

Declaration of Conditions, Restrictive Covenants and Easements

Sunrise Bay Property Owners Association, Inc.

2025 Summary of Changes

This Amendment is necessary to bring the Covenants correctly up to date and into alignment with the recently -updated and approved By-Laws and Articles of Incorporation. The Covenants are over 20 years old, and much of the content is no longer correct:

1. The Declarant is no longer in control;
2. VDOT now owns the roads; and
3. Virginia code references have changed.

In addition, we are updating **how** our Covenants are amended in the future, aligning all three governing documents to measure by **all votes cast** instead of the Covenants measuring by all *properties*. That puts the community in the hands of Members who submit their vote without impeding our community's progress by those who don't.

Introduction

- Removes references to Timberline (Declarant) and their class of membership ("Class B").

Article I

- Removes references to Declarant and their Class B membership.
- Removes section on temporary easements used initially to place utility lines during street and property development.

Article II

- Removes references to Declarant.
- Removes road damage section that applied prior to the Virginia Department of Transportation accepting responsibility for road maintenance.

Article III and IV

- Formatting and reference to now "original" Declaration

Article V

- Removes references to Declarant.

Article VI

- Revises the voting requirements for amending the covenants from an affirmative vote of at least 2/3rds of all property owners to at least 2/3rds of all the votes cast by the members entitled to vote as defined in Article II of the By-Laws.
- Removes references to Declarant.

Article VII

- Removes references to Declarant.

Article VIII

- No changes.

Article IX

- Removes references to Declarant and Membership classes.

Article X

- Removes references to Declarant.
- Updates Virginia Property Owners Association Act section references.
- Adds changed Association Disclosure Packet details required by the recent laws passed in the Virginia Property Owners Association Act.

Article XI

- Updated name change of VEPCO to Dominion Power
- References "original" Declaration