SPECIAL RESOLUTION 2014-2
Governing Documents Referendum on Amendments Concerning Association Fees

WHEREAS, the Association conducted a Governing Documents Referendum which was authorized by the Board of Directors on January 22, 2014 and ended May 3, 2014; and

WHEREAS, Amendment #2 was put forward to clarify the longstanding Association practice of charging fees other than the annual assessment, including the Tenant Fee; and

WHEREAS, the Amendment results certified by the Board of Directors on May 21, 2014 attest the Amendment was approved by lot owners in Sections 1, 2, 3, 4, 6, 7, 8, 11, 13, 14, and 16.

WHEREAS, the Board desires to carry out the will of the lot owners in the approving Sections.

THEREFORE, RESOLVED, by the Board of Directors as follows:

Section 1: Declarations of Restrictions (Covenants)

The LOWA Attorney is directed to prepare and record and the President is authorized and directed to execute an appropriate amendment instrument on behalf of the Association for the following:

Amend the first paragraph of Section 12. D. of the Declaration to read as follows:

The Association shall have all the powers that are set out in its Articles of Incorporation and this Declaration and all other powers that belong to it by operation of law, including (but not limited to) the power to levy a uniform annual charge per single-family residential lot within the Section and Subdivision and such other charges for costs incurred for the benefit of or caused by the conduct of fewer than all owners, their family, guests, tenants, licensees or invitees, including without limitation a late charge upon the late payment of assessment installments. Additionally, the Association shall have the power to levy a tenant fee in an amount not to exceed the current annual charge upon the owners of lots occupied by other than the lot owners. The amount of the annual and other charges shall be determined and adjusted from time to time by the Board of Directors of the Association after consideration of current maintenance needs and future needs of the Association, provided that no such charge shall ever be made against the Association itself, or any corporation or corporations that may be created to acquire title to, and operate, the water or sewer utilities serving the Section and Subdivision, or any lake, dam, beach, lake access tract, marina, golf course, tennis courts, swimming pool, clubhouse, clubhouse grounds, campgrounds or other like recreational facilities within the Subdivision.
Section 2: Articles of Incorporation

The LOWA Attorney is directed to prepare and file with the Virginia Corporation Commission and the President is authorized and directed to execute an appropriate amendment to add the following to the Articles of Incorporation.

Amend the first sentence of Article II, Section 7, of the Articles of Incorporation to read as follows:

To levy an annual charge upon lot owners of the Association; and to levy such other charges for costs incurred for the benefit of or caused by the conduct of fewer than all owners, their family, guests, tenants licensees or invitees and a tenant fee as authorized by the Declarations of Restrictions; to sue to collect any of such charges as are not paid; to file liens against any real estate in the Subdivision that is owned by a delinquent member of the Association for any such charge as is not paid when due; and to foreclose any such lien.

Effective Immediately.

LAKE OF THE WOODS ASSOCIATION, INC.

By: [Signature]

James Walsh, President

ATTEST:

I, as Secretary for Lake of the Woods Association, Inc., hereby attest that the foregoing Special Resolution 2014-2 was adopted by the Board of Directors at a duly-held and noticed Board of Directors meeting held on the 16th day of July, 2014.

[Signature]

Louisa Rucker, Secretary