

Certificate for Resale K (a)

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AMENDMENT TO CONDOMINIUM INSTRUMENT
FOR THE MONTEBELLO CONDOMINIUM

THIS AMENDMENT is made as of this 1st day of March, 1991, by the owners of units in The Montebello Condominium to which at least two-thirds of the votes in the Unit Owners Association appertain, as is evidenced by the execution of James C. Wright, the President of the Montebello Condominium Unit Owners Association, to the ratification of this Amendment.

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

WHEREAS The Montebello Condominium was created by that certain Declaration dated June 9, 1982, and recorded among the land records of Fairfax County, Virginia, in Deed Book 5658 at Page 1605, and

WHEREAS the Bylaws of The Montebello Condominium are dated June 9, 1982, and recorded as Exhibit B to the Declaration among the land records of Fairfax County, Virginia, in Deed Book 5658 at Page 1625, and

WHEREAS the unit owners of The Montebello Condominium to which at least two-thirds of the votes in the Unit Owners Association appertain, have agreed to amend the Bylaws of The Montebello Condominium by deleting Section 5.8(a)(8) of Article 5 in its entirety and substituting in its place and stead a new Section 5.8(a)(8) of Article 5 as hereinafter described.

NOW THEREFORE, pursuant to and in compliance with Title 55 Section 79.72 (a) and (d) of the Code of Virginia 1950, as amended, the unit owners of The Montebello Condominium to which at least

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two-thirds of the votes in the Unit Owners Association appertain, do hereby amend the Bylaws of The Montebello Condominium as follows:

1. Section 5.8(a)(8) of Article 5 of The Montebello Condominium Bylaws is hereby deleted in its entirety.

2. A new Section 5.8(a)(8) of Article 5 of The Montebello Condominium Bylaws is hereby adopted, reading as follows:

(i) The maintenance, keeping, boarding and/or raising of animals, livestock, poultry or reptiles of any kind, regardless of number, shall be and is prohibited within any unit or upon the common elements, except that the keeping of small, orderly domestic pets (e.g., dogs, cats or caged birds) not to exceed one per unit without the approval of the Board of Directors, is permitted, subject to the Rules and Regulations adopted by the Board of Directors; and further subject to the provision of subparagraph (ii) hereinafter; provided, however, that such pets are not kept or maintained for commercial purposes or for breeding; and provided, further, that any such pet causing or creating a nuisance or unreasonable disturbance or noise may be permanently removed from the Property upon ten days written notice from the Board of Directors. Such pets shall not be permitted upon the common elements unless accompanied by an adult and unless carried or leashed.

(ii) All dogs kept at The Montebello Condominium shall have a current rabies immunization and no pit bulls shall be kept in any unit or upon the common elements of The Montebello Condominium or brought on to the property at any time. For this purpose, the term pit bull is defined as any dog which is entirely or part American Pit Bull Terrier or American Staffordshire Terrier or any combination thereof, including any related breeds.

All residents of The Montebello Condominium who keep dogs of any kind are hereby required to provide for the Association a fully executed Certificate of Vaccination and Identification of Breed in the form approved for use by the Board of Directors

Such Certificate of Vaccination and Identification of Breed duly executed by a veterinarian shall be used to determine whether a dog is or is not of the pit bull variety.

(iii) Any unit owner who keeps or maintains any pet upon any portion of the Property shall be deemed to have indemnified and agreed to hold the Unit Owners Association, each unit owner and the Declarant free and harmless from any loss, claim or liability of any kind or character whatever arising by reason of keeping or maintaining such pet within the Condominium. All pets shall be registered with the

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Board of Directors and shall otherwise be registered and inoculated as required by law. The Board of Directors may establish reasonable fees for registration of pets not to exceed the additional costs incurred by the Unit Owners Association resulting from the presence of such pets.

This Amendment of the Bylaws of The Montebello Condominium Unit Owners Association does not impair or affect the rights, priorities, remedies or interests of a Mortgagee, and therefore, the prior written consent of Mortgagees to this Amendment is not required.

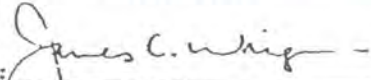
Except as modified by this Amendment, all the terms and provisions of the Condominium instruments are hereby expressly ratified and confirmed and shall remain in full force and effect.

THIS AMENDMENT IS EXECUTED BY THE UNDERSIGNED, JAMES C. WRIGHT, PRESIDENT OF THE UNIT OWNERS ASSOCIATION, OF THE MONTEBELLO CONDOMINIUM, WHO BY THIS DOCUMENT CERTIFIES, THAT THE REQUIRED TWO-THIRDS OF THE VOTES IN THE UNIT OWNERS ASSOCIATION APPERTAIN, DO HEREBY APPROVE OF THE FOREGOING CHANGE TO THE BYLAWS.

WITNESS the following signature and seal:

THE MONTEBELLO CONDOMINIUM UNIT
OWNERS ASSOCIATION

BY:


James C. Wright,
President

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STATE OF VIRGINIA

COUNTY OF FAIRFAX, to-wit:

I, the undersigned, a notary public in and for the jurisdiction aforesaid, do hereby certify that James C. Wright, President of the Montebello Condominium Unit Owners Association, whose name is signed to the foregoing instrument, has acknowledged the same before me in my jurisdiction aforesaid.

Given under my hand and seal this 11 day of March, 1991.



Joseph J. Gulati
Notary Public

My commission expires: 9-30-1994

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TESTE: [Signature]
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