

THIRD AMENDMENT
TO FONTANA DECLARATION OF COVENANTS,
CONDITIONS, RESTRICTIONS AND EASEMENTS

THIS THIRD AMENDMENT, dated February 7, 2022, amends to the extent hereinafter provided the Fontana Declaration of Covenants, Conditions, Restrictions and Easements, dated June 19, 1998 of record in the Clerk's Office of the Circuit Court of Albemarle County, Virginia, in Deed Book 1716, page 477 (the "Declaration") and amended by First Amendment dated June 23, 1998, and by Second Amendment dated May 21, 2018, and is made pursuant to Article X, Section 10 of the Covenants.


I. ARTICLE IX – USE RESTRICTIONS, Section 1 Limitations on Use of Lots and Common Area shall be amended to include the following:

(w) Notwithstanding any language contained herein to the contrary, homeowners are prohibited from providing short-term rentals (comprising either a portion or an entirety of their property) for any time period less than 180 calendar days. To the extent that this restriction conflicts with any other provision in this Declaration, the language in this subparagraph shall control.

This Amendment was approved at the Annual Meeting of the homeowners dated February 7, 2022. The homeowners were notified of the meeting and its agenda on January 14, 2022. In accordance with Article III Section 7(a) of the Declaration, a quorum of 30% is required at a meeting called to vote on an amendment to the Declaration. 66 homeowners (36%) voted in person or by proxy at the February 7, 2022, meeting. In accordance with Article X Section 10 of the Declaration, more than two-thirds (2/3) of the homeowners voting at a meeting must vote in favor of an amendment to amend the Declaration. 45 (68%) homeowners voted in favor of the Amendment while 21 (32%) voted in opposition to the Amendment.

 5/18/22

Sarah Rogers
President
Fontana Owners Association, Inc.



Biff Beers
Secretary/Treasurer
Fontana Owners Association, Inc.