



TO: Fair Woods HOA Homeowners
FROM: Fair Woods HOA Board of Directors
RE: Town Hall Meeting to Review Proposed Amendments to the Governing Documents

In 2016, the Board of Trustees initiated a project to review and update the community's Bylaws and Declarations. The Association governing documents were originally written around 1983 and was done in phases, with multiple builders. With each phase, a supplemental declaration was recorded resulting in thirteen (13) separate Declarations and Supplemental Declarations (collectively, the "Declarations"). This makes administration difficult and unwieldy, and confusing for homeowners and those working to sell and purchase homes in the community.

Accordingly, the Board is proposing amendments to all of the Declarations so that they are all merged into one declaration that applies to all of the lots in the Association. Some of the documents had restrictions on the lots that were not in all of the document, making it very confusing as to what applied to which neighborhood. In addition, due to the age of the Declarations, the Board is proposing additional amendments to bring them into line with current laws and ordinances. Finally, amendments have been proposed to increase the enforcement rights of the Board when there is a violation. Some selected amendments are highlighted below for your quick reference. Notably, amendments to the Bylaws shall also be made, but they do not require membership approval – the Board can approve those – and the Board intends to do so once the Declarations are amended to ensure that they are consistent.

To the extent that you have questions regarding the amendments, there will be one final town hall meeting on **Tuesday, March 23rd at 7 p.m. via Zoom** (see instructions below or visit the website for the link to click on for direct connection.). In light of the size of the documents, you may access the full redlined documents, both the Declaration and the Bylaws, at www.fairwoodshoa.org.



Selected Proposed Amendments:

- Removal of references to different neighborhoods to create one cohesive document.
- Removal of all language related to the developers/builders.
- Clarification that only one owner of record has to execute a ballot or proxy. (See Article III, Section 2(d))
- Addition of language regarding fines for violations which was previously in a resolution. (See Article III, Section 3(c)(7))
- Addition of a due process procedure for the eviction of a tenant by the Association after the tenant has been found to be violating the governing documents. (See Article VI, Section 1(d)(2))
- Reducing the amendment of the final new Declaration to 60% of the Lots. (See Article XII, Section 4)
- Adding the language from the Virginia Property Owners Association Act regarding the use of technology for notices and voting. (See Article XII, Section 8)

Join Zoom Meeting

<https://zoom.us/j/91327036197?pwd=T1ZXOHZtZFUrUGVzUGVaaVhTR1hDUT09>

Meeting ID: 913 2703 6197

Passcode: 099191

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