

November 25, 2022

To: Members, Strathmeade Square Community Association, Inc.

From: Strathmeade Square Community Association, Inc. Board of Directors

RE: Proposed Amendments to the Amended Declaration of Covenants, Conditions and Restrictions

Dear Homeowner,

For the past year, the Board of Directors has been working to amend various provisions of the Amended and Restated Declaration of Covenants, Conditions and Restrictions (“Declaration”) for Strathmeade Square Community Association, Inc. (“Association”). Discussions regarding these proposed amendments occurred at multiple Board meetings as well as at a Town Hall meeting convened on April 27, 2022, where the Board sought to solicit Owner comments.

This letter serves as formal notice that the final version of the ten (10) proposed amendments to the Declaration are enclosed for the membership to vote upon. They will also be posted on the Association’s website which can be found at <https://www.Strathmeade.com>. Please read the enclosures very carefully as they explain the purpose of the amendments and how to vote.

Since voting to amend the Declaration has a different process than voting on other matters before the membership, a list of frequency asked questions is below.

Why is the Board proposing these amendments?

The Declaration has not been amended since 1982. The proposed changes are intended to incorporate provisions that are often found in the governing documents for newer communities as well address judicial decisions and legislative changes that have occurred since the Declaration was last amended. The Board is asking the membership to vote in favor of all the amendments to modernize the Declaration. A summary of the ten (10) proposed amendments are enclosed for review.

What is the required vote to amend the Declaration?

The Declaration provides that it may be amended by an instrument signed by not less than 75% of the Lot Owners. Each Lot is entitled to cast one (1) vote. There are ten (10) separate amendments before the membership to be voted upon. This means that each of the ten (10) amendments must receive at least 232 votes (signatures) for it to pass.

Once the requisite number of votes is obtained for any amendment, the amendment will be prepared by the Association’s legal counsel along with a certification to be signed by the Board President that confirms the amendment received the required number of votes (signatures). Once the amendment and certification are signed by the President, the amendment will be recorded among the land records of Fairfax County, Virginia and will then be effective.

How will voting occur?

All voting will occur via mail or electronic means using the enclosed voting/ratification forms. The Declaration provides that it may be amended by an instrument signed by not less than 75% of the Lot Owners. This means that the amendments will not be voted upon at a meeting and all voting will occur by Owners signing the enclosed voting/ratification form and returning their forms to the Association’s legal counsel via mail or electronic means.

When will voting end?

The Board is asking that all voting/ratification forms be returned no later than December 31, 2022. However, the Board may decide to extend the vote until the requisite number of votes to adopt or defeat an amendment is met, or the Board determines it no longer wants to pursue that amendment.

Must I cast a vote for all ten (10) amendments, or can I just vote for a few?

No, you do not have to cast a vote for all ten (10) amendments. While the Board is asking you to vote for all ten (10) of the proposed amendments, each Owner may vote for an amendment, against an amendment, or abstain from voting on a particular amendment. Therefore, the Board is presenting each amendment as its own separate vote as it gives the Owners the flexibility to vote on the matters that are important to them.

How do I complete my voting/ratification form?

There is a separate voting/ratification form for each of the ten (10) amendments. Each voting/ratification form is to be completed by checking the appropriate box “For” or “Against” the proposed amendment, entering your property address in the community in the space provided, and having the form signed and dated by all Owners of the Lot. If the voting/ratification form is not completed as instructed, your vote will be invalidated.

Where do I send my completed voting/ratification form?

Each voting/ratification form must be returned to Kristen Buck, the Association’s legal counsel and can be done so via regular mail, sent via email (an interactive version that can be signed electronically can be found on the Strathmeade Square website), or placed in the drop box at the Pool House. You can mail your completed voting/ratification form to Kristen using the envelope provided, or one of your own, at the address on the form. If you email your votes to Kristen at KBuck@reesbroome.com, you need to ensure that you email her from the email address on file with the Association’s managing agent. If you do not know what address is on file with the Association’s managing agent, please contact Dale Edwards at 703-803-9641, dedwards@sequoiamgmt.com. If Kristen cannot verify that the electronic voting/ratification form was sent by an Owner, the vote will not be counted. You may also place the voting/ratification form in an envelope and place it in the drop box installed on the fence of the Pool House.

What if I have additional questions?

Please direct questions to Jon Burton at 571-839-4164, CGJon@aol.com or Kristen Buck at (703) 790-1911, KBuck@reesbroome.com.

Your participation is vital to the success of modernizing the Declaration! Please return your completed voting/ratification form to Kristen Buck no later than December 31, 2022. In the event the Board does not receive enough votes to adopt or defeat any amendment, the Board may resend notice to those who have not yet voted on that amendment. To reduce the expense of additional notices, all Owners are encouraged to cast their votes by the above date.

Sincerely,

Board of Directors