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05/25/2006 14:14:10

Standalone Cover Sheet Version 1.0

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Fairfax County Land Records Cover Sheet - MONTEBELLO

Instrument(s)
BY LAWS MODIFICATION
Grantor(s)
MONTEBELLO CONDOMINIUM UNIT OWNERS ASSOCIATION _F_N
Grantee(s)
MONTEBELLO CONDOMINIUM UNIT OWNERS ASSOCIATION _F_N

Consideration			Consideration %	100	
Tax Exemption	None		Amount Not Taxed		
DEM Number			Tax Map Number		
Original Book			Original Page		
Title Company	SEGAN, MASON & MASON			Title Case	
Property Descr.					
Certified	No	Copies	0	Page Range	



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AMENDMENT TO BYLAWS OF MONTEBELLO CONDOMINIUM

THIS AMENDMENT TO BYLAWS OF MONTEBELLO CONDOMINIUM is made this 23rd day of May, 2006, by MONTEBELLO CONDOMINIUM UNIT OWNERS ASSOCIATION.

WHEREAS, MONTEBELLO CONDOMINIUM UNIT OWNERS ASSOCIATION (the "Association") is the condominium unit owners association for Montebello Condominium located within the boundaries of Fairfax County, Virginia;

WHEREAS, the Declaration of Montebello Condominium is recorded in Deed Book 5658 beginning at Page 1605 among the land records of Fairfax County, Virginia, and the Bylaws of Montebello Condominium are recorded in Deed Book 5658 beginning at Page 1625 among the land records of Fairfax County, Virginia;

WHEREAS, Article 10, Section 10.1 of the Bylaws of Montebello Condominium provides that the Bylaws may be amended as provided in Section 55-79.72 of the Virginia Condominium Act (now Section 55-79.71), which requires agreement of unit owners of units to which two-thirds of the votes in the unit owners' association appertain;

WHEREAS, an instrument duly executed by the owners of units to which two-thirds of the votes in the Montebello Condominium Unit Owners Association appertain agreeing to the amendment set forth below, has been obtained by the Association and is in the records of the Association; and

WHEREAS, no institutional lender holding a first mortgage or first deed of trust encumbering a condominium unit in Montebello Condominium has notified the Unit Owners Association of its status and has requested all rights under the condominium instruments so as to qualify as a "Mortgagee" as that term is defined in the Bylaws of Montebello Condominium; and therefore, no lender is entitled to have notice of and/or give prior approval to, this amendment to the Bylaws;

NOW THEREFORE, the Bylaws of Montebello Condominium are hereby amended to add as a new subsection (h) after Section 5.1(g) of the Bylaws:

(h) Purchaser Reserve Contribution Charge.

(1) At the time of settlement each purchaser of a Unit shall pay to the Unit Owners Association a reserve contribution proportional to the unit's condominium assessments of not less than two times and not more than six times the amount of the monthly condominium assessment for the Unit at the time of conveyance of the unit. The amount of this contribution for a fiscal year shall be determined by the Board of Directors at the time the budget for the Association for that



Nex

COMMONWEALTH OF VIRGINIA, CITY/COUNTY OF FAIRFAX, to wit,

I, the undersigned Notary Public, in and for the jurisdiction aforesaid, do hereby certify that Douglas J. Kennett, President and Christopher Low, Secretary of MONTEBELLO CONDOMINIUM UNIT OWNERS ASSOCIATION personally appeared before me in the jurisdiction aforesaid and acknowledged the foregoing AMENDMENT TO BYLAWS OF MONTEBELLO CONDOMINIUM UNIT OWNERS ASSOCIATION on behalf of MONTEBELLO CONDOMINIUM UNIT OWNERS ASSOCIATION.

GIVEN under my hand and seal this 23rd day of May, 2006.

Mayin Inlati (SEAL)

Notary Public

My Commission expires: 9-30-2006

AFTER RECORDING RETURN TO: SEGAN, MASON & MASON, P.C. 7010 LITTLE RIVER TURNPIKE SUITE 270 ANNANDALE, VIRGINIA 22003-5939

(3)

05/25/2006 ASCORDAD FAMILIA CO VA TOTAL 1 7-7 fiscal year is determined; provided that the contribution shall be two months for the first two fiscal years following adoption of the amendment.

(2) The funds from the Purchaser Reserve Contribution shall be used only for reserve capital expenditures such as, but not limited to, roofs, elevators, HVAC systems, water heaters, fire alarm and security systems. The said purchaser reserve contribution shall be subject to separate accounting.

This Amendment shall be effective on the first day on which this document has been recorded among the land records of Fairfax County, Virginia.

IN WITNESS WHEREOF, the foregoing Amendment is executed by the President and the Secretary of MONTEBELLO CONDOMINIUM UNIT OWNERS ASSOCIATION, who, by their execution of this instrument, hereby certify that the requisite majority of unit owners (more than two-thirds of all of the unit owners by percentage interest) have signed ratifications of the aforesaid Amendment to Bylaws of Montebello Condominium.

MONTEBELLO CONDOMINIUM UNIT OWNERS ASSOCIATION

By: Douglas | Kennett President

ATTEST:

Christopher Low Secretary