



20080213-0007889

Loudoun County, VA Pgs: 3
02/13/2008 12:20:01PM
Gary M. Clemens, Clerk

**AMENDMENT TO THE BYLAWS
OF
LAKESIDE AT SOUTH RIDING CONDOMINIUM UNIT OWNERS ASSOCIATION**

WHEREAS, Lakeside at South Riding Condominium Unit Owners Association (“Association”) is the Association for Lakeside at South Riding, a condominium community described in its Amended and Restated Declaration, located entirely within the boundaries of the County of Loudoun, Virginia, and recorded in Deed Book 1439 at page 949, as supplemented and amended, among the land records of the County of Loudoun, Virginia;

WHEREAS, under Article 10, Section 10.1, of the Bylaws, the Bylaws may be amended pursuant to the agreement of owners of units to which not less than sixty-six and two-thirds percent (66 2/3%) of the votes of the Lakeside at South Riding Condominium Unit Owners Association appertain in accordance with the percentages assigned in the Declaration;

WHEREAS, owners of units representing at least sixty-six and two-thirds percent (66 2/3%) of the total votes of the Lakeside at South Riding Condominium Unit Owners Association, have approved or given their consent, as evidenced by the Certificate attached hereto, for this Amendment to the Bylaws of the Lakeside at South Riding Condominium Unit Owners Association.

NOW THEREFORE, pursuant to Section 55-79.71 of the Act and in accordance with the Bylaws of the Association, the Bylaws are hereby amended as follows:

Article 5, Section 5.8 of Bylaws is amended to include the following language:

(12) As long as the secondary mortgage institutions (FNMA, FHLMC, FHA and VA) require that a minimum percentage of the units be occupied by unit owners, no unit owner may convey his unit to any person who does not intend to occupy the unit as a principal residence until such time as at least the required minimum percentage of units are occupied by unit owners. The minimum percentage of owner occupancy for the Condominium shall be 65 percent.


If the percentage of units occupied by unit owners drops below the minimum percentage at any given time, no unit owner may convey his/her unit to anyone who does not intend to occupy the unit, and no unit owner may lease his or her unit to a tenant. The foregoing provisions of this paragraph shall not apply to a Mortgagee in possession of a unit as a result of foreclosure, judicial sale or a proceeding in lieu of foreclosure.

In order to ensure compliance with these requirements, each unit owner must apply for and obtain the written approval of the Association in order to lease his unit. Such approval must be obtained each time the unit owner enters into a lease. In the event of demonstrated undue hardship to the unit owner, the Board of Directors may give written consent that a unit may be leased to a tenant or conveyed to a person

who does not intend to occupy the unit. The Board shall adopt Rules and Regulations to carry out the requirements of this Section.

The restrictions of this section pertaining to the leasing of units shall not apply to any unit owner who purchased or acquired his or her unit prior to recordation of this Amendment. This Amendment shall become effective on the date of its recordation _____, 2007.

IN WITNESS WHEREOF, the Board of Directors has caused this amendment to the Bylaws to be executed in its name on behalf of the Lakeside at South Riding Condominium Unit Owners Association following the adoption of this amendment pursuant to the required approval of the members.



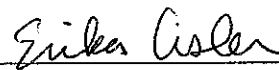
President
Lakeside at South Riding Condominium Unit Owners
Association

COMMONWEALTH OF VIRGINIA

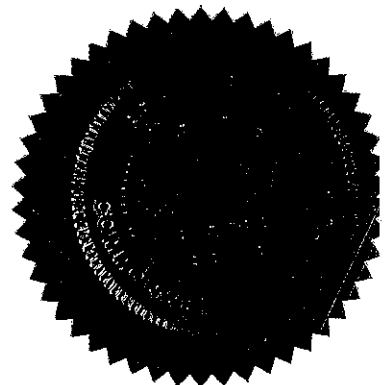
CITY/COUNTY OF Loudoun

On this 25 day of January, 2008, before me Erika Cisker, the undersigned, personally appeared the President of the Board of Directors of the Lakeside at South Riding Condominium Unit Owners Association, Mike Aylestock, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.



Notary Public
My Commission Expires: 8/31/08
#: 351644



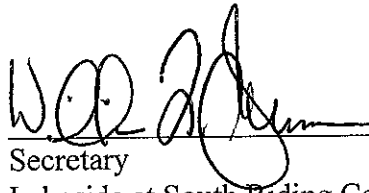
CERTIFICATION

I, the undersigned, do hereby certify:

I am the duly elected and acting Secretary of the Lakeside at South Riding Condominium Unit Owners Association, a Virginia nonstock Corporation located in Loudoun County, Virginia, established pursuant to a Declaration of Condominium, the first page of which is recorded in Deed Book 1439 at page 949, as supplemented and amended, among the land records of the County of Loudoun, Virginia; and

That the foregoing Amendment constitutes an Amendment of the Bylaws of such corporation, as duly adopted by the required approval of 67% of the members.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of the Corporation on this 27 day of January, 2008




Secretary
Lakeside at South Riding Condominium Unit Owners
Association

COMMONWEALTH OF VIRGINIA

CITY/COUNTY OF Loudoun

On this 27 day of January, 2008, before me Erika Cister, the undersigned, personally appeared the Secretary of the Board of Directors of the Lakeside at South Riding Condominium Unit Owners Association, William Johnson, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.


Notary Public
My Commission Expires: 8/31/08
#: 351644

