

See Exhibit B for Tax Map Numbers

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**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

This AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC. is made this 21<sup>ST</sup> day of JULY, 2022, by CAROLINE OAKS HOMEOWNERS ASSOCIATION ("Association"),

**WITNESSETH**

**WHEREAS**, Rolling Valley General Partnership, A Virginia General Partnership ("Declarant") established Caroline Oaks Homeowners Association, Inc. and entered into and caused to be recorded among the land records of Fairfax County, State of Virginia, at Deed Book 6266 Page 0679 *et. seq.* a Declaration of Covenants, Conditions and Restrictions ("Declaration") dated November 15, 1985, establishing a Virginia Property Owners Association in Fairfax County, Virginia; and

**WHEREAS**, Article IX, Section 3 of the Declaration authorizes the Association to amend the Declaration by an instrument signed by not less than 75% of the Lot Owners; and

**WHEREAS**, Section 55.1-1829(D) of the Virginia Property Owners' Association Act (the "Act") provides that a declaration may be amended as provided for in the declaration; and

**WHEREAS**, the Association desires to amend the Declaration as set forth below; and

**WHEREAS**, the Association has approved this Amendment to the Declaration as required under Article IX, Section 3 of the Declaration, and the President, as Principal Officer of the Association, has signed a certification that not less than 75% of the Members in the Association have executed an instrument and acknowledged the Amendment to the Declaration as evidence by the certification attached hereto as Exhibit A; and

**NOW THEREFORE**, pursuant to Article IX, Section 3 of the Declaration, the Association hereby amends the Declaration as follows:

1. Article VIII shall be amended to add the following as Article VIII (18):

Article VIII (18): No rental shall be undertaken for periods of less than six (6) months (except for military renters who wish to extend or curtail their rental terms to conform to PCS or TDY orders). No Lot or any portion thereof shall be used or occupied for transient or hotel purposes, or for short-term rentals such as "VRBO", "AirBNB" or other short-term rental platforms, or in any event, leased for an initial period of fewer than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Board of Directors may suggest or require a standard form lease for use by Owners. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Further, any Owner renting his or her Lot shall provide a Notification of Lease to the Association, which will include a copy of the lease, will identify and include contact information for Lessees, and certification that said

Lessees have been provided the Covenants and Restrictions and Amendments thereto. The Notification of Proposed Lease Form will be available on the Caroline Oaks website. The Association shall have the power to evict any tenant of any Owner or require any Owner to execute a power of attorney authorizing the Association to evict in the event the tenant is in violation of the governing documents or rules and regulations of the Association.

Except as modified by this Amendment, all the terms and provisions of the Declaration are hereby expressly ratified and confirmed and shall remain in full force and effect.

CAROLINE OAKS HOMEOWNERS  
ASSOCIATION, INC.



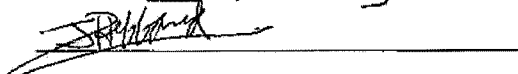
Vernon Smith, Board President

COMMONWEALTH OF VIRGINIA ) :

CITY/COUNTY OF Fairfax ) \_\_\_\_\_, to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Vernon Smith, President of the Caroline Oaks Homeowners Association, Inc. whose name is signed to the foregoing instrument, has acknowledged the same before me in the aforesaid jurisdiction, as an authorized officer of the corporation.

GIVEN under my hand and seal on this 21<sup>st</sup> day of July, 2022.



Notary Public

My commission expires: 07/31/2024

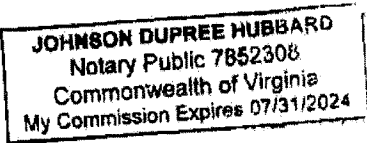


EXHIBIT A: CERTIFICATION

I hereby certify that I am the principal officer of Caroline Oaks Homeowners Association, Inc. and that not less than seventy-five (75%) of the Owners have assented to amend and restate the Declaration in the manner herein and have executed ratifications of the foregoing Amended and Restated Declaration of Caroline Oaks Homeowners Association, Inc.

By: *Vernon Smith*  
Name: Vernon Smith, Board President

COMMONWEALTH OF VIRGINIA        )                :  
CITY/COUNTY OF Stafford        )\_\_\_\_\_, to-wit:

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Vernon Smith, President of the Caroline Oaks Homeowners Association, Inc. whose name is signed to the foregoing instrument, has acknowledged the same before me in the aforesaid jurisdiction, as an authorized officer of the corporation.

GIVEN under my hand and seal on this 21st day of July, 2022.

*[Signature]*  
Notary Public

My commission expires: 07/31/2024

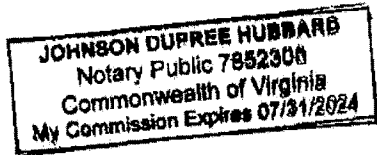


EXHIBIT B  
TAX MAP NUMBERS

0882 27 0001	0882 27 0002	0882 27 0003
0882 27 0004	0882 27 0005	0882 27 0006
0882 27 0007	0881 22 0008	0881 22 0009
0881 22 0010	0881 22 0011	0881 22 0012
0881 22 0013	0881 22 0014	0881 22 0015
0882 27 0016	0882 27 0017	0882 27 0018
0882 27 0019	0882 27 0020	0882 27 0021
0882 27 0022	0882 27 0023	0882 27 0024
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0882 27 0040A	0881 22 0041A	0881 22 0042A
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0882 27 0097	0882 27 0098	0882 27 0099
0882 27 0100	0882 27 0101	0882 27 0102
0882 27 0103	0882 27 0104	0882 27 0105
0882 27 0106		

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

No rental shall be undertaken for periods of less than six (6) months (except for military renters who wish to extend or curtail their rental terms to conform to PCS or TDY orders). No Lot or any portion thereof shall be used or occupied for transient or hotel purposes, or for short-term rentals such as "VRBO", "AirBNB" or other short-term rental platforms, or in any event, leased for an initial period of fewer than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Board of Directors may suggest or require a standard form lease for use by Owners. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Further, any Owner renting his or her Lot shall provide a Notification of Lease to the Association, which will include a copy of the lease, will identify and include contact information for Lessees, and certification that said Lessees have been provided the Covenants and Restrictions and Amendments thereto. The Notification of Proposed Lease Form will be available on the Caroline Oaks website. The Association shall have the power to evict any tenant of any Owner or require any Owner to execute a power of attorney authorizing the Association to evict in the event the tenant is in violation of the governing documents or rules and regulations of the Association.

**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 6500 Glen Road Ct., hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

6/21/2022 [Signature]  
Date Signature  
Print Name In. S. KIM

\_\_\_\_\_  
Date Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 4507 Wrenwood Ct, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

6/11/22 [Signature]

Date Signature  
Print Name Nicole Parr

Date Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 6514 GLENBARD CT, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

5/28/22 Barbara Cantrell

Date Signature

Print Name BARBARA CANTRELL

Date Signature

Print Name \_\_\_\_\_

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**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 6506 Glenbard Court, Burke, VA, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

  
\_\_\_\_\_

Date     Signature  
          Print Name Leonard Gliatta, 24 May 2022

\_\_\_\_\_  
Date     Signature  
          Print Name \_\_\_\_\_



**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9345 Peter Roy Ct, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

6/13/2022 Dharm  
Date Signature  
Print Name Dharm Tomar

\_\_\_\_\_  
Date Signature  
Print Name \_\_\_\_\_

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**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9346 Peter Roy ct Burke, VA 22015, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

06/17/2022

Luis Azurduy

Date      Signature      Luis Azurduy  
Print Name \_\_\_\_\_

\_\_\_\_\_  
Date      Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9347 Peter Roy Ct, Burke VA 22015 hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

06/26/2022, M. H. Shaikh

Date \_\_\_\_\_ Signature \_\_\_\_\_  
Print Name Mosaddek Shaikh

Date \_\_\_\_\_ Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9352 Peter Roy Ct, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

6/10/2022 Iris Miranda

Date Signature

Print Name Iris Miranda

Date Signature

Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9353 Patton Road Ct Bldg hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

6-25-2022

Date \_\_\_\_\_ Signature [Handwritten Signature]  
Print Name HAG KYOUNG CHANG

\_\_\_\_\_  
Date \_\_\_\_\_ Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9354 Peter Roy Ct., hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

5/29/2022  
Date    Signature    Richard C. Gargano  
Print Name    Richard C. Gargano

5/29/2022  
Date    Signature    Erin Gargano  
Print Name    Erin Gargano

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

No rental shall be undertaken for periods of less than six (6) months (except for military renters who wish to extend or curtail their rental terms to conform to PCS or TDY orders). No Lot or any portion thereof shall be used or occupied for transient or hotel purposes, or for short-term rentals such as "VRBO", "AirBNB" or other short-term rental platforms, or in any event, leased for an initial period of fewer than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Board of Directors may suggest or require a standard form lease for use by Owners. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Further, any Owner renting his or her Lot shall provide a Notification of Lease to the Association, which will include a copy of the lease, will identify and include contact information for Lessees, and certification that said Lessees have been provided the Covenants and Restrictions and Amendments thereto. The Notification of Proposed Lease Form will be available on the Caroline Oaks website. The Association shall have the power to evict any tenant of any Owner or require any Owner to execute a power of attorney authorizing the Association to evict in the event the tenant is in violation of the governing documents or rules and regulations of the Association.

**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9355 Peter Roy Ct, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

11 Jun 2022 Aaron D. Suits

Date Signature

Print Name Aaron D. Suits

Date Signature

Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9357 Peter Roy Court, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

6/11/2022 Gina M. Lucas  
Date      Signature  
Print Name GINA M. LUCAS

\_\_\_\_\_  
Date      Signature  
Print Name \_\_\_\_\_



**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9358 Peter Bay Ct, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

  
\_\_\_\_\_

Date      Signature

Print Name CATERINA-INGEMITA

\_\_\_\_\_

Date      Signature

Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9359 Peter Ray Ct, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

6-8-22 Mark Capozzoli

Date Signature  
Print Name Mark Capozzoli

\_\_\_\_\_  
Date Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)


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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9360 PETER ROY CT, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

6/18/2022   
Date Signature \_\_\_\_\_  
Print Name PHILLIP Q. PHAM

\_\_\_\_\_  
Date Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9361 Peter Roy Ct, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

6/25/2022 [Signature]  
Date      Signature  
Print Name Je Young Hand

\_\_\_\_\_  
Date      Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 4363 Peter Ray Ct, Burke VA 22015, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

10/10/22 Leslie S Parker  
Date Signature  
Print Name Leslie S. Parker

\_\_\_\_\_  
Date Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9364 Peter Roy Ct, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

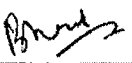
PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

6/18/2022 

Date Signature

Print Name CHANDINI GREWAL

6/18/2022 

Date Signature

Print Name BHASAT JAISWAL

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9366 Peter Roy Court Burke, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

5/28/2022 William Hsu  
Date      Signature  
Print Name William Hsu

\_\_\_\_\_  
Date      Signature  
Print Name \_\_\_\_\_

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**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/~~We~~, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9368 Peter Roy Court, Burke VA, 22015, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

---

Date      Signature      June 14, 2022        
Print Name      George A. Hutchinson

---

Date      Signature  
Print Name \_\_\_\_\_



**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 3392 PETER ROY CT, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

Lauren Furente  
Date: \_\_\_\_\_ Signature: 6/13/2022  
Print Name: LAUREN FURENTE

Daniel Furente  
Date: \_\_\_\_\_ Signature: 6/13/2022  
Print Name: DANIEL FURENTE

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

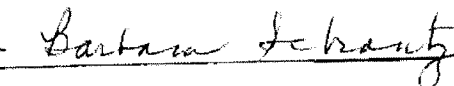
I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9373 Peter Key Ct, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

06-02-2022 

Date      Signature  
Print Name Kenneth Schrantz

6/2/2022 

Date      Signature  
Print Name Barbara Schrantz

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 4374 PETER ROY CT, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

\_\_\_\_\_  
Date Signature  
6-6-22 Print Name CHONG LONG

\_\_\_\_\_  
Date Signature  
6-6-22 Print Name POV LONG

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9375 Peter, Roy Ct., hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

6/24 [Signature]  
Date Signature  
Print Name Seung M. Oh

\_\_\_\_\_  
Date Signature  
Print Name \_\_\_\_\_



**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

No rental shall be undertaken for periods of less than six (6) months (except for military renters who wish to extend or curtail their rental terms to conform to PCS or TDY orders). No Lot or any portion thereof shall be used or occupied for transient or hotel purposes, or for short-term rentals such as "VRBO", "AirBNB" or other short-term rental platforms, or in any event, leased for an initial period of fewer than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Board of Directors may suggest or require a standard form lease for use by Owners. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Further, any Owner renting his or her Lot shall provide a Notification of Lease to the Association, which will include a copy of the lease, will identify and include contact information for Lessees, and certification that said Lessees have been provided the Covenants and Restrictions and Amendments thereto. The Notification of Proposed Lease Form will be available on the Caroline Oaks website. The Association shall have the power to evict any tenant of any Owner or require any Owner to execute a power of attorney authorizing the Association to evict in the event the tenant is in violation of the governing documents or rules and regulations of the Association.

**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9377 Peter Roy Ct, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

6/22/22 [Signature]

Date Signature  
Print Name Jenna Park

6/22/22 [Signature]

Date Signature  
Print Name John Park

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

**(Short Term Rental/Leasing of Townhomes)**

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9379 Peter Roy Ct, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

14 June 2020 [Signature]  
Date      Signature  
Print Name Jeff Hane

\_\_\_\_\_  
Date      Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9382 PETER ROY CT, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

Andrew Park  
Date \_\_\_\_\_ Signature \_\_\_\_\_  
Print Name ANDREW PARK

\_\_\_\_\_  
Date \_\_\_\_\_ Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

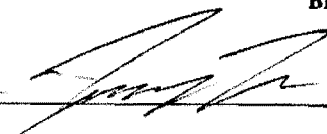
No rental shall be undertaken for periods of less than six (6) months (except for military renters who wish to extend or curtail their rental terms to conform to PCS or TDY orders). No Lot or any portion thereof shall be used or occupied for transient or hotel purposes, or for short-term rentals such as "VRBO", "AirBNB" or other short-term rental platforms, or in any event, leased for an initial period of fewer than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Board of Directors may suggest or require a standard form lease for use by Owners. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Further, any Owner renting his or her Lot shall provide a Notification of Lease to the Association, which will include a copy of the lease, will identify and include contact information for Lessees, and certification that said Lessees have been provided the Covenants and Restrictions and Amendments thereto. The Notification of Proposed Lease Form will be available on the Caroline Oaks website. The Association shall have the power to evict any tenant of any Owner or require any Owner to execute a power of attorney authorizing the Association to evict in the event the tenant is in violation of the governing documents or rules and regulations of the Association.

**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9284 Peter Rog CT, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

June 21, 2002   
Date Signature  
Print Name Tommy Tran

\_\_\_\_\_  
Date Signature  
Print Name \_\_\_\_\_



**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

No rental shall be undertaken for periods of less than six (6) months (except for military renters who wish to extend or curtail their rental terms to conform to PCS or TDY orders). No Lot or any portion thereof shall be used or occupied for transient or hotel purposes, or for short-term rentals such as "VRBO", "AirBNB" or other short-term rental platforms, or in any event, leased for an initial period of fewer than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Board of Directors may suggest or require a standard form lease for use by Owners. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Further, any Owner renting his or her Lot shall provide a Notification of Lease to the Association, which will include a copy of the lease, will identify and include contact information for Lessees, and certification that said Lessees have been provided the Covenants and Restrictions and Amendments thereto. The Notification of Proposed Lease Form will be available on the Caroline Oaks website. The Association shall have the power to evict any tenant of any Owner or require any Owner to execute a power of attorney authorizing the Association to evict in the event the tenant is in violation of the governing documents or rules and regulations of the Association.

**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 438 PETER ROY CT, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

6/3/22 [Signature]  
Date      Signature  
Print Name DALE F. ROY

\_\_\_\_\_  
Date      Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

No rental shall be undertaken for periods of less than six (6) months (except for military renters who wish to extend or curtail their rental terms to conform to PCS or TDY orders). No Lot or any portion thereof shall be used or occupied for transient or hotel purposes, or for short-term rentals such as "VRBO", "AirBNB" or other short-term rental platforms, or in any event, leased for an initial period of fewer than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Board of Directors may suggest or require a standard form lease for use by Owners. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Further, any Owner renting his or her Lot shall provide a Notification of Lease to the Association, which will include a copy of the lease, will identify and include contact information for Lessees, and certification that said Lessees have been provided the Covenants and Restrictions and Amendments thereto. The Notification of Proposed Lease Form will be available on the Caroline Oaks website. The Association shall have the power to evict any tenant of any Owner or require any Owner to execute a power of attorney authorizing the Association to evict in the event the tenant is in violation of the governing documents or rules and regulations of the Association.

**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9387 PETER ROY Ct., hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

5-29-2022 Michael Stankosky  
Date Signature  
Print Name MICHAEL STANKOSKY

\_\_\_\_\_  
Date Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9388 Peter Key Ct, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

Date \_\_\_\_\_ Signature [Handwritten Signature]  
Print Name JAMES NEELIS, Property Manager

Date \_\_\_\_\_ Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 1389 Peter King Ct, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

Crystal Kumber 5/20/22

Date \_\_\_\_\_ Signature \_\_\_\_\_  
Print Name Crystal Kumber

\_\_\_\_\_  
Date \_\_\_\_\_ Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9390 Peter Roy Ct, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

Yang Hee Nam 6/21/22  
Date Signature  
Print Name Yang Hee Nam

\_\_\_\_\_  
Date Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 2391 PETER ROY COURT BUREAU, VA, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

5/31/2022 *Vernon R. Smith*

Date      Signature

Print Name VERNON R. SMITH

\_\_\_\_\_  
Date      Signature

Print Name \_\_\_\_\_

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**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9393 Peter Roy Court, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

June 9, 2022

Date \_\_\_\_\_  
Signature Justin Kim  
Print Name Justin Kim

\_\_\_\_\_  
Date \_\_\_\_\_  
Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

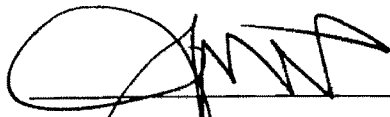
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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9394 Peter Roy Court, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

  
Date \_\_\_\_\_ 5/31/2022  
Signature \_\_\_\_\_  
Print Name Jonathan Arehart

  
Date \_\_\_\_\_ 5/31/2022  
Signature \_\_\_\_\_  
Print Name Morgan Arehart



**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9395 Peter Roy CT, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

5/31/2022 [Signature]  
Date Signature  
Print Name SHEN, BIN

\_\_\_\_\_  
Date Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9397 Peter Ray Court, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

6/3/22 *Kerriann E. Shabanevitz*  
Date Signature

Print Name Kerriann E. Shabanevitz

\_\_\_\_\_  
Date Signature

Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

No rental shall be undertaken for periods of less than six (6) months (except for military renters who wish to extend or curtail their rental terms to conform to PCS or TDY orders). No Lot or any portion thereof shall be used or occupied for transient or hotel purposes, or for short-term rentals such as "VRBO", "AirBNB" or other short-term rental platforms, or in any event, leased for an initial period of fewer than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Board of Directors may suggest or require a standard form lease for use by Owners. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Further, any Owner renting his or her Lot shall provide a Notification of Lease to the Association, which will include a copy of the lease, will identify and include contact information for Lessees, and certification that said Lessees have been provided the Covenants and Restrictions and Amendments thereto. The Notification of Proposed Lease Form will be available on the Caroline Oaks website. The Association shall have the power to evict any tenant of any Owner or require any Owner to execute a power of attorney authorizing the Association to evict in the event the tenant is in violation of the governing documents or rules and regulations of the Association.

**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9399 Peter Roy Ct, Burke, VA 22015, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

5/29/22 B. Austin

Date Signature  
Print Name Brian Austin

\_\_\_\_\_  
Date Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9400 William Kirk Ln, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

6-8-22 Michael Berghold

Date Signature

Print Name Michael Berghold

6/8/22 Alexandra Wai

Date Signature

Print Name Alexandra Wai

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9403 William Kirk Ln., hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

6/5/2022      

Date      Signature  
Print Name Aaron Dobbs

\_\_\_\_\_  
Date      Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9404 William Kirk Ln, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

Date \_\_\_\_\_ Signature [Handwritten Signature] 29 MAY 2022  
Print Name ROBERT J. NEWBERAY

Date \_\_\_\_\_ Signature [Handwritten Signature] 29 May 2022  
Print Name Mary A. Newberay

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

No rental shall be undertaken for periods of less than six (6) months (except for military renters who wish to extend or curtail their rental terms to conform to PCS or TDY orders). No Lot or any portion thereof shall be used or occupied for transient or hotel purposes, or for short-term rentals such as "VRBO", "AirBNB" or other short-term rental platforms, or in any event, leased for an initial period of fewer than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Board of Directors may suggest or require a standard form lease for use by Owners. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Further, any Owner renting his or her Lot shall provide a Notification of Lease to the Association, which will include a copy of the lease, will identify and include contact information for Lessees, and certification that said Lessees have been provided the Covenants and Restrictions and Amendments thereto. The Notification of Proposed Lease Form will be available on the Caroline Oaks website. The Association shall have the power to evict any tenant of any Owner or require any Owner to execute a power of attorney authorizing the Association to evict in the event the tenant is in violation of the governing documents or rules and regulations of the Association.

**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9406 William Kirk Ln., hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

\_\_\_\_\_  
Date Signature  
Print Name Eun Jung Kang 6/16/2022

\_\_\_\_\_  
Date Signature  
Print Name Brook Joo Kang 6/16/2022

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9407 William Kirk Lane, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

\_\_\_\_\_  
Date      Signature

Print Name Hilda Rios

\_\_\_\_\_  
Date      Signature

Print Name \_\_\_\_\_



**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9408 William Kerk Ln, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

\_\_\_\_\_  
Date Signature [Signature]  
6-5-22 Print Name Janca Sugajara

\_\_\_\_\_  
Date Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 4409 William Kirk Ln. Burke, VA 22015 hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

5/31/2022 Leah Kwon

Date Signature  
Print Name LEAH KWON

\_\_\_\_\_  
Date Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9410 William Kirk Ln, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

6/6/2022 Michael C. Schmidtman

Date      Signature

Print Name MICHAEL C. SCHMIDTMAN

6-6-2022 Mary A. Schmidtman

Date      Signature

Print Name MARY A. SCHMIDTMAN

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

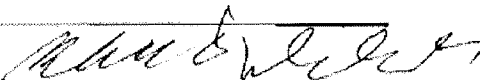
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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9411 William Kirk Lane, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

Date \_\_\_\_\_ Signature   
Print Name Richard D. Underwood 31 May 2022

Date \_\_\_\_\_ Signature \_\_\_\_\_  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 6500 Glen Bard Ct., hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

6/21/2022 [Signature]  
Date Signature  
Print Name J. S. Kim

\_\_\_\_\_  
Date Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9413 WILLIAM KICK LN, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

6/10/22 Donald Weaver

Date Signature

Print Name DONALD WEAVER

Date Signature

Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

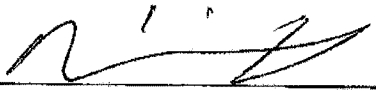
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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9415 William Kirk Ln., hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

5/29/22      

Date      Signature

Print Name

Walter M. Seiberling

Date      Signature

Print Name

\_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)


No rental shall be undertaken for periods of less than six (6) months (except for military renters who wish to extend or curtail their rental terms to conform to PCS or TDY orders). No Lot or any portion thereof shall be used or occupied for transient or hotel purposes, or for short-term rentals such as "VRBO", "AirBNB" or other short-term rental platforms, or in any event, leased for an initial period of fewer than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Board of Directors may suggest or require a standard form lease for use by Owners. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Further, any Owner renting his or her Lot shall provide a Notification of Lease to the Association, which will include a copy of the lease, will identify and include contact information for Lessees, and certification that said Lessees have been provided the Covenants and Restrictions and Amendments thereto. The Notification of Proposed Lease Form will be available on the Caroline Oaks website. The Association shall have the power to evict any tenant of any Owner or require any Owner to execute a power of attorney authorizing the Association to evict in the event the tenant is in violation of the governing documents or rules and regulations of the Association.

**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9416 William Kirk Lane, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

Date 6/18/22 Signature   
Print Name Andrew Cheung

Date \_\_\_\_\_ Signature \_\_\_\_\_  
Print Name \_\_\_\_\_



**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

No rental shall be undertaken for periods of less than six (6) months (except for military renters who wish to extend or curtail their rental terms to conform to PCS or TDY orders). No Lot or any portion thereof shall be used or occupied for transient or hotel purposes, or for short-term rentals such as "VRBO", "AirBNB" or other short-term rental platforms, or in any event, leased for an initial period of fewer than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Board of Directors may suggest or require a standard form lease for use by Owners. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Further, any Owner renting his or her Lot shall provide a Notification of Lease to the Association, which will include a copy of the lease, will identify and include contact information for Lessees, and certification that said Lessees have been provided the Covenants and Restrictions and Amendments thereto. The Notification of Proposed Lease Form will be available on the Caroline Oaks website. The Association shall have the power to evict any tenant of any Owner or require any Owner to execute a power of attorney authorizing the Association to evict in the event the tenant is in violation of the governing documents or rules and regulations of the Association.

**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9417 William Kirk Lane, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

6/5/22 Darcie Albright  
Date Signature  
Print Name Darcie Albright

~~\_\_\_\_\_  
Date Signature  
Print Name \_\_\_\_\_~~

6567

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9419 William Kirk Lane, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

Marian L. Delmore

Date      Signature

Print Name MARIAN L. Delmore

Date      Signature

Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9420 William Kirk Ln, Bldg. 1 hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

\_\_\_\_\_  
Date    Signature    1 - Jul - 22  
Print Name    Aanandi Swaminathan

\_\_\_\_\_  
Date    Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9421 William Kirk Ln, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

6/16/22 A. Horton  
Date Signature  
Print Name Alexandria Horton

\_\_\_\_\_  
Date Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9422 WINDYBARK LANE, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

6/12/2022 [Signature]

Date Signature  
Print Name Mool Sook Ohnng

Date Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9423 William Kirk Lane, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

Tracy S. Meador 29 May 2022

Date Signature

Print Name Tracy S. Meador

Date Signature

Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9424 William Kirk Lane, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

5/29/22      Stacie Woods  
Date      Signature  
Print Name Stacie Woods

\_\_\_\_\_  
Date      Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 945 William Kirk Ln, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

13 June 22  
Date      Signature [Signature]  
Print Name B. J. S. - 2

\_\_\_\_\_  
Date      Signature  
Print Name \_\_\_\_\_



**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

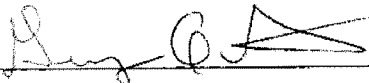
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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9426 William Kirk Lane, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

  
\_\_\_\_\_  
Date    Signature    6/11/22  
Print Name    George Orenten

\_\_\_\_\_  
Date    Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9427 William Kirk Lane, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

JKBell 16 June 2022  
Date Signature  
Print Name Jeffery Kristopher Bell

\_\_\_\_\_  
Date Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9428 William Kirk Ln, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

M Valencia      06/18/22  
Date      Signature  
Print Name Marco E. Valencia

\_\_\_\_\_  
Date      Signature  
Print Name \_\_\_\_\_

04- Columbia St. - 2000 sq. ft. garage door

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9429 William Kirk Lane (Lot 44), hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

9/1/2022 Gillian R. Lancaster

Date Signature

Print Name Gillian R. Lancaster

Date Signature

Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 4125 William Karlin Burke hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

5/29/17 [Signature]

Date \_\_\_\_\_ Signature \_\_\_\_\_  
Print Name Moo H Kim

[Signature]

Date \_\_\_\_\_ Signature \_\_\_\_\_  
Print Name Marena Keon

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9432 William Kirk Ln, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

7/6/22 [Signature]

Date Signature  
Print Name Woo Jin Lee

Date Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

No rental shall be undertaken for periods of less than six (6) months (except for military renters who wish to extend or curtail their rental terms to conform to PCS or TDY orders). No Lot or any portion thereof shall be used or occupied for transient or hotel purposes, or for short-term rentals such as "VRBO", "AirBNB" or other short-term rental platforms, or in any event, leased for an initial period of fewer than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Board of Directors may suggest or require a standard form lease for use by Owners. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Further, any Owner renting his or her Lot shall provide a Notification of Lease to the Association, which will include a copy of the lease, will identify and include contact information for Lessees, and certification that said Lessees have been provided the Covenants and Restrictions and Amendments thereto. The Notification of Proposed Lease Form will be available on the Caroline Oaks website. The Association shall have the power to evict any tenant of any Owner or require any Owner to execute a power of attorney authorizing the Association to evict in the event the tenant is in violation of the governing documents or rules and regulations of the Association.

**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9433 William Kirk Lane, Burke VA, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

June 1, 2022      Pamila D. Caparelli

Date      Signature  
Print Name Pamila D. Caparelli

\_\_\_\_\_  
Date      Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

No rental shall be undertaken for periods of less than six (6) months (except for military renters who wish to extend or curtail their rental terms to conform to PCS or TDY orders). No Lot or any portion thereof shall be used or occupied for transient or hotel purposes, or for short-term rentals such as "VRBO", "AirBNB" or other short-term rental platforms, or in any event, leased for an initial period of fewer than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Board of Directors may suggest or require a standard form lease for use by Owners. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Further, any Owner renting his or her Lot shall provide a Notification of Lease to the Association, which will include a copy of the lease, will identify and include contact information for Lessees, and certification that said Lessees have been provided the Covenants and Restrictions and Amendments thereto. The Notification of Proposed Lease Form will be available on the Caroline Oaks website. The Association shall have the power to evict any tenant of any Owner or require any Owner to execute a power of attorney authorizing the Association to evict in the event the tenant is in violation of the governing documents or rules and regulations of the Association.

**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9434 William Kirk LaBuck LA 2 2019, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

06/18/22 [Signature]  
Date      Signature  
Print Name Justin Dinh

\_\_\_\_\_  
Date      Signature  
Print Name \_\_\_\_\_



**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 7428 William Kirk Ln Burke, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

June 2, 2022  
Date Signature Navea Harris  
Print Name Navea Harris

Date Signature  
Print Name

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

No rental shall be undertaken for periods of less than six (6) months (except for military renters who wish to extend or curtail their rental terms to conform to PCS or TDY orders). No Lot or any portion thereof shall be used or occupied for transient or hotel purposes, or for short-term rentals such as "VRBO", "AirBNB" or other short-term rental platforms, or in any event, leased for an initial period of fewer than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Board of Directors may suggest or require a standard form lease for use by Owners. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Further, any Owner renting his or her Lot shall provide a Notification of Lease to the Association, which will include a copy of the lease, will identify and include contact information for Lessees, and certification that said Lessees have been provided the Covenants and Restrictions and Amendments thereto. The Notification of Proposed Lease Form will be available on the Caroline Oaks website. The Association shall have the power to evict any tenant of any Owner or require any Owner to execute a power of attorney authorizing the Association to evict in the event the tenant is in violation of the governing documents or rules and regulations of the Association.

**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9440 William Kirk Lane, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

5/22/22 [Signature]  
Date      Signature  
Print Name April Ikeda

\_\_\_\_\_  
Date      Signature  
Print Name \_\_\_\_\_

# CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.

## CAROLINE OAKS HOMEOWNERS ASSOCIATION

(Short Term Rental/Leasing of Townhomes)

No rental shall be undertaken for periods of less than six (6) months (except for military renters who wish to extend or curtail their rental terms to conform to PCS or TDY orders). No Lot or any portion thereof shall be used or occupied for transient or hotel purposes, or for short-term rentals such as "VRBO", "Airbnb" or other short-term rental platforms, or in any event, leased for an initial period of fewer than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Board of Directors may suggest or require a standard form lease for use by Owners. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Further, any Owner renting his or her Lot shall provide a Notification of Lease to the Association, which will include a copy of the lease, will identify and include contact information for Lessees, and certification that said Lessees have been provided the Covenants and Restrictions and Amendments thereto. The Notification of Proposed Lease Form will be available on the Caroline Oaks website. The Association shall have the power to evict any tenant of any Owner or require any Owner to execute a power of attorney authorizing the Association to evict in the event the tenant is in violation of the governing documents or rules and regulations of the Association.

### Ratification Form for Proposed Amendment to Declaration

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 3442 William Kirk Lane, Suite 200 hereby acknowledge and consent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Rentals" as detailed above.

PLEASE SIGN AND DATE

AT LEAST ONE OWNER OF RECORD

06/16/2022  
 Date Signature [Signature]  
 Print Name Mushtaq

Date Signature

CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.

CAROLINE OAKS HOMEOWNERS ASSOCIATION

(Short Term Rental/Leasing of Townhomes)

No rental shall be undertaken for periods of less than six (6) months (except for military renters who wish to extend or curtail their rental terms to conform to PCS or TDY orders). No Lot or any portion thereof shall be used or occupied for transient or hotel purposes, or for short-term rentals such as "VRBO", "AirBNB" or other short-term rental platforms, or in any event, leased for an initial period of fewer than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Board of Directors may suggest or require a standard form lease for use by Owners. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Further, any Owner renting his or her Lot shall provide a Notification of Lease to the Association, which will include a copy of the lease, will identify and include contact information for Lessees, and certification that said Lessees have been provided the Covenants and Restrictions and Amendments thereto. The Notification of Proposed Lease Form will be available on the Caroline Oaks website. The Association shall have the power to evict any tenant of any Owner or require any Owner to execute a power of attorney authorizing the Association to evict in the event the tenant is in violation of the governing documents or rules and regulations of the Association.

Ratification Form for Proposed Amendment to Declaration

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9446 William Kirk Lane, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

06/08/2022 Isabelle Rittenhouse  
Date Signature  
Print Name ISABELLE RITTENHOUSE

\_\_\_\_\_  
Date Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

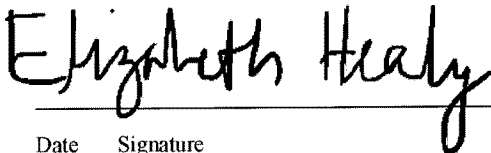
No rental shall be undertaken for periods of less than six (6) months (except for military renters who wish to extend or curtail their rental terms to conform to PCS or TDY orders). No Lot or any portion thereof shall be used or occupied for transient or hotel purposes, or for short-term rentals such as "VRBO", "AirBNB" or other short-term rental platforms, or in any event, leased for an initial period of fewer than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Board of Directors may suggest or require a standard form lease for use by Owners. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Further, any Owner renting his or her Lot shall provide a Notification of Lease to the Association, which will include a copy of the lease, will identify and include contact information for Lessees, and certification that said Lessees have been provided the Covenants and Restrictions and Amendments thereto. The Notification of Proposed Lease Form will be available on the Caroline Oaks website. The Association shall have the power to evict any tenant of any Owner or require any Owner to execute a power of attorney authorizing the Association to evict in the event the tenant is in violation of the governing documents or rules and regulations of the Association.

**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9447 William Kirk Lane, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

  
\_\_\_\_\_

Date    Signature

5/29/2022    Print Name    Elizabeth Healy

Date    Signature

Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9448 William Kirk Lane, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

5/31/2022 Kelly Short  
Date Signature  
Print Name Kelly Short (Kene-Aick)

6/17/2022 Daick Short  
Date Signature  
Print Name Daick Short

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

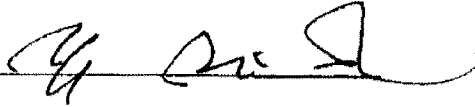
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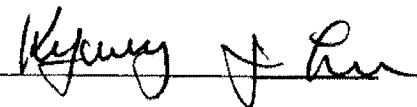
**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9449 William Kirk Ln, Burke hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

5/29/2022   
Date Signature  
Print Name YONGI B IM

5/29/2022   
Date Signature  
Print Name KYUNG J LEE

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 4452 William Kirk Lane, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

Theresa Mitchell 6/1/22  
Date      Signature  
Print Name Theresa K Mitchell

\_\_\_\_\_  
Date      Signature  
Print Name \_\_\_\_\_



**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

No rental shall be undertaken for periods of less than six (6) months (except for military renters who wish to extend or curtail their rental terms to conform to PCS or TDY orders). No Lot or any portion thereof shall be used or occupied for transient or hotel purposes, or for short-term rentals such as "VRBO", "AirBNB" or other short-term rental platforms, or in any event, leased for an initial period of fewer than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Board of Directors may suggest or require a standard form lease for use by Owners. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Further, any Owner renting his or her Lot shall provide a Notification of Lease to the Association, which will include a copy of the lease, will identify and include contact information for Lessees, and certification that said Lessees have been provided the Covenants and Restrictions and Amendments thereto. The Notification of Proposed Lease Form will be available on the Caroline Oaks website. The Association shall have the power to evict any tenant of any Owner or require any Owner to execute a power of attorney authorizing the Association to evict in the event the tenant is in violation of the governing documents or rules and regulations of the Association.

**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9453 William Kirk Lane, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

6/22/2027 Beatriz Kelly  
Date Signature  
Print Name BEATRIZ S. KELLY

\_\_\_\_\_  
Date Signature  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

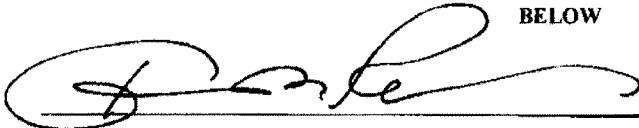
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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9454 WM. KIRK LN., hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW



Date \_\_\_\_\_ Signature \_\_\_\_\_  
Print Name KATHERINE REHAN

Date \_\_\_\_\_ Signature N/A  
Print Name \_\_\_\_\_

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

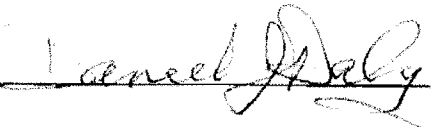
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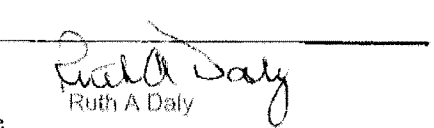
**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9455 William Kirk Lane, Lot 51, hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

**PLEASE SIGN AND DATE BELOW.**

**AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW**

May 29, 2022   
Date      Signature  
Print Name      Daniel J Daly

May 29, 2022   
Date      Signature  
Print Name      Ruth A Daly

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

**CAROLINE OAKS HOMEOWNERS ASSOCIATION**

(Short Term Rental/Leasing of Townhomes)

No rental shall be undertaken for periods of less than six (6) months (except for military renters who wish to extend or curtail their rental terms to conform to PCS or TDY orders). No Lot or any portion thereof shall be used or occupied for transient or hotel purposes, or for short-term rentals such as "VRBO", "AirBNB" or other short-term rental platforms, or in any event, leased for an initial period of fewer than six months. No portion of any dwelling (other than the entire dwelling) shall be leased for any period. The Board of Directors may suggest or require a standard form lease for use by Owners. Any lease agreement between an Owner and a lessee shall provide that the terms of the lease are subject in all respects to the provisions of the Governing Documents and that any failure by the lessee to comply with the terms of such documents shall be a default under the lease. Further, any Owner renting his or her Lot shall provide a Notification of Lease to the Association, which will include a copy of the lease, will identify and include contact information for Lessees, and certification that said Lessees have been provided the Covenants and Restrictions and Amendments thereto. The Notification of Proposed Lease Form will be available on the Caroline Oaks website. The Association shall have the power to evict any tenant of any Owner or require any Owner to execute a power of attorney authorizing the Association to evict in the event the tenant is in violation of the governing documents or rules and regulations of the Association.

**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 9456 William Kirk Ln., hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

6-14-22 Emily Downing  
Date Signature  
Print Name Emily Downing

6-14-22 Brandon Downing  
Date Signature  
Print Name Brandon Downing

**CAROLINE OAKS HOMEOWNERS ASSOCIATION, INC.**

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**Ratification Form for Proposed Amendment to Declaration**

I/We, the undersigned owner(s) of a Lot within the Caroline Oaks Homeowners Association, Inc. whose address is 7458 William Kirk Ln. - Burke, VA 22015 hereby acknowledge and assent to amend Article VIII of the Declaration of Covenants, Conditions and Restrictions for Caroline Oaks Homeowners Association, Inc. to add the language in "Proposed Amendment: Short Term Leasing", as detailed above.

PLEASE SIGN AND DATE BELOW.

AT LEAST ONE OWNER OF RECORD ON THE DEED FOR THE LOT MUST SIGN AND DATE BELOW

06/12/22 [Signature]

Date Signature

Print Name Jose P. Vidal

06/12/22 [Signature]

Date Signature

Print Name Marina Vidal