

**CORRECTIVE AMENDMENT TO
DECLARATION
OF
CEDAR KNOLL HOMEOWNERS ASSOCIATION**

THIS CORRECTIVE AMENDMENT TO THE DECLARATION OF CEDAR KNOLL HOMEOWNERS ASSOCIATION is made this 15th day of October, 2001, by C.N. MORRIS, JR. INC. (the "Declarant").

WITNESSETH:

WHEREAS, the Declarant executed and recorded the Declaration of Cedar Knoll Homeowners Association (the "Declaration") in Deed Book 11226, at Page 1912, *et seq.*, among the land records of Fairfax County, Virginia, thereby submitting certain real property as more particularly described in the Declaration to the governance of a community association known as Cedar Knoll Homeowners Association (the "Association"); and,

WHEREAS, the Declarant hereby intends to exercise its rights under Title 55, Section 55-515.2 of the Code of Virginia to clarify the terms and conditions of the Declaration which relate to Article VII, Sections 4 and 5 and Article VIII, Section 2.

NOW, THEREFORE, pursuant to its rights under Title 55, Section 55-515.2 of the Code of Virginia, as amended, the Declarant does hereby amend the Declaration to include the following:

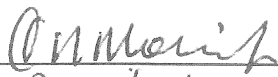
Article VII, Sections 4 and 5. Pursuant to the easements it reserved over all of the lots for the purpose of installing or repairing stormdrains and general drainage facilities, the Declarant hereby clarifies that this easement allows the Declarant, or its designee, NVR, Inc. (trading as Ryan Homes) to enter Lots 7, 8, 9 and 13 for the purpose of constructing, operating, maintaining, adding to or altering the storm drainage lines or other drainage facilities, including other appurtenant facilities and inlet structures in accordance with the plans shown on Exhibit 1.

Article VIII, Section 2 (g). After the expiration of the Declarant-control period, the Association shall have the duty and a corresponding right of entry over Lots 7, 8, 9 and 13 to perform all necessary maintenance, repair or replacement of the installed stormwater facilities, including, but not limited to, the installation of storm drainage lines, cleanout and clearing of existing storm drainage lines, remedial landscaping, seeding, and sodding. Notwithstanding the foregoing, each Owner(s) of Lots 7, 8, 9, 10, 11, 12, 13, and 14 shall be responsible for the maintenance of any and all components of the retaining wall constructed on their Lot. The owners of Lots 7, 8, 9 and 13 shall have the duty to notify the Association of any defects, leaks, or similar malfunctions in the installed storm water facilities as soon as detected. The Association shall provide at least five (5) calendar days advance notice to the owners of Lots 7, 8, 9 and 13 prior to entering said lots to perform all necessary maintenance, repairs or replacement of the

installed storm water facilities; however, in the case of an emergency, the Association shall have an immediate right of entry onto said lots, no prior notice shall be required.

IN WITNESS WHEREOF, the Declarant has caused this Corrective Amendment to the Declaration of Cedar Knolls Homeowners Association, to be executed on this 15th day of October, 2001.

C.N. MORRIS, JR. INC.,
A Virginia Corporation

By: 
Title: President

COMMONWEALTH OF VIRGINIA,
COUNTY OF FAIRFAX, to-wit:

I, the undersigned Notary Public in and for the Commonwealth of Virginia at Large, do hereby certify that C.N. MORRIS, JR., who is personally well known to me to be the person named as President of C.N. Morris, Jr. Inc. in the foregoing Corrective Amendment to Declaration on the 15th day of October, 2001, personally appeared before me in my jurisdiction aforesaid and acknowledged the same to be the act and deed of C.N. Morris, Jr. Inc., a Virginia Corporation, the Declarant herein, and that he delivered the same as such.

GIVEN under my hand and seal this 15th day of October, 2001.



NOTARY PUBLIC

My Commission expires: October 31, 2003

Return to: Kim O'Halloran, Esq.
Rees, Broome & Diaz, P.C.
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