

Amendment to Bylaws
Glencannon Community Association

WHEREAS, the Association, established by the Deed of Declaration recorded in Deed Book 3114 at Page 739, has reviewed its governing documents; and,

WHEREAS, the Association wishes to update and amend its Bylaws recorded in Deed Book 23891 at Page 0127;

NOW THEREFORE, WITNESSETH: the Association hereby amends its Bylaws, as adopted March 19, 2012, as follows:

Article VI - entitled "Meetings of Directors" is amended as follows:

- Section 1. Regular Meetings -
- In the first sentence after "... hour " insert " or at a frequency..."
- add the following sentence: "Regular Meetings shall be open to all Association members of record, as space allows, and copies of agenda packets or materials shall be made available, upon request, for inspection, in paper or electronic format, at a time and place convenient to the Board. Regular Meeting schedules may be made available electronically or posted on the Association website."

Article VII - Powers and Duties of the Board of Directors

- Add the following subparagraph " (g) Maintain a disclosure packet for sellers in accordance with applicable laws and regulations."

Article XI - Assessments -

- Section 3. Annual Assessments - Delete the opening sentence in its entirety and replace with the following: "Beginning January 1, 2013, the annual assessment will be \$262.50 per lot payable by March 1 of each year and the amount is further subject to subparagraphs (a) and (b) below."
- Section 9. Effect of Non-Payment of Assessments. Delete in its entirety and replace with the following: "Remedies of the Association. Any assessments which are not paid when due are delinquent. If the assessment is not paid within 60 days after the due date, the Treasurer may impose a late fee or charge from the date of delinquency in accordance with applicable laws or regulations, and the Association may accelerate payment for unpaid assessments, including any administrative and collection costs, bring legal action against the Owner(s) personally obligated to pay the assessment or foreclose the lien perfected against the property for this purpose. Legal penalties, reasonable costs, and actual attorney's fees related to any such action may be added to the amount of the assessment. No Owner may waive or otherwise escape liability for any assessments for any reason, including nonuse of the Common Area or abandonment of his or her Lot(s)."

Article XII - Books and Records - The first sentence is amended to insert after "...Member"

the phrase, “, in accordance with applicable laws and regulations,”

Article XVI - Architectural Committee -

- Add the following to Section 2. Architectural Changes, “Owners are responsible to insure that all changes are in accordance with Fairfax County zoning ordinances. The Architectural Committee shall use, to the extent practicable, Architectural Review Standards, as adopted by the Association in reviewing architectural applications. These Standards shall be designed to maintain the harmony and original character of the community while accommodating change as new materials and technologies provide opportunities to enhance the value and capabilities of the homes and properties.”

Article XVII - entitled “Structures” is amended as follows:

- Section 3. Change the title “Damaged Structures” to “Damaged or Destroyed Buildings or Other Major Improvement”
- Section 3. Add the following paragraph:

“If a building or other major improvement located upon a Lot is damaged or destroyed, the Owner thereof shall restore the site either (i) by repairing or reconstructing such building or other major improvement or (ii) by clearing away the debris and restoring the site to an acceptable condition compatible with the remainder of the Property. Unless the Architecture Review Committee permits a longer time period, such work must be: (a) in the case of a detached structure, commenced within six (6) months after the casualty and substantially completed within eighteen (18) months after the casualty or (b) in the case of an attached structure, commenced within three (3) months after the casualty and substantially completed within six (6) months after the casualty. If the building or other major improvement will look substantially the same as before the casualty and will comply with the Architecture Review Standards, no prior approval of the Architecture Review Committee shall be required.”

The following new Article is added to the Bylaws:

Article XXIV - Use of Advanced Technology - The Association may, acting through its elected Board of Directors, use advanced technology such as available internet technologies, email or other social media techniques to assist in governing the Association. Such technologies may be used to permit notices, signatures, votes, consents, and approvals required to be obtained under the governing documents, subject to any limitations prescribed by law.