

Sully Station II Community Association
Proposed Amendments to the Declaration

Capital Contribution

Article V, Section 5(a).

- (a) One-Time Owners Assessment. At settlement on the sale of any Lot with a Living Unit thereon, at settlement, the purchaser of such Lot shall pay to the Association a one-time assessment in the amount of Two hundred twenty-five Dollars (\$225.00) or 25% of the current Annual General Assessment, whichever is greater,. All assessments received by the Association pursuant to this Article V, Section 5(a) shall be used to fund the working capital fund for the Association.

Electronic Transmission of Notices/Voting

Article XI, Section 9 (new section) Use of Technology.

(a) Notices. Notwithstanding any other provisions in the Governing Documents, any (i) notice required to be sent or received or (ii) any signature, vote, consent, or approval required to be obtained under any Declaration or Bylaw provision or any provision of the Virginia Property Owners' Association Act, section 55-508, *et seq.*, of the Code of Virginia ("Act"), may be accomplished using the most advanced technology available at that time if such use is a generally accepted business practice. This section shall govern the use of technology in implementing the provisions of any declaration or bylaw provision or any provision of this chapter dealing with notices, signatures, votes, consents, or approvals.

(b) Electronic transmission and other equivalent methods. Notwithstanding any other provisions in the Governing Documents, the Association, Owners, and those entitled to occupy a Lot may perform any obligation or exercise any right under any Declaration or Bylaw provision or any provision of the Act by use of any technological means providing sufficient security, reliability, identification, and verifiability.

(c) Voting rights. Notwithstanding any other provisions in the Governing Documents, voting, consent to and approval of any matter under any Declaration or Bylaw provision or any provision of the Act may be accomplished by electronic transmission or other equivalent technological means and a record shall be created as evidence thereof and maintained as long as is required under the Act.

(d) Nontechnology alternatives. If any person does not have the capability or desire to conduct business using electronic transmission or other equivalent technological means, the Association shall make reasonable accommodation, at its expense, for such person to conduct business with the Association without use of such electronic or other means.

(e) Exceptions. This section shall not apply to any notice related to an enforcement action by the Association, an assessment lien, or foreclosure proceedings in enforcement of an assessment lien.

Proxy Ballot Is Located On Reverse Side

**Sully Station II Community Association
PROPOSED AMENDMENTS**

AMENDMENTS TO THE DECLARATION

- YES** I am in favor of amending the Sully Station II Community Association Declaration Article V, Section 5(a) as proposed in the notice of meeting sent by the Association with this proxy.
- NO** I am against amending the Sully Station II Community Association Declaration Article V, Section 5(a) as proposed in the notice of meeting sent by the Association with this proxy.

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- YES** I am in favor of amending the Sully Station II Community Association Declaration to use technology alternates as proposed in the notice of meeting sent by the Association with this proxy.
- NO** I am against amending the Sully Station II Community Association Declaration to use technology alternates as proposed in the notice of meeting sent by the Association with this proxy.

Name

Association Address

Signature

Date

Email Address

(Only one signature is required.)

To ensure delivery please mail your proxy or hand deliver to:

Elections Committee

Sully Station II Community Association

5501 Sully Park Drive

Centreville, VA 20120