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 04-30-2022 02:35:10 PM
 The Office of ZONING
 Arlington County Clerk
 Paul Ferguson, Clerk
 Grantor Tax \$.70
 State Tax \$.00
 Recording Fee \$31.00

RPC# 38001101
 28 SEPT 2022

FOURTH AMENDMENT TO

**THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS
 OF
 FOREST HILLS COMMUNITY ASSOCIATION**

WITNESSETH

WHEREAS, the Declaration of Forest Hills Community Association (“Association”) dated March 4, 1974, was recorded at Deed Book 1853, Page 288, and, as further amended by amendments recorded at Deed Book 4058, Page 2329, and Instrument No. 20160100022466 in the Land Records of Arlington County, Virginia (the “Declaration”); and

WHEREAS the Association wishes to amend its Declaration as set forth herein; and

WHEREAS, pursuant to Article IX, Section 3 of the Association’s Declaration, as amended states that the Declaration may be amended by an instrument signed by not less than two-thirds (2/3) of the Lot Owners; and

WHEREAS, pursuant to Section 55-1-1829 F of the Code of Virginia, 1950, as amended (the “Code”), agreement of the required majority of lot owners to any amendment of the Declaration shall be evidenced by their execution of the amendment, or ratifications thereof, and the same shall be effective when a copy of the amendment is recorded together with a certification, signed by the principal officer of the Association or by such other officer or officers as the Declaration may specify, that the requisite majority of the lot owners signed the amendment or ratifications thereof; and

NOW, THEREFORE, pursuant to its authority to amend the Declaration as found in Article IX, of its Declaration, and the Code, and the signatures of 2/3 of the Lot Owners on the Amendment, which may be in multiple counter parts, and Forest Hills Community Associations principal officer on the recorded copy of the Amendment, the Declaration is hereby amended by adding Section 19 to Article VIII, reading as follows:

19) In the event an Owner of any Lot in the Properties shall fail to repair, maintain, and restore the Lot and any improvements thereon in a manner satisfactory to the Board of Directors, the Association shall, after notice and hearing, and approval by two-thirds (2/3) vote of the Board, have the right to seek an injunction against the Lot Owner to have them perform the needed repair, maintenance, and restoration to the Lot, buildings, and any other improvements erected thereon. The Lot Owner shall be responsible for all legal fees and costs incurred in the enforcement of this section.

Except as amended herein, the Declaration remains unchanged and in full force and effect. This Amendment shall be effective as of the date it is recorded among the Land Records of Arlington County, Virginia.

[Handwritten Signature]

End 2 pages

CERTIFICATION

I, the undersigned, do hereby certify:

I am the duly elected and acting President (Principal Officer) of the Forest Hills Community Association located in Arlington County, Virginia.

The requisite majority (2/3) of Lot Owners signed the preceding 4th Amendment to the Forest Hills Community Association's Declaration of Covenants Conditions and Restrictions.

I have hereunto subscribed my name and affixed the seal of Forest Hills Community Association this 28th day of September, 2022.

Patrick Tucker
President: Patrick Tucker

City/County of Arlington
Commonwealth of Virginia

I, Ja'Naiya Augustus a notary public in and for the State and county aforesaid, do certify that Patrick Tucker, whose name is signed to the writing above, bearing date on the 28 day of September, 2022 has acknowledged the same before me in this county aforesaid. Given under my hand this 28 day of September, 2022.

Ja'Naiya Augustus
Notary Public:



Notary Registration Number: 7996367
My Commission Expires: 07/31/2026