

**FOURTH AMENDMENT
TO THE BY-LAWS OF
SHADOWOOD CONDOMINIUM ASSOCIATION**

THIS FOURTH AMENDMENT TO THE BY-LAWS OF SHADOWOOD CONDOMINIUM ASSOCIATION is made this ___ day of _____, 2005, by the SHADOWOOD CONDOMINIUM ASSOCIATION, a Virginia unincorporated association, (hereinafter the "Association.")

WITNESSETH THAT :

WHEREAS, the By-Laws of SHADOWOOD CONDOMINIUM ASSOCIATION were promulgated pursuant to the provisions of the Virginia Horizontal Property Act, and the Association also has been operated under the provisions of the Virginia Condominium Act; and

WHEREAS, Article VII of the By-Laws, as duly amended, provides that the By-Laws may be amended by the vote of owners of sixty-six and two-thirds percent (66-2/3%) of the Undivided Interest in the Common Elements at any regular or special meeting, provided that notice of any proposed amendment shall have been given to each unit owner at least twenty-one (21) days in advance of such meeting; and

WHEREAS, at an Annual Meeting of the Unit Owners of the Association held on the 7th day of March, 2005, pursuant to due notice, and duly constituted for the purpose of amending the By-Laws, amendments to the By-Laws to add a new provision to Article VI, Section 8, and to add a new Article XII were approved by a vote of owners of more than sixty-three and two-thirds percent (66-2/3%) of the Undivided Interest in the Common Elements.

NOW THEREFORE, the Association does hereby publish the Fourth Amendment to the By-Laws of the Association which takes effect pursuant to the provisions of Section 1 of Article VII of the By-Laws, as amended, as follows:

ARTICLE VI

Article VI of the By-Laws, as amended by the Third Amendment to the By-Laws, recorded April 5, 1991, shall be further amended by adding the following new Section 8(f).

Section 8(f): Unit Owners' Liability Insurance

- 1) Each unit owner, including those unit owners who lease their units, must obtain liability insurance coverage, with a liability limit of not less than \$300,000 for bodily injury and property damage losses, or in such other amount as may be fixed by the Board of Directors in accordance with minimum prevailing standards among insurance carriers authorized to do business in the Commonwealth of Virginia.
- 2) A certificate of insurance or a copy of the aforesaid policy must be provided to the Association by each unit owner on or before _____, 2005.
- 3) Within thirty (30) days following the sale, conveyance or transfer of the title to any unit, the new unit owner shall provide the Association with a certificate of insurance.

The following new Article XII has been added to the By-Laws:

ARTICLE XII

Capital Improvements Affecting All Units

Section 1. While windows and doors are capital components under unit owners' control that are generally the unit owners' maintenance responsibility, replacement of windows and doors and related components may be made by the Association as part of a renovation program affecting all Units. Cleaning, repair and replacement of windows and doors, if not part of a renovation program affecting all units, remain the responsibility of the unit owners.

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Section 2. As part of a renovation program affecting all units, provided that such program is designed to enhance the safety of all unit owners, to increase the energy efficiency of the entire condominium, to replace obsolete infrastructure to conform with new building code provisions, or to otherwise upgrade infrastructure to allow for more advanced technology that would benefit all unit owners, the Association may repair, replace or improve capital components, even though such capital components are under unit owners' control, and are generally the unit owner's maintenance responsibility. Following the repair, replacement, or improvement of such capital components by the Association, such capital components will remain the maintenance and repair responsibility of the unit owners.

Section 3. The expense incurred by the Association in replacing such capital components that are part of a renovation program affecting all units may be deemed to be part of the Association's common expenses, and may be paid from the Association's funds, including any reserve or replacement funds, or loan proceeds, as may be determined by the Association's Board of Directors.

Section 4. Each Unit owner shall afford the Association, and its employees, agents or contractors, such access to his or her unit as may be reasonably necessary to complete the replacement, reconstruction or repair of such capital component.

IN WITNESS WHEREOF, the undersigned has caused this Fourth Amendment to the By-Laws to be executed pursuant to due and proper authority as of the date set forth above.

SHADOWOOD CONDOMINIUM ASSOCIATION

By: _____
Brian Olivia, President

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COMMONWEALTH OF VIRGINIA,
COUNTY OF FAIRFAX, to wit:

SUBSCRIBED, SWORN AND ACKNOWLEDGED before me, a Notary Public in and for the State and County aforesaid by Brian Olivia, President of SHADOWOOD CONDOMINIUM ASSOCIATION, a Virginia unincorporated association, on behalf of the Association, this _____, day of _____, 2005.

Notary Public

My Commission Expires: _____

CERTIFICATION

I, Brian Olivia, President of Shadowood Condominium Association, hereby certify that at an Annual Meeting of Unit Owners duly held on March 7, 2005, pursuant to proper notice, by a vote of owners of more than sixty-six and two-thirds percent (66-2/3%) of the Undivided Interest in the Common Elements the foregoing Fourth Amendment to the By-Laws was approved, and there has been compliance with all requirements of Article VII of the By-Laws; and pursuant to Section 55-79.71 of the Virginia Condominium Act, I hereby certify that the required majority of unit owners have executed a ratification of the Amendment.

SHADOWOOD CONDOMINIUM ASSOCIATION

By: _____
Brian Olivia, President

COMMONWEALTH OF VIRGINIA,
COUNTY OF FAIRFAX, to wit:

SUBSCRIBED, SWORN AND ACKNOWLEDGED before me, a Notary Public in and for the State and County aforesaid by Brian Olivia, President of SHADOWOOD CONDOMINIUM ASSOCIATION, a Virginia unincorporated association, on behalf of the Association, this _____, day of _____, 2005.

Notary Public

My Commission Expires: _____