

**Tax Map Numbers Attached**

**AMENDMENT TO THE  
DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF  
TWINBROOK AT MOUNT AIR**

**THIS AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF TWINBROOK AT MOUNT AIR** by the Twinbrook Owners Association (“Association”), a Virginia Nonstock corporation, by its members is made this 2nd day of November 2023.

**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**, Article IV of the Declaration contains the covenant to pay assessments, which shall be a charge on and continuing lien against each lot and the personal obligation of the owner of the lot at the time when the assessment fell due;

**WHEREAS**, Article IV of the Declaration does not currently provide for a capital contribution assessment;

**WHEREAS**, the Board determined that it is in the best interests of the Association and its members to be able to collect a capital contribution assessment that shall be imposed against a lot each time the lot is transferred to a new owner;

**WHEREAS**, the Board proposed the below Amendment to the Declaration to establish such a capital contribution assessment;

**WHEREAS**, the Amendment does not impair or affect any of the rights, priorities, remedies, or interests of any mortgagee;

**WHEREAS**, Section 55.1-1829 of the Virginia Property Owners’ Association Act (“Act”) and Article VII, Section 4 of the Declaration provide that the Declaration may be amended with the agreement and ratification of at least two-thirds of the Lot Owners;

**WHEREAS**, the Amendment was approved by the affirmative vote of 24 Lot Owners representing 69 % of the votes/lots in the Association, as evidenced by their signed ratifications received by the Association;

**WHEREAS**, the President and principal officer of the Association by his/her signature below certifies that the following Amendment was approved and ratified by the affirmative vote of 24 Lot Owners representing 69 % of the votes/lots in the Association; and

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

**NOW, THEREFORE**, pursuant to the Act and the Declaration, the Association, by its President and principal officer, with the written agreement and signed ratifications of 24 Lot

Owners representing 69% of the votes/lots in the Association, hereby amends the Declaration in the following manner:

Article IV is amended to include new Section 12, which reads as follows:

1. Upon each transfer of ownership or conveyance of a lot, the new owner shall pay to the Association a non-refundable capital contribution assessment of \$2,000, which shall be collected at the time of settlement/closing. This capital contribution is in addition to any other assessments imposed pursuant to this Declaration. This capital contribution requirement shall not apply to a mortgagee that takes ownership of a lot pursuant to a foreclosure action but shall apply to any subsequent conveyance. The capital contribution assessment shall be collectible in the same manner as the annual and special assessments pursuant to Article IV, Sections 1 and 8.
2. Except as modified above, all the terms and provisions of the Declaration, as originally recorded or as previously amended, are hereby expressly ratified and confirmed, and shall remain in full force and effect.
3. This Amendment and the President's certification attached as Exhibit B shall be recorded among the land records of Fairfax County, Virginia, at which point this Amendment shall be effective as of the date it is recorded.

**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 24 Lot Owners representing 69% 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 Anzano Jr, Appointed before me on 2 Nov 2023, President of the Twinbrook Owners Association, whose name is signed to the foregoing Amendment to the Declaration of Covenants, Conditions and Restrictions of Twinbrook Owners Association, has acknowledged the same before me in the jurisdiction aforesaid.

Given under my hand this 2nd day of November, 2023.



Charles B. Parker  
Notary Public

My Commission Expires: 16 October 2024

My registration number: N/A

**EXHIBIT A**

**LEGAL DESCRIPTION**

Lots 1 through 35, both inclusive, and Parcels "A" and "C", TWINBROOK AT MOUNT AIR, as the same are duly dedicated, platted and recorded by the Deed of Subdivision and Plat attached thereto to which this Declaration is attached.

**EXHIBIT B**

**PRESIDENT'S CERTIFICATION**

I, Eugenio Anzano Jr., President and principal officer of the Twinbrook Owners Association hereby certify that the Amendment to Article IV of the Declaration was/is approved by the affirmative vote of 24 Lot Owners representing 69% of the votes/lots in the Association, as evidenced by their signed ratifications received by the Association.

**Twinbrook Owners Association**

By: Eugenio S Anzano  
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 appeared before me 2 Nov 2023, President of the Twinbrook Owners Association, whose name is signed to the foregoing Amendment to the Declaration of Covenants, Conditions and Restrictions of Twinbrook Owners Association, has acknowledged the same before me in the jurisdiction aforesaid.

Given under my hand this 2nd day of November, 2023.

Oliver M. Stankovic  
Notary Public

My Commission Expires: 16 October 2024  
My registration number: N/A



Tax Map Numbers

0994 10 A  
0994 10 B  
0994 10 C  
0994 10 0001  
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