

AMENDMENT TO THE BY-LAWS OF
TWINBROOK AT MOUNT AIR

This Amendment to the By-Laws of Twinbrook at Mount Air is made this 12th day of December, 2023, by the members of the Twinbrook Owners Association (“Association”).

R E C I T A L S:

WHEREAS, Twinbrook, L.C., the Declarant, established the Association and subjected the property in the Association, the legal description of which is attached hereto as **Exhibit A**, to the Declaration of Covenants, Conditions and Restrictions (“Declaration”), which was recorded among the land records of Fairfax County, Virginia in Deed Book 10255, at Page 0366 *et seq.* on February 2, 1998;

WHEREAS, the Association’s By-Laws in Section 3.6 defines a quorum for membership meetings as 60% of the total votes eligible to be cast;

WHEREAS, the Board of Directors proposed to amend Section 3.6 of the By-Laws to reduce the quorum requirement for membership meetings to 51% of the total votes eligible to be cast (“the Amendment”);

WHEREAS, the Board unanimously determined that it is in the best interests of the Association and its members to amend the Bylaws to establish a more achievable quorum for membership meetings;

WHEREAS, Section 7.1 of the By-Laws states that the By-Laws may be amended by a majority vote of the members of the corporation;

WHEREAS, the President and principal officer of the Association by his/her signature below certifies that the requisite majority of Lot owners voted to adopt the Amendment and have signed ratifications of the Amendment,

WHEREAS, the amendments were approved by the affirmative vote of 26 Lot Owners representing 74% of the votes/lots in the Association, as evidenced by their signed ratifications received by the Association; and

WHEREAS, the President’s Certification is attached hereto as **Exhibit A**.

NOW, THEREFORE, the Twinbrook Owners Association, by its President and principal officer, with the agreement of those owners holding 74% of the votes within the Association, does hereby amend Section 3.6 of the By-Laws to read as follows:

Members holding fifty-one percent (51%) of the total votes eligible to be cast, in person or by proxy, shall constitute a quorum at any meeting. If a quorum is not present at any meeting of members, a majority of the members present may adjourn the meeting from time to time without further notice. The act of a majority of the members present at a

meeting at which a quorum is present shall be the act of the members, unless the act of a greater number is required by law, or by the Declaration or by the Articles of Incorporation of the corporation, or by these By-laws.

This Amendment and the President's certification attached as Exhibit A shall be recorded among Land Records.

IN WITNESS WHEREOF, the Board of Directors of Twinbrook Owners Association has caused this Amendment to be executed on behalf of the Association pursuant to the affirmative vote of 26 Lot Owners representing 74% of the votes/lots in the Association, as evidenced by their signed ratifications.

Twinbrook Owners Association

Eugenio S. Anzano Jr.
Eugenio S. Anzano Jr., President

STATE OF VIRGINIA:
COUNTY OF FAIRFAX:

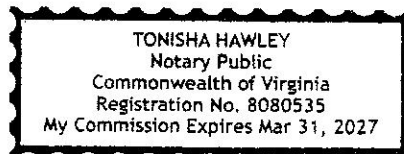
I, the undersigned Notary Public in and for the jurisdiction aforesaid, do hereby certify that Eugenio S. Anzano Jr., President of the Twinbrook Owners Association, whose name is signed to the foregoing Amendment to the By-Laws of Twinbrook Owners Association, has acknowledged the same before me in the jurisdiction aforesaid.

Given under my hand this 12 day of December, 2023.

Toni Hawley
Notary Public

My Commission Expires: March 31st 2027

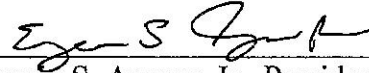
My registration number: 8080535



**EXHIBIT A
PRESIDENT'S CERTIFICATION**

I, Eugenio S. Anzano Jr., President and principal officer of the Twinbrook Owners Association hereby certify that the Amendment to the By-Laws of Twinbrook Owners Association was/is approved by the affirmative vote of 26 Lot Owners representing 74% of the votes/lots in the Association, as evidenced by their signed ratifications received by the Association.

Twinbrook Owners Association

By: 
Eugenio S. Anzano Jr., President

STATE OF VIRGINIA:
COUNTY OF FAIRFAX:

I, the undersigned Notary Public in and for the jurisdiction aforesaid, do hereby certify that Eugenio S. Anzano Jr., President of the Twinbrook Owners Association, whose name is signed to the foregoing Amendment to the Bylaws of Twinbrook Owners Association, has acknowledged the same before me in the jurisdiction aforesaid.

Given under my hand this 12 day of December, 2023.


Notary Public

My Commission Expires: March 31st 2027

My registration number: 8080535