

**BALLOT BY MAIL**  
**Sully Station II Community Association**  
**FOR PROPOSED DECLARATION AMENDMENTS**

**[Proposed amendments on reverse side of this ballot, in their entirety]**

Pursuant to the Notice given pursuant to the Bylaws, Article V, Section 1, titled "Notice", and the Board having voted by Resolution to submit these questions below to the full membership by ballot vote, by mail, pursuant to its Bylaws, Article IV, Section 4 of the Bylaws, "Method of Voting," the following questions are hereby submitted to all Lot Owners of Sully Station II Community Association to a ballot vote, by mail, with the precise proposed changes to the Declaration stated on the reverse side of this Notice.

**Please choose one:**

- r **YES**, I am in favor of amending the Sully Station II Community Association Declaration Article V, Section 5(a) as proposed by the Association and as recommended by the Board of Trustees, to adjust the "One-time Owners Assessment" of \$75.00 (since 1988) for inflation, to \$225.00, and to have it be a one-time only fee for all new purchasers.
  
- r **NO**, I am against amending the Sully Station II Community Association Declaration Article V, Section 5(a), as proposed by the Association.

.....  
**Please choose one:**

- r **YES**, I am in favor of amending the Sully Station II Community Association Declaration to add new Article XI, Section 9, "Use of Technology," as proposed by the Association and as consistent with Va. Code § 55-515.3 (Use of Technology), and as recommended by the Board of Trustees.
  
- r **NO**, I am against amending the Sully Station II Community Association Declaration to use technology alternatives as proposed by the Association.

\_\_\_\_\_  
Name

\_\_\_\_\_  
Association Address

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Email Address

(Only one signature is required.)

**To ensure delivery please mail, e mail or hand deliver to:**

**Board of Trustees**  
**Sully Station II Community Association**  
**5501 Sully Park Drive**  
**Centreville, VA 20120**  
**office@Sully2.com**

**Sully Station II Community Association**  
Proposed First Amendment to the Declaration  
**Capital Contribution**

Existing (from 1988) Declaration, Article V, Section 5(a).

- (a) **One-Time Owners Assessment.** At settlement on the initial sale of any Lot with a Living Unit thereon by the builder thereof for which a certificate of occupancy has been issued, the purchaser of such Lot shall pay to the Association a one-time assessment in the amount of Seventy-five Dollars (\$75.00). All assessments received by the Association pursuant to this Article V, Section 5 shall be used to establish a working capital fund for the Association.

Proposed (2017) Declaration, Article V, Section 5(a)

- (a) **One-Time Owners Assessment.** At settlement on the sale of any Lot with a Living Unit thereon, 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**

Declaration, 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.