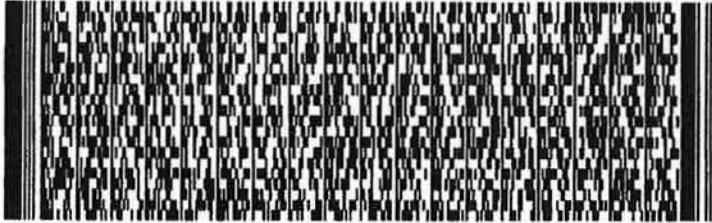


Fairfax Circuit Court Coversheet Generator

Cover Sheet Page 1 of 1



| | | | |
|-------------------------|------------------------------|------------------------------|---|
| Consideration | | Consideration/Actual Value % | 100 |
| Actual/Assessed | Tax Exemption | NONE | Amount Not Taxed |
| Code Section | | | |
| DEM Number | | | |
| Original Book | 3689 | Original Page | 336 |
| Title Company | NONE | Title Case | |
| Property Descr. | REFLECTION HOMES ASSOCIATION | Multiple Lots? | YES |
| Return To Party Name: | BRUCE H. EASMUNT | Address: | CHADWICK, WASHINGTON, ET AL. 3201 JERMANTOWN RD STE 600 FAIRFAX, VA 22030 |
| No. of Certified Copies | 0 | No. of Non-certified Copies | 0 |
| | | Page Range | |

Document Type(s)

DECLARATION MODIFICATION

Grantor(s)

REFLECTION HOMES ASSOCIATION_I_N

Grantee(s)

REFLECTION HOMES ASSOCIATION_I_N

Tax Map Number

016-1- -13- -0146-

Consideration: \$0.00
Tax Map ID#'s: See attached exhibit

Return to:
Chadwick, Washington, Moriarty, Elmore & Bunn, PC
3201 Jermantown Road, Suite 600
Fairfax, Virginia 22030

THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS THIRD AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS is made by the REFLECTION HOMES ASSOCIATION, a Virginia nonstock corporation ("Association" or "Grantor").

WITNESSETH:

WHEREAS, the Declaration of Covenants, Conditions and Restrictions was recorded among the land records of Fairfax County, Virginia at Deed Book 3689, Page 336 et. seq. (the "Declaration"); and

WHEREAS, the Declaration was first amended by an amendment recorded among the land records of Fairfax County, Virginia at Deed Book 3993, Page 105, et. seq.; and

WHEREAS, the Declaration was further amended by a second amendment recorded among the land records of Fairfax County, Virginia at Deed Book 4018, Page 256, et. seq.; and

WHEREAS, pursuant to Article X, Section 3 of the Declaration, the Association may amend the Declaration in whole or in part by an instrument signed by at least seventy-five percent (75%) of the Lot Owners; and

WHEREAS, Section 55.1-1832(D) of the Virginia Code provides: "Voting, consent to and approval of any matter under any declaration or bylaw provision or any provision of this chapter may be accomplished by electronic transmission or other equivalent technological means provided that a record is created as evidence thereof and maintained as long as such record would be required to be maintained in nonelectronic form; and

WHEREAS, Section 55.1-1832(E) of the Virginia Code provides: "Subject to other provisions of law, no action required or permitted by any declaration or bylaw provision or any provision of this chapter need be acknowledged before a notary public if the identity and signature of such person can otherwise be authenticated to the satisfaction of the executive organ."; and

WHEREAS, the Members wish to amend the Declaration to add a new subsection (e) to Article II, Section 1 and to modify Article II, Section 3 of the Declaration; and

WHEREAS, not less than seventy-five percent (75%) of the Members have executed an instrument either in writing or electronically assented to the amendment; and

WHEREAS, upon review of the amendment document approved by the owners, two scrivener's errors were noted regarding references to statutory provisions that have since been repealed and recodified; and

WHEREAS, in accordance with Section 55.1-1830(F) of the Virginia Code at least 2/3 of the Association's Board of Directors voted in the affirmative to authorize the President of the Association to join in the execution of this amendment and restatement to correct the aforementioned scrivener's errors;

NOW, THEREFORE, in consideration of the foregoing and in accordance with Article X, Section 3 of the Declaration, the Declaration is amended as follows:

1. Article II, Section 1 is hereby amended to add the following subsection (e):

(e) the right of the Association's Board of Directors to impose monetary sanctions, suspend membership privileges, including the right to use the Association's recreational facilities, or take other legal action, including but not limited to, filing suit for damages or to obtain injunctive relief, against a Lot Owner for any violation of this Declaration or any rules and regulations adopted by the Board of Directors, as permitted by Sections 55.1-1819 and 55.1-1828 of the Virginia Code, as the same may be amended from time to time.

2. Article II, Section 3 is hereby deleted and replaced with the following:

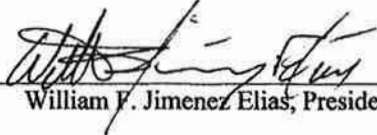
Section 3. Ownership of each Lot which encompasses private streets and parking areas owned by the Association shall entitle the owner thereof the use in common with others for automobile parking purposes automobile parking areas within that portion of the Common Area designated "Parking Area and Sidewalk Easement," which parking areas shall be as near and convenient to said Lot as reasonably possible, together with the right of ingress and egress in and upon said parking areas. In furtherance of this parking right, the Board of Directors shall have the power to assign on a non-uniform basis the right of owners of Lots to which the Parking Area and Sidewalk Easement appertains to have the exclusive right to use assigned, reserved common area parking spaces and such assignment shall constitute a limitation on other Owners' Easement for Enjoyment set forth in Article II, Section 1 herein.

Except as modified by this amendment (the "Amendment"), all the terms and provision of the Declaration and its prior amendments are hereby confirmed and ratified and shall remain in full force and effect.

If any term, covenant, or condition of this Amendment or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, then the remainder of this Amendment or the application of such term, covenant or condition to any other person or circumstance shall not be affected thereby, and each such term, covenant and condition shall be valid and enforceable to the fullest extent permitted by law.

IN WITNESS WHEREOF, the President of the Reflection Homes Association has executed this Amendment on behalf of the Association and hereby certifies that this Amendment was approved by at least 75% of the votes of the Association as evidenced by the Owners' ballots on file with the Association. The President further certifies that the corrective amendments hereto were authorized by at least 2/3 of the Association's Board of Directors.


REFLECTION HOMES ASSOCIATION

By: 
William F. Jimenez Elias, President

COMMONWEALTH OF VIRGINIA:
COUNTY OF FAIRFAX:

I, the undersigned Notary Public in and for the county and state aforesaid, do hereby certify that William F. Jimenez Elias, President of the Reflection Homes Association, whose name is signed to the foregoing Third Amendment to the Declaration of Covenants, Conditions and Restrictions bearing the date of the 2nd day of March, 2021, has acknowledged the same before me in my county aforesaid.

Given under my hand this 2nd day
of March, 2021.


Notary Public

My Commission Expires: 05/31/2023

MERDAD NOORIAN
NOTARY PUBLIC
REG. #7810091
COMMONWEALTH OF VIRGINIA
MY COMMISSION EXPIRES MAY 31, 2023

BK 26945 1719

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BK 26945 1720

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BK 26945 1721

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BK 26945 1722

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Deputy Clerk

BY:

JOHN T. FREY, CLERK

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JOHN T. FREY, CLERK

BY:


Deputy Clerk

03/08/2021

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CLERK