

**AMENDMENT TO THE BYLAWS OF HOMEOWNERS
ASSOCIATION OF IVY HILL, INC.**

WHEREAS, pursuant to Article VII (b) of the Ivy Hill bylaws, the Board of Directors has the exclusive authority to maintain the common areas and to provide for the reasonable use and use restrictions in all common areas and open spaces; and

WHEREAS, an issue has arisen regarding the placement of seasonal decorations on the common areas and the authority of the Architectural Control Committee (ACC) to act on said matters; and

WHEREAS, notwithstanding the Board's exclusive jurisdiction over the common areas, the Board is of the opinion that for seasonal decorations, (minor temporary changes) the ACC is the more appropriate body to first review the submission and to make a decision on the appropriateness of the proposal. For other additions or changes to the structures, landscaping, or signage (major changes) the Board feels that a higher level of scrutiny is necessary as more particularly described herein.

NOW THEREFORE, pursuant to the authority of the Board of Directors to amend the Associations bylaws contained in Article XV Section 1 of the Association's bylaws, the Board of Directors does hereby amend Article VII by adding a new section 3 to read as follows

Article VII. Sections 3.

a. Any homeowner in Ivy Hill who requests the placement of temporary seasonal decorations (minor changes) on any common area including the entrance sign area at Hastings Lane and Ivy Hill Drive shall first submit plans to the Architectural Control Committee (ACC). This may be done by email submission to any member of the ACC or by delivery, mail or email to the property manager, Austin Realty Management, Inc. (ARMI) or its successor. ARMI shall forward by email the request to all members of the ACC and all Board members.

b. Seasonal decorations shall not be of a religious theme or message. Any request for generic seasonal decorations shall be submitted 30 days in advance of the holidays of Thanksgiving and Christmas. Request for seasonal decorations may be approved by a majority vote of the ACC.

c. Any member of the ACC or member of the Board of Directors may appeal the decision of the ACC to the full Board of Directors. The vote of a majority of the Board of Directors shall be a final determination of the matter.

d. Other additions or changes including structural changes, changes to the signage or landscaping (major changes) shall be first submitted to the ACC. These additions or changes must be approved by unanimous vote of the ACC. Any homeowner may appeal the decision to the full Board of Directors. The vote of a majority of the Board of Directors shall be a final determination of the matter.

NOTICE OF BYLAW AMENDMENT

TO: All homeowners of Ivy Hill:

The above amendment was approved during January and February 2021 by unanimous email vote of the Board of Directors. Pursuant to Article XV Section 1, a copy of this amendment shall be mailed to all homeowners with notice of the right to object to the amendment. If less than 25% of the homeowner's object to the amendment, the amendment shall become final. If at least 25% of the homeowner's object to the amendment, it shall be an agenda item at the next homeowners meeting for all homeowners to comment. At the homeowner meeting the amendment may be approved, repealed or modified by vote of a majority of the homeowners voting in person or by proxy.

Objections to the amendment, if any, shall be in writing and mailed to *Austin Realty Management & Investments, Inc. (ARMI)*, P.O. Box 3413, Warrenton, VA 20188.

BOARD OF DIRECTORS
HOMEOWNERS ASSOCIATION
OF IVY HILL, INC.