

This document provides a brief summary of what has been changed in the Bylaws. For the most part information relating to the builder was removed and items that were in conflict with current laws were modified. This is not a complete and legal analysis just a general overview of the changes. If you have any legal questions as to the changes you should consult a lawyer.

All references to Articles and Sections (unless otherwise noted) reference the new document as some have been added and removed.

Article II Section 1

Removed references to Reston Land Corporation

Add stipulation that a lean holder of a property is not a member

Added section C clarifying the right of the association to suspend a member's right to use association facilities.

Article II

Added subsection C to clarify that a member that is delinquent by more than 60 days on any debt to the association may not serve as a member of the board

Article III Section 1

Removed reference to the first annual meeting

Article III Section 3

Change wording to require the annual member meeting to take place in the state of Virginia

Article III Section 4

Changed acceptable notification methods to remove telegraph and include electronic transmission including e-mail

Article III Section 7

Added new section to provide rules for proxy votes

Article III Section 8 (old section 7)

Removed language talking about proof of membership

Set meeting rules to conform to Roberts Rule of Order

Article IV Section 2

The section was changed to require that if a board member is replaced by the board that new member will only server until the next member meeting. At the member meeting the members must elect a director to fill that position for the remainder of the original term.

Article IV Section 3

Changed the wording to require board meetings to take place in the state of Virginia

Article IV Section 5

Added Section 5 to discuss the Organizational Meeting which is held within 7 days after the member meeting to elect the officers

Article IV Section 6 (old section 5)

Changed acceptable notification methods to remove telegraph and include electronic transmission including e-mail

Article IV Section 8 (removed)

Removed Section 8 which allow compensation to board members to attend meetings

Article IV Section 10 (removed)

Removed Section 10 Other Powers

Article V Section 3

Added section 3 to set rules for the resignation of officers, the succession of office, and the replacement of officers

Article V Section 4 (old section 3)

Added detailed descriptions and duties for each officer position

Article V Section 4 (old section 3)

Added detailed position descriptions and duties for the officer positions

Article VI Section 1

Simplified this section to address committees and remove reference to committee of directors.

Also the language giving a committee the authority of the board was removed to insure the board always maintains full authority of the decisions of the association.

Removed Section 2

Old Article VII – Removed references to Certificates of Membership

Old Article VIII – Removed references to Corporate Seal

Article IX Section 1

Added specific language around the date in which a payment of a quarterly assessment is considered late.

Added specific maximum term for a special assessment

Changed the requirement for approval of a special assessment from a majority of a quorum at a member meeting to a majority vote of the homeowners

Article IX Section 2

Changed the language in regard to the late fee and interest on late payments to be in line with Virginia law

Added item E to clarify that the association can place a lien on a property for the nonpayment of assessments, or other specified monies as provide by the Reston deed and Virginia law

Article X Section 1

Specific parking regulations were removed from the bylaws. The board has the authority to adopt rules for parking on association property. The parking regulations will be written and adopted as board rules in the future.

Article X Section 4

Specific trash regulations were removed from the bylaws. The board has the authority to adopt rules for handling trash on association property. The trash regulations will be written and adopted as board rules in the future.

Old Article X Section 5

This section relating to children was removed

Article X Section 5 (old section 6)

The language was changed to better define what the association was responsible for in maintaining the homeowners property in the front and side yards.

Article X Section 6 (old section 7)

Added subsection B to clarify the rules on signs other than real estate signs

Article X Section 10 (old section 11)

Added subsection B to clarify that a resident is not to use common property for dumping or storage of materials

Added subsection C to clarify that common ground is not to be altered by any owner or resident without the prior written approval of the board.

Article X Section 11 (old section 12)

Language added to clarify where the association receives its authority to enforce the provisions of the bylaws