

SECOND AMENDMENT
TO BY-LAWS OF
SHADOWOOD CONDOMINIUM ASSOCIATION

THE SECOND AMENDMENT TO BY-LAWS OF SHADOWOOD CONDOMINIUM ASSOCIATION is made as of the 19th day of December, 1979, by the SHADOWOOD CONDOMINIUM ASSOCIATION, a Virginia unincorporated association, (hereinafter the "Association").

W I T N E S S E T H T H A T:

WHEREAS, the By-Laws of the SHADOWOOD CONDOMINIUM ASSOCIATION were promulgated pursuant to the provisions of the Virginia Horizontal Property Act; and,

WHEREAS, by Article VII, Section I of the said By-Laws, the same may be amended at a meeting of the members of the Association, duly constituted for such purpose, upon the approval of co-owners owning at least 75% of the total value of the family units of the Shadowood Condominium; and

WHEREAS, at a Special Meeting of the Association, held on the 14th day of November, 1977, pursuant to due notice and duly constituted for the purpose of amending the said By-Laws, an amendment to the By-Laws to add thereto a new Section 6 of Article VI was approved by the affirmative vote of co-owners holding more than 75% of the total value of all family units at the Shadowood Condominium, as specified in the Master Deed; and

WHEREAS, at a Special Meeting of the Association held on the 19th day of December, 1979, pursuant to due notice, and duly constituted for the purpose of amending the said By-Laws, an amendment to the By-Laws to add thereto a new Section 7 of Article VI was approved by the affirmative vote of co-owners holding more than 66 2/3% of the total value of all family units at the Shadowood Condominium, as specified in the Master Deed; and

WHEREAS, the Association desires to hereby publish the said By-Law Amendments which have taken affect as aforesaid.

NOW, THEREFORE, the Association does hereby publish the Second Amendment to the By-Laws of the Association which has heretofore taken affect pursuant to the provisions of Section I of Article VII of the By-Laws of SHADOWOOD CONDOMINIUM ASSOCIATION, as follows:

Article VI of the By-Laws of the Association has been amended by adding thereto the following new Sections 6 and 7.

Section 6: Animal Control. The Fairfax County Department of Animal Control shall have permission to enforce all County and State animal Ordinances on condominium property. This will include requiring all dogs to be leashed.

Section 7: Rental of Units. Upon rental of his/her unit an owner must notify, in writing, the Board of Directors, through the managing agent, if any, within fifteen (15) days:

- (a) Names and telephone numbers of all occupants in the unit;
- (b) Name and telephone number of property manager, if any, and;
- (c) Telephone number where the owner may be reached in an emergency.

Owners must forward a copy of the lease with the above notice. The lease must incorporate by reference the regulations and By-Laws of the Association, and it is understood the lessee, upon signing the lease, agrees to abide by said regulation and By-Laws. All leases must include the following: "Upon acceptance of this lease, lessee is subject to and agrees and covenants to abide by all regulations, resolutions, By-Laws and provisions of the Master Deed for Shadowood Condominium. Violations of said regulations, resolutions, By-Laws and provisions shall be a violation of this lease, and solely for the purpose of enforcing this paragraph, Shadowood Condominium shall be a party to this lease and shall have the power to enforce this paragraph by eviction, or any other action at law or equity after 15 days notice via certified letter, return receipt requested, to the lessor and lessee of the existence of a violation of this paragraph. If Shadowood Condominium brings any action to enforce this paragraph, irrespective of whether a suit actually commences in any court, the lessee and lessor shall be liable to Shadowood Condominium for all reasonable legal costs and attorney's fees incurred."

The acceptance by Shadowood Condominium of a copy of the lease or the inclusion of the above paragraph in any lease, shall in no way relieve any unit owner of his responsibilities under these By-Laws, regulations, resolutions or provisions of the Master Deed of Shadowood Condominium. Owners must provide copies of said documents to lessees. All rentals must conform to the Fairfax County Codes governing occupancy of a domicile.

This is a facsimile document and SHALL NOT be used for resale disclosure purposes.

IN WITNESS WHEREOF, SHADOWOOD CONDOMINIUM ASSOCIATION has caused Second Amendment to the By-Laws to be duly executed by its President as of the date of the aforesaid.

SHADOWOOD CONDOMINIUM ASSOCIATION

By: _____
Thomas M. Shannon, President

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF _____, to wit:

The foregoing instrument was acknowledged before me this 8th day of March, 1979, by Thomas M. Shannon, President of SHADOWOOD CONDOMINIUM ASSOCIATION, a Virginia unincorporated association, on behalf of the Association.

My Commission Expires:

Notary Public