

Please return completed form to:
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WILLOWBROOK HOMEOWNERS ASSOCIATION
INSTRUMENT OF CONSENT AND RATIFICATION
TO AMENDMENT TO DECLARATION

By signing below I/we hereby certify that as an owner of a lot subject to the Declaration of Covenants, Conditions and Restrictions (“Declaration”) of Willowbrook, Section Two, recorded in the Circuit Court Clerk’s Office of Prince William County, Virginia (“Clerk’s Office”) in Deed Book 595 at Page 116 (the “Declaration”), I/we am/are authorized to act on behalf of all co-Owners (if any) of the Lot with respect to matters pertaining to the Lot and Willowbrook Homeowners Association and consent, agree to, approve and ratify the amendment to Article XII, Section 1 of the Declaration set forth below and that this Instrument may be recorded in the Clerk’s Office to evidence my consent, agreement, approval and ratification of such amendment.

Article XII, Section 1 of the Declaration is amended so that the following shall be inserted after the first sentence and before the second sentence of Article XII, Section 1 of the Declaration:

In addition to the enforcement authority and remedies provided in this Declaration, the Association has the authority to assess charges, in the manner permitted under § 55.1-1819 of the Virginia Property Owners’ Association Act, or any other applicable law, and which shall become part of the continuing lien upon the Lot of the violating Owner for the purposes of Article VI, Section 1 of this Declaration, against any Lot Owner for any violation of the Association’s Declaration or rules and regulations for which the member or his family members, tenants, guests, or other invitees are responsible. In any proceeding arising out of any alleged default, breach or violation by an Owner, or his family, guests, invitees, or tenants, whether or not suit is filed or the matter adjudicated, the Association is entitled to recover the costs of such proceeding and any attorneys’ fees incurred from the Owner. The costs, including attorneys’ fees, incurred in taking such action shall: (a) constitute an individual assessment upon the Owner’s Lot, (b) become part of the continuing lien upon the Lot of the Owner for the purposes of Article VI, Section 1 of this Declaration, and (c) be collectible in the manner provided herein for the payment of assessments.

SIGNATURE(s): *This Ratification will not be valid unless signed and dated below by all record Owners of the Lot.*

Address of Lot

Lot Number(s)

Lot Owner Signature

Date

Lot Owner Signature

Date