to the Director of Housing and Community Development by the Seller at least 10 days prior to the settlement date. Within 10 days after settlement, the party conducting the closing of any Affordable Housing Units and Workforce Housing Units shall include a reference to the covenant in the deed and provide to the Director of Housing and Community Development a report including the date of the sale, sales price, and income level of the purchaser(s), and an affidavit from the purchaser confirming that the sale complied with these proffers and the covenant / deed restriction.

COMMUNITY DESIGN

6. Design Guidelines: Development on the Property shall be in substantial conformance with the design concepts and details set forth in the Design Guidelines. Minor modifications to the Design Guidelines may be made at the time of final site/subdivision plan. More substantial modifications to the Design

Guidelines may be approved by the Prince William County Planning Director, or its designee, who shall notify the Applicant as to what has been determined in regard to the modification's consistency with the Design Guidelines. The Planning Director's written determination shall include specific references to those portions of the Design Guidelines or conditions of the zoning which are the basis for such determination. The Applicant shall not approve any such substantive amendment found to be inconsistent by the Planning Director. Changes to allow additional building materials shall be approved by the Planning Director or its designee prior to the issuance of the building permit. Compliance with this proffer shall be evidenced with the submission of building elevations to the Development Services Land Development Division two weeks prior to the request for a building permit release letter.

7. Building Architecture: The exterior of the homes shall be designed in substantial conformance with the Design Guidelines and as outlined below. Compliance with this proffer shall be evidenced by the submission of illustrative drawings or photographs of the building elevations to the Director of Planning for review and approval at least two weeks prior to a request for issuance of the building permit. Any substantive changes to the exterior of the homes, lot width, area, setbacks and building heights shall be submitted to the Planning Director for review and all final determinations regarding consistency with this Proffer shall be made by the Planning Director. Such approval shall be based on a determination that the changes result in a building of similar or greater quality.

   a. In aggregate, the total area of the building fronts of the proposed homes shall contain a minimum of 30% brick, stone, masonry, cementitious siding (such as Hardiplank) or cultured stone (excluding the surface area of doors, windows and garage doors). This means that some townhomes may have 100% of said materials on the building front (excluding the surface area of doors, windows and garage doors) and other townhomes, may utilize an alternate material.

   b. The Applicant shall provide homes with varying exterior details and colors. Exterior detailing and colors shall not include garish colors as the primary exterior color. Garishly bright colors shall be limited to minor architectural accents that do not constitute more than 5% of the building exterior façade. For purposes of this Proffer, shades of black, brown, or blue are not considered garish colors.

c. High Visibility End Units: High Visibility Units are the single family attached units that have sides adjacent to and facing streets. The sides of such units shall include a mix of brick, stone, hardiplank, or vinyl siding. Additionally, 2 architectural features and/or windows shall be included on the sides of all High Visibility End Units.

8. Entrance Signage: In the event the Applicant provides a freestanding entry sign on the Property, such sign shall be monument-style, not to exceed 10 feet in height, and with low-growth landscaping, to include small compact trees, around the base of such sign.

9. EV Charging Capability: Electric Vehicle ("EV") charging capability shall be offered as an option to homebuyers at the time of the initial sale. In addition, the electrical panels within individual homes shall have capacity for EV charging connections.

10. Homeowners Association: The Applicant shall create covenants, conditions, and restrictions to coordinate development within the Property, which include such items as architectural controls, signage, building materials, lighting, and landscaping. Further, the Applicant shall establish an association or multiple associations for the Property to own, operate, and maintain open space, common areas, private roads, trails, sidewalks, signage, other recreation or common facilities (as applicable), street trees and, if appropriate, stormwater management/BMP Facilities installed by the Applicant for the Property, if not otherwise maintained by the County, in accordance with adopted County policies.

11. Landscaping:

a. Applicant shall be in substantial conformance with the Landscape & Buffer Plan. Details shall be shown at time of final site plan and buffers shall be provided at the time the adjacent portions of the Property are developed and shall be shown on each respective final site plan.

b. A minimum of 85% of new plantings on the Property shall be native drought-tolerant species to Virginia. The aforementioned, does not prohibit the planting of Crape Myrtles.

c. Notwithstanding what is shown on the MZP, 60% of the plantings within the buffer areas along Williamson Boulevard and along the boundary adjacent to GPIN 7697-33-9426 shall be evergreen plantings.

12. Western Utility Easement: The Applicant shall coordinate with Northern Virginia Electric Cooperative to underground utilities along the western boundary adjacent to GPIN 7697-33-9426 and reduce the existing easement width to 15 feet. In the event the easement is not reduced, the buffer along the western boundary line adjacent to GPIN 7697-33-9426 shall be shifted to allow for the planting of additional trees.

CULTURAL RESOURCES

13. Curation: The Applicant shall curate with the County, artifacts, field records, laboratory records, photographic records, computerized data and other historical records the Applicant possesses as recovered as a result of its cultural resources investigations on the Property. All artifacts and records submitted for curation shall meet current professional standards and The Secretary of the Interior's Standards and Guidelines for Archeology and Historic Preservation. A curation fee equal to VDHR's curation fee (not to exceed $350.00/box) will be paid by the Applicant at the time of delivery to the County. Ownership of all records submitted for curation shall be transferred to the County with a letter of gift.

14. Interpretive Sign: The Applicant shall install 1 interpretive sign on the Property which provides a description of the history of archaeology site 44PW2215. The interpretative sign shall follow the "National Park Service's Wayside Guide: A Guide to Developing Outdoor Interpretive Exhibits (2009)," and shall be low profile 36 inches wide by 24 inches tall. The content and location of the interpretive sign shall be prepared in consultation with the Planning Office and/or the Historical Commission and the location of the interpretive sign shall be shown on the approved final site plan containing the location of the proposed interpretive sign. The interpretive sign shall be installed prior to issuance of the final residential occupancy on the Property, subject to obtaining a sign permit from the Zoning Office and shall not count towards the number of signs permitted by-right on the Property.

15. Phase II Evaluation of Site 44PW2215: As a condition of site/subdivision plan approval for that portion of the Property that includes and/or is adjacent to Site 44PW2215, the Applicant shall conduct a Phase II archaeological evaluation on areas within Site 44PW2215 that will be disturbed by the proposed development. The Phase II scope of work shall be approved by the Planning Director or its designee. Three (3) copies and one electronic copy of the Phase II draft report

documenting the results and recommendations of the archaeological evaluation shall be submitted to the Planning Office for review, comment, and approval with the first final site/subdivision plan approval. The qualified professional, the archaeological testing, and the reports shall meet the standards set forth in the current version of the Virginia Department of Historic Resources ("VDHR") *Guidelines for Conducting Historic Resources Survey in Virginia*.

16. Mitigation: In the event the Phase II evaluation (1) finds an archaeology site significant or recommends further work; and (2) the site will be disturbed by construction, the Applicant will, prior to issuance of a land disturbance permit for that area containing the significant site, either initiate mitigation of the archaeology site through Section 106 of the National Historic Preservation Act ("NHPA"), with the County as a consulting party; or, if Section 106 review is not required, the Applicant will prepare a mitigation plan for approval by the Planning Director or its designee. If a County mitigation plan is required, its stipulations shall be completed prior to issuance of the first land disturbance permit for the area adjacent to Site 44PW2215. The mitigation plan shall meet the standards set forth in the current version of the VDHR's *Guidelines for Conducting Historic Resources Survey in Virginia* and also the Advisory Council on Historic Preservation's ("ACHP") *Recommended Approach for Consultation on Recovery of Significant Information from Archeological Sites*. Final reports shall be submitted in quantities, formats and media as requested by the County Archaeologist after the report(s) have been approved by the County.

ENVIRONMENTAL

17. Monetary Contribution: The Applicant shall make a monetary contribution to the Prince William Board of County Supervisors in the amount of $75.00 per acre (±8.63 acres) for water quality monitoring, drainage improvements and/or stream restoration projects. Said contribution shall be made prior to and as a condition of final site plan approval with the amount to be based on the acreage reflected on the site plan.

18. Underground Stormwater Management Facility: The Applicant may have underground Best Management Practice ("BMP") facilities and/or stormwater management facilities on the Property. In the event an underground BMP and/or stormwater management facility(ies) are provided on the Property, the following shall apply:

a. Maintenance: Underground BMP and/or stormwater management facilities are not eligible for County maintenance and must be privately owned and maintained. Any underground BMP and/or stormwater management facility(ies) constructed on the Property shall be fully maintained by the Homeowners Association ("HOA") or similar association that is responsible for the maintenance of all commonly owned facilities on the Property. Long-term maintenance agreements are required for privately maintained BMP and/or stormwater management facilities.

b. Escrow: The Applicant shall provide in an escrow for the benefit of the HOA an amount equal to (i) 20 years of annual maintenance for the BMP and/or underground stormwater management facility(ies); and (ii) 25% of the replacement costs for the underground BMP and/or stormwater management facility(ies). Said escrow amount shall be determined by the Applicant's civil engineer in consultation with the Director of the Department of Public Works, or their designee, and the BMP and/or underground stormwater management facility(ies) manufacturer and shall be shown on the final site or subdivision plans. Prior to bond release the Applicant shall place the approved escrow amounts in an account benefiting the HOA and provide proof of deposit in said account.

PARKS & RECREATION

19. The Applicant shall provide an on-site amenity package for the residents that shall include, at a minimum the following amenities:

    a. Dog Park;

    b. Fitness trail to include at minimum seating areas;

    c. Playground for ages 2-12;

    d. Picnic Park to include at minimum a structure for shade and grills; and

    e. Passive Park to include at minimum seating.

    Said amenities are generally described in the Design Guidelines and shall be located and constructed prior to the final building permit for the section in which they are located and shall be shown on each respective final site plan.

PUBLIC SAFETY

20. Monetary Contribution: The Applicant shall provide a monetary contribution to the Prince William Board of County Supervisors in the amount $43.80 per unit for public safety purposes. Said contribution shall be made prior to and as a condition of issuance of an occupancy permit for each residential unit.

TRANSPORTATION

21. Access: Subject to approval by Prince William County Department of Transportation (“PWCDOT”) and Virginia Department of Transportation (“VDOT”), access to the Property shall be provided as shown on the MZP.

WATER AND SEWER

22. Water and Sewer: The Property shall be served by public sanitary sewer and public water, and the Applicant shall be responsible for those improvements required in order to provide such service for the demand generated by the development of the Property.

MISCELLANEOUS

23. Escalator: In the event the monetary contributions set forth in the Proffer Statement are paid to the Prince William County Board of County Supervisors within 18 months of Final Rezoning, as applied for by the Applicant, said contributions shall be in the amounts as stated herein. Any monetary contributions set forth in the Proffer Statement which are paid to the Board after 18 months following Final Rezoning shall be adjusted in accordance with the Urban Consumer Price Index (“CPI-U”) published by the United States Department of Labor, such that at the time contributions are paid, they shall be adjusted by the percentage change in the CPI-U from that date eighteen 18 months after Final Rezoning to the most recently available CPI-U to the date the contributions are paid, subject to a cap of 6% per year, non-compounded.

WAIVERS & MODIFICATIONS

24. Pursuant to Section 32-700.25 of the Prince William County Zoning Ordinance (the “Zoning Ordinance”), the following waivers and modifications to the requirements

of the Zoning Ordinance and the Design and Constructions Manual (the "DCSM") shall be deemed granted and approved.

a. Modification of Section 32-250.31 of the Zoning Ordinance and Sections 802.11, 802.48, and Table 8-1 of the DCSM to allow buffers, utilities, plantings, and trails as shown on the MZP.

b. Waiver of Section 32-250.31.6 of the Zoning Ordinance and Section 802.47.B of the DCSM requiring a 15 foot wide landscape area around public use and community recreation sites.

c. Modification of Section 32-306.01 of the Zoning Ordinance to reduce the minimum contiguous acres from 10 acres to 8.63 acres to allow the Property to be zoned PMR, Planned Mixed Residential District.

d. Modification of Section 32-306.10.1(a) of the Zoning Ordinance to reduce the number of unit types required for PMR high urban density, from two to one, to allow the Property to consist of Type F units with varying square footages and unit widths.

e. Modification of Section 32-306.12.6.F of the Zoning Ordinance to increase the maximum number of dwelling units in a group from 6 units to 10 units as shown in the Design Guidelines.

f. Modification of Section 32-306.12.6.F(1) of the Zoning Ordinance to allow for reduction in minimum lot area and minimum lot width to allow for the width as shown in the Design Guidelines.

g. Modification of Section 32-306.12.6.F(3) of the Zoning Ordinance to increase the maximum building height from 35 ft. to 45 ft. for the townhouse units as shown in the Design Guidelines and MZP.

h. Modification of Section 32-306.12.6.F(4)(b)(d) and (e) of the Zoning Ordinance to allow for a reduction in the minimum setbacks as shown in the Design Guidelines and MZP.

i. Modification of Section 32-306.12.6.F(6) of the Zoning Ordinance to reduce the minimum footprint from 720 sq. ft. to 640 sq. ft. as shown in the Design Guidelines.

j. Waiver of Section 801.12.2.2 of the DCSM limiting the maximum large evergreen trees to 30% to allow for more than 30% of large evergreen trees, if needed to meet the requirement outlined in Proffer 11.c.

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