

Summary of TOA Document Revisions (July 2020)

Additions in blue font

Deletions in red font

Articles of Incorporation

4. ... Each director must be a member of the corporation ~~or the spouse, child or parent of a member~~ who maintains a principal residence (as defined for state income tax purposes) in TWINBROOK AT MOUNT AIR...

6. The registered office of the corporation shall be P.O. Box 1256, Lorton, Virginia 22079, in the County of Fairfax. The registered agent of the corporation shall be ~~the Treasurer J. Anthony Poleo~~, whose business address is the same as such registered office, and who is a resident of Virginia and an Officer of the corporation.

Notice to Buyers

Paragraph 6: ...annual assessment per Lot will be \$1 ,000.00 ~~\$660~~.

Buy Laws

Section 3.4. Place of Meeting. The person or persons calling the meeting may designate any place within 25 miles of Twinbrook at Mount Air, as the place for any annual or special meeting. ~~If no designation is made, the place of meeting shall be the principal office of the corporation.~~

Section 3.5. Notice of Meeting. ... ~~Written N~~notice stating the place, day, and hour of the meeting and, in case of a special meeting the purpose or purposes for which the meeting is called shall be delivered not less than fifteen or more than sixty days before the date of the meeting. ~~Notice of meetings can be provided to all members electronically or by written document.~~

Declaration of Covenants, Conditions and Restrictions

ARTICLE I

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Property including contract sellers; but, excluding those having such interest merely as security for the performance of an obligation. ~~An Owner is a member of the Corporation and a natural person (individual).~~

Section 3. "Property" moved to Section 11; this section now: "Committee Member" is defined as an Owner or a legal family member of an Owner over the age of 16. Standing Committees are: Architectural, Landscape, Social, and any ad hoc committee as needed.

Section 5. "Lot" moved to Section 8 and Section 8 "Common or Pipe-stem Driveways" moved to Section

Section 7. "Mortgagee" moved to Section 9 and Section 10 "Improvements" moved to Section 7

Section 9. "Architectural Review Committee" deleted and replaced with "Mortgagee"

Section 10. "Natural Person (i.e., an individual)" is an Owner of a Lot in the Association.

ARTICLE III

Section 3. Basis and Maximum of Annual Assessments. The fiscal year has been established as September 1 through August 31. The annual assessment is currently ~~\$960~~ 1,000 per Lot, as amended from time to time.

Section 5. ...meeting. Notice of any meeting will be either electronically email or by written document. At the first...

ARTICLE V

Section 1. ... As used in this Section, the term "single-family dwelling" shall mean a detached residential structure designed as a residence for one family and sharing no common wall with another residence of any type ~~one family, which may consist of one person or two or more persons related by blood or marriage with any number of natural children, foster children, step children, or adopted children and with not to exceed two roomers or boarders; or, a group of not more than four persons not necessarily related by blood or marriage as permitted by the Fairfax County Zoning Ordinance.~~ Also, as used in this Section...

Section 2. Except as may be permitted by Section I of this Article V, no part of the Property shall ever be used or caused to be used or allowed or authorized in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending, or other such non-residential purposes. Additionally, the Lots shall not be rented for a period of thirty (30) days or less for any reason.

Section 3. ...Property for sale or rent. Additionally, congratulatory, non-political signs (for example, graduation and happy birthday signs) no more than 18 inches by 24 inches may be displayed for a reasonable period of time around the event or occasion but shall not exceed seven days. Small lawn care signs may be displayed for the time period recommended to keep off the Property after treatment.

ARTICLE VI

...Trashcans that are stored in public view shall ~~are asked to~~ be removed within five (5) days of notification...

ARTICLE VII

~~Section 5. Captions and Gender. The captions contained in this Declaration are for convenience only and are not a part of this Declaration and are not intended in any way to limit or enlarge the terms and provisions of this Declaration. Whenever the context so requires, the male shall include all genders and the singular shall include the plural.~~

ARTICLE IX

Section 1. ...The Architectural Review Committee shall consist of at least two (2) ~~natural individuals~~ ("Committee Members"), who shall be selected as provided in Section 2 below and who are required to be members of the Association.

TOA Architectural Standards and Guidelines

Owners must submit an Architectural Review Committee Application to obtain approval for a certain property changes, as specified in the Declaration of Covenants, Conditions and Restrictions of Twinbrook at Mount Air, prior to the start of work. The ARC has the responsibility to approve, approve with exceptions, or disapprove the application within thirty (30) calendar days of receipt of the application. If no response is provided in this timeframe, please contact the ARC again, and please check your "Junk", "Spam" and "Trash" mailboxes to ensure you received your ARC response. Some changes are pre-approved as listed below and do not require an ARC application. Owners are reminded to obtain ARC approval prior to purchases. ~~the application is considered approved.~~

Standards and Guidelines

~~The items~~ Listed below are the ~~have~~ standards or guidelines for common ~~most~~ changes normally requiring ARC approval. If a requested change is outside this list, ARC approval is required. If necessary, ~~and~~ a standard for the requested change may ~~will~~ be established with the ARC Application. When in doubt, ask the ARC. ~~See the details of the standards below.~~

Windows. Replacement windows are allowed and do not require ARC approval if they are identical to the ones being replaced. Windows (i) without grids, (ii) which differ in color, or which differ from the original style are discouraged and must be approved by the ARC. Owners are reminded to obtain ARC approval prior to purchases.