

AMENDMENT TO CONSOLIDATED COVENANTS, CONDITIONS AND RESTRICTIONS

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 Declaration of Covenants as so recorded and noted above;

NOW THEREFORE, WITNESSETH: the Association hereby amends its Declaration of Covenants, as made and entered into on February 23, 1972, as follows:

INTRODUCTORY SECTION - The names of the parties are hereby deleted in their entirety and replaced by the following: "The Declaration of Covenants is hereby amended to reflect that the parties to the Declaration are the legal lot owners of the Glencannon subdivision, located in County of Fairfax, as platted and recorded in the Fairfax Land Records Office, parties of the first part, and; and GLENCANNON COMMUNITY ASSOCIATION, a Virginia non-stock corporation, party of the second part."

Article VI - Covenants for Maintenance Assessments -

Section 3. Add the following to the last sentence, "... as set forth in the Bylaws of the Association."

Section 8. - Effect of Nonpayment 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 against the property. 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 VII - Architectural Control - Add the following introductory sentence, "The Association Board shall establish Architectural Standards to be used by the Architectural Control Committee. These Standards shall be adopted by the Association upon receiving at least a majority vote of Members or proxies representing 1/4th of the votes of the Membership. 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."