Supplemental Declaration of Covenants, Conditions & Restrictions

FOREST RIDGE SUBDIVISION

SECTION 5
Lots 239-290
SUPPLEMENTAL DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS

THIS SUPPLEMENTAL DECLARATION, made on the date hereinafter
set forth by FOREST RIDGE OF VIRGINIA, LTD., a Virginia Corpora-
tion, hereinafter referred to as "Declarant" and FOREST RIDGE
HOMEOWNERS ASSOCIATION, a Virginia Corporation, hereinafter
referred to as "the Association",

*** WITNESSES ***

WHEREAS, Declarant is the fee simple owner of certain real
property located in Sterling Magisterial District, Loudoun
County, Virginia, described in the Deed of Dedication and Subdivi-
sion recorded on October 14, 1980 as Instrument No. 7042
among the land records of the said County and designated as
Section FIVE (5), FOREST RIDGE (hereinafter referred to as the
"Property") and desires to develop therein a residential community
with common lands and facilities for the benefit of said community;
and

WHEREAS, Declarant and the Association desire to add and
annex the aforesaid real property to the real property described
in (i) that certain Declaration of Covenants, Conditions and
Restrictions recorded in Deed Book 673, at Page 795, and re-
recorded in Deed Book 727, at Page 605, and (ii) that certain
Supplemental Declaration of Covenants, Conditions and Restrictions
recorded in Deed Book 692, at Page 783, and re-recorded in Deed
Book 727, at Page 634, and (iii) that certain Supplemental Declara-
tion of Covenants, Conditions and Restrictions recorded in Deed
Book 692, at Page 109, and re-recorded in Deed Book 720, at Page
722, and in Deed Book 727, at Page 619, and (iv) that certain
Deed of Dedication and Subdivision, Deed of Conveyance and Deed
of Supplemental Declaration of Covenants, Conditions and Restric-
tions recorded in Deed Book 677, at Page 416, and (v) that certain
Supplemental Declaration of Covenants, Conditions and Restrictions for FOREST RIDGE, Fairfax County recorded in Deed Book 727, at Page 649, among the land records of Loudoun County, Virginia (as well as other lands, if any, heretofore added or annexed by Declarant or the Association), all in accordance with Article IV, Section 2 thereof. Notwithstanding this, however, owners of Sections ONE (1), TWO (2), THREE (3) and FOUR (4), FOREST RIDGE, and FOREST RIDGE, Fairfax County (or of other lands, if any, heretofore added or annexed by Declarant or the Association) shall have or obtain no rights in the properties of this Section FIVE (5), Forest Ridge, as described in Article IV hereof until the titles of the first lot in Section FIVE (5), FOREST RIDGE, is conveyed to an owner; and

WHEREAS, Declarant and the Association desire to provide for the preservation of the values and amenities in said community and for the maintenance of said common lands and facilities; and to this end, desire to subject the Property to the covenants, restrictions, easements, charges and liens (hereinafter referred to collectively as the "Restrictions") as hereinafter set forth, each and all of which is and are for the benefit of the Property and each owner thereof; and

WHEREAS, to promote the efficient preservation of the values and amenities in said community, the Association has been created and has been delegated and assigned the powers of maintaining and administering the community facilities, administering and enforcing the covenants and restrictions and levying, collecting and disbursing the assessments and charges hereinafter created; and

WHEREAS, the Association has been incorporated under the laws of the State of Virginia, as a non-profit corporation; and

WHEREAS, Declarant and the Association desire that the Restrictions shall run with, burden, and bind the Property; and

WHEREAS, the Association has approved the addition and
annexation of the Property by the assent of two-thirds (2/3) of the Class A membership and two-thirds (2/3) of the Class B membership, if any, at a meeting duly called by written notice to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting setting forth the purpose of the meeting, and attended by more than sixty percent (60%) of the membership.

NOW, THEREFORE, Declarant and the Association hereby declare the Property is and shall be held, transferred, sold, conveyed, occupied and used subject to the Restrictions hereinafter set forth, for and during the period of time hereinafter specified.

ARTICLE I
DEFINITIONS

Section 1. "Association" shall mean and refer to FOREST RIDGE HOMEOWNERS ASSOCIATION, its successors and assigns.

Section 2. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of a fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 3. "Properties" shall mean and refer to that certain real property hereinafter described, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 4. "Common Area" shall mean all real property (including the improvements thereto) owned by the Association for the common use and enjoyment of the owners.

Section 5. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.
Section 6. "Declarant" shall mean and refer to Forest Ridge of Virginia, Ltd., its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

ARTICLE II
PROPERTY RIGHTS

Section 1. Owners' Easements of Enjoyment. Every owner shall have a right and easement of enjoyment in and to the Common Area which shall be appurtenant to and shall pass with the title to every Lot, subject to the following provisions:

(a) the right of the Association to charge reasonable admission and other fees for the use of any recreational facility situated upon the Common Area;

(b) the right of the Association to suspend the voting rights and right to use of the recreational facilities by an owner for any period during which any assessment against his Lot remains unpaid; and for a period not to exceed sixty (60) days for any infraction of its published rules and regulations;

(c) the right of the Association to dedicate or transfer all or any part of the Common Area to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless an instrument agreeing to such dedication or transfer signed by more than two-thirds (2/3) of each class of members has been recorded.
Section 2. Delegation of Use. Any owner may delegate, in accordance with the By-laws, his right of enjoyment to the Common Area and facilities to the members of his family, his tenants, or contract purchasers who reside on the property.

ARTICLE III
MEMBERSHIP AND VOTING RIGHTS

Section 1. Every owner of a Lot which is subject to assessment shall be a member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to assessment.

Section 2. The Association shall have two classes of voting membership:

Class A. Class A members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one person holds an interest in any Lot, all such persons shall be members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

Class B. The Class B member shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B membership shall cease and be converted to Class A membership on the happening of either of the following events, whichever occurs earlier:

(a) when the total votes outstanding in the Class A membership equal the total votes outstanding in the Class B membership, or
(b) at the expiration of three (3) years from the date of this Supplemental Declaration, provided that if a Supplemental Declaration is filed annexing additional land to the Properties pursuant to Article IV at any time or times prior to the expiration of said three (3) year period (as the same may have been extended by the filing of one Supplemental Declaration), such period shall be extended each such time until the expiration of three (3) years from the date of filing of the last such Supplemental Declaration.

ARTICLE IV

PROPERTY SUBJECT TO THIS DECLARATION: ADDITIONS THERETO

Section 1. Existing Property. All that property located in Loudoun County, Virginia, described in the Deed of Dedication and Subdivision recorded on October 14, 1980 at Instrument No. 7042 among the land records of the said County and designated as Section FIVE (5), FOREST RIDGE.

Section 2. Additions to the Properties by the Association. Annexation of additional land shall require the consent of two-thirds (2/3) of the Class A membership and two-thirds (2/3) of the Class B membership, if any, at a meeting duly called for this purpose, written notice of which shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting setting forth the purpose of the meeting. The presence of members or of proxies entitled to cast sixty percent (60%) of the votes of each class of membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called, subject to the notice
requirement set forth above, and the required quorum at such
subsequent meeting shall be one-half (1/2) of the required quorum
of the preceding meeting. In the event that two-thirds (2/3)
of the Class A membership or two-thirds (2/3) of the Class B
membership are not present in person or by proxy, members not
present may give their written assent to the action taken thereat.
Such annexation shall be effectuated by filing for record among
the Land Records of Fairfax County and/or Loudoun County, Virginia,
(as appropriate) a Supplemental Declaration with respect to such
additional land.

Section 2. Additions to the Properties by Declarant. Not-
withstanding the provisions of Section 2 of this Article IV, if
the Declarant, its successors and assigns, should develop addi-
tional lands contiguous to the Properties, such additional lands
may be annexed to the Properties at any time prior to the expira-
tion of seven (7) years after the date of this Supplemental Declar-
ation without the assent of the Class A members by filing for
record among the Land Records of Fairfax County and/or Loudoun
County, Virginia, (as appropriate) a Supplemental Declaration with
respect to such additional lands; provided, however, that the
development of the additional lands described in this section
shall be in accordance with a general plan submitted to the
Federal Housing Administration and the Veterans Administration
with the processing papers for the first section. Detailed plans
for the development of additional lands must be submitted to the
FHA or the VA prior to such development. If either the FHA or the
VA determines that such detailed plans are not in accordance
with the general plan on file and either agency so advises the Associa-
tion and the Declarant, the annexation of the additional lands to
the Properties must have the assent of two-thirds (2/3) of the
Class A members who are voting in person or by proxy at a meeting
duly called for this purpose, written notice of which shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting, setting forth the purpose of the meeting. At this meeting the presence of members or of proxies entitled to cast sixty percent (60%) of all of the Class A membership shall constitute a quorum. If the required quorum is not forthcoming at any meeting, another meeting may be called subject to the notice requirements set forth above and the required quorum at such subsequent meeting shall be one-half (1/2) of the required quorum of the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

Section 4. Effect of Annexation. In the event that any additional lands are annexed to the Properties pursuant to Section 2 or Section 3 of this Article IV, (a) such additional lands shall be considered within the definition of "The Properties" for all purposes of this Supplemental Declaration, and (b) all voting of each class of the membership of the Association, and all voting by the Owners hereunder, shall be aggregated for as a single vote, it being intended that any voting requirements need not be fulfilled separately for the real property subject to this Supplemental Declaration and for each tract of additional lands described in a Supplemental Declaration.

COVENANT FOR MAINTENANCE ASSESSMENTS

Section 1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within The Properties, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed, is deemed to covenant and agree to pay to the Association: (1) annual assessments or charges, and (2) special assessments for capital improvements, such assess-
ments to be established and collected as hereinafter provided. The annual and special assessments, together with interest, costs, and reasonable attorney's fees, shall be a charge on the land and shall be a continuing lien upon the property against which each such assessment is made. Each such assessment, together with interest, costs, and reasonable attorney's fees, shall also be the personal obligation of the person who was the owner of such property at the time when the assessment fell due. The personal obligation for delinquent assessments shall not pass to his successors in title unless expressly assumed by them.

Section 2. Purpose of Assessments. The assessments levied by the Association shall be used exclusively to promote the recreation, health, safety, and welfare of the residents in the Properties and for the improvement and maintenance of the Common Area.

Section 3. Maximum Annual Assessment. Until January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment shall be Thirty Dollars ($30.00) per Lot.

(a) From and after January 1 of the year immediately following the conveyance of the first Lot to an Owner, the maximum annual assessment may be increased each year not more than five percent (5%) above the maximum assessment for the previous year without a vote of the membership.

(b) From and after January 1 of the year immediately following the conveyance of first Lot to an Owner, the maximum annual assessment may be increased above
five percent (5%) by a vote of two-thirds (2/3) of the total of each class of members who are voting in person or by proxy, at a meeting duly called for this purpose.

(c) The Board of Directors may fix the annual assessment at an amount not in excess of the maximum.

Section 4. Special Assessments for Capital Improvements.
In addition to the annual assessment authorized above, the Association may levy, in any assessment year, a special assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Common Area, including fixtures and personal property related thereto, provided that any such assessment shall have the assent of two-thirds (2/3) of the total votes of each class of members who are voting in person or by proxy at a meeting duly called for this purpose.

Section 5. Notice and Quorum for Any Action Authorized Under Sections 3 and 4. Written notice of any meeting called for the purpose of taking any action authorized under Section 3 or 4 shall be sent to all members not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the present of members or of proxies entitled to cast sixty percent (60%) of all the votes of each class of membership shall constitute a quorum. If the required quorum is not present another meeting may be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.
Section 6. Uniform Rate of Assessment. Both annual and special assessments must be fixed at a uniform rate for all Lots and may be collected on a monthly basis.

Section 7. Date of Commencement of Annual Assessments: Due Dates. The annual assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the Common Area. The first annual assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period. Written notice of the annual assessment shall be sent to every Owner subject thereto. The due dates shall be established by the Board of Directors.

The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an officer of the Association setting forth whether the assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of assessments on a Lot is binding upon the Association as of the date of its issuance.

Section 8. Effect of Nonpayment of Assessments: Remedies of the Association. Any assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the rate of six percent (6%) per annum. The Association may bring an action at law against the Owner personally obligated to pay the same, or foreclose the lien against the property. No Owner may waive or otherwise escape liability for the assessments provided for herein by non-use of the Common Area or abandonment of his Lot.

Section 9. Subordination of the Lien to Mortgages. The lien of the assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot
shall not affect the assessment lien. However, the sale or
transfer of any Lot pursuant to mortgage foreclosure or any
proceeding in lieu thereof, shall extinguish the lien of such
assessments as to payments which became due prior to such sale
or transfer. No sale or transfer shall relieve such Lot from
liability for any assessments thereafter becoming due or from
the lien thereof.

ARTICLE VI
ARCHITECTURAL CONTROL

No building, fence, wall or other structure shall be com-
enced, erected or maintained upon the Properties, nor shall
any exterior addition or change or alteration therein be made
until the plans and specifications showing the nature, kind,
shape, height, materials, and location of the same shall have
been submitted to and approved in writing as to harmony of
external design and location in relation to surrounding struc-
tures and topography by the Board of Directors of the Associa-
tion, or by an architectural committee composed of three (3)
or more representatives appointed by the Board. In the event
said Board, or its designated committee, fails to approve or
disapprove such design and location within thirty (30) days
after said plans and specifications have been submitted to it,
approval will not be required and this Article will be deemed
to have been fully complied with.

ARTICLE VII
PROTECTIVE COVENANTS AND RESTRICTIONS

In order to conserve the natural beauty of the subdivided
property, to insure its best use and most appropriate development,
and to prevent the erection of poorly designed and constructed
improvements, the entire area hereinabove described, except as
herein provided shall be subject to the following protective covenants and restrictions hereinafter referred to as The General Covenants:

(1) All lots in the tract shall be known and described as residential lots and no structures shall be erected, altered, placed or permitted to remain on any residential building plot other than one detached, single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars. No noxious or offensive trade or activity shall be carried on upon any lot or shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood.

(2) All of said lots and yards shall be maintained in a neat and attractive manner so as not to detract from the appearance of the above-described development.

(3) No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other outbuilding shall be used on any lot at any time as a residence either temporarily or permanently.

(4) No sign of any kind shall be displayed to the public view on any lot except one professional sign of not more than one square foot, one sign of not more than five square feet, advertising the property for sale or rent, or signs used by a builder to advertise the property during the construction and sales period.

(5) No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that two dogs, two cats or other household pets may be kept provided they are not kept, bred or maintained for commercial purposes.

(6) No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage, or other waste shall not be kept except in sanitary containers. All incinerators or other equipment for the storage or disposal of waste material shall be kept in a clean and sanitary condition. Trash or garbage receptacles shall not be visible from front of house.

(7) Easements for installations and maintenance of utilities, including sanitary and storm sewer lines, are reserved over the side and rear five feet of each lot.

(8) No trucks or trailers shall be stored or parked on any of said lots, nor shall any trucks or trailers be parked on any of the streets in said subdivision by the owners, lessees or other occupants of said lots.

(9) No drying of any wet clothes or airing of any garment or bedding shall be permitted to be done outside of the house located on any lot in the subdivision except within the rear yard area and except on Monday through Friday between the hours of 8:00 a.m. and 3:00 p.m.

(10) Forest Ridge of Virginia, Ltd., or its successors, reserves the right to amend, modify or vacate any of the protective covenants or restrictions contained in ARTICLE VII, whenever the circum-
stances, in the opinion of Forest Ridge of Virginia, Ltd., or its successors, so deems such amendments, modifications or vacations advisable; otherwise, such covenants are to run with the land and shall be binding upon all parties claiming under them in accordance with the provisions of Section 3 of ARTICLE VIII.

ARTICLE VIII
GENERAL PROVISIONS

Section 1. Enforcement. The Association, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens and charges now or hereafter imposed by the provisions of this Supplemental Declaration. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so therea-

Section 2. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no wise affect any other provisions which shall remain in full force and effect.

Section 3. Amendment. The covenants and restrictions of this Supplemental Declaration shall run with and bind the land, for a term of twenty (20) years from the date this Supplemental Declaration is recorded, after which time they shall be automatically extended for successive periods of ten (10) years. This Supplemental Declaration may be amended during the first twenty (20) year period by an instrument signed by not less than ninety percent (90%) of the Lot Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Lot Owners. Any amendment must be recorded.

Section 4. FHA/VA Approval. As long as there is a Class B membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: Annexation of additional properties, dedication of Common
Area, and amendment of this Supplemental Declaration of Covenants, Conditions and Restrictions.

Section 5. Dissolution of Association. In the event of dissolution of the Association, in accordance with the terms of its Articles of Incorporation, each Lot shall continue to be subject to the annual assessment specified in Section 1 of Article V hereof, and each Owner shall continue to be personally obligated for such assessments, to the extent that such assessments are required to enable to grantees of the real property owned by the Association to properly maintain it. In no event, however, shall the assessment exceed the amount that would otherwise be payable to the Association in accordance with the provisions of Section 3 of Article V hereof.

IN WITNESS WHEREOF, FOREST RIDGE OF VIRGINIA, LTD., the Declarant herein and FOREST RIDGE HOMEOWNERS ASSOCIATION, the Association herein, have each caused this writing to be signed by its President and its Corporate Seal to be hereto affixed, duly attested by its Secretary, as of this 10th day of September, 1980.

FOREST RIDGE HOMEOWNERS ASSOC.

By: [Signature]
President

(Corporate Seal)

ATTEST:
[Signature]
Secretary

FOREST RIDGE OF VIRGINIA, LTD.

By: [Signature]
President

(Corporate Seal)

ATTEST:
[Signature]
Secretary
STATE OF VIRGINIA
COUNTY OF FAIRFAX, to-wit:

The foregoing instrument was acknowledged before me this 10th day of September, 1980, by Ray Duane Schar, President and Barbara Kiley, Secretary of FOREST RIDGE OF VIRGINIA, LTD., a Virginia corporation, on behalf of the corporation.

My Commission Expires: 10/25/80

STATE OF VIRGINIA
COUNTY OF FAIRFAX, to-wit:

The foregoing instrument was acknowledged before me this 10th day of September, 1980, by Gilbert Markwell, President and Sophia C. Berry, Secretary of FOREST RIDGE HOMEOWNERS ASSOCIATION, a Virginia corporation, on behalf of the corporation.

My Commission Expires: 10/25/80

In the Clerk's Office of the Circuit Court of Loudoun County, Virginia, on 9-17-80 at 2:25 P.M. This instrument was received and, with the certificate annexed, admitted to record.

Testa, F. Howard, Clerk