

2013
005105

Prepared by and return to:
Chadwick, Washington, Moriarty,
Elmore & Bunn, P.C.
201 Concourse Boulevard, Suite 101
Glen Allen, Virginia 23059

Tax Map #'s: 58-375 and 57-145

AMENDMENT TO THE BYLAWS OF
THE BELMONT LOFT COMPANY, A CONDOMINIUM

THIS AMENDMENT to the Bylaws of The Belmont Loft Company, A Condominium is made this 2nd day of October, 2013 by THE BELMONT LOFT COMPANY ASSOCIATION (hereafter "Association" and "Grantor" for indexing purposes).

WITNESSETH:

WHEREAS, the Bylaws of The Belmont Loft Company, A Condominium was recorded in the Clerk's Office of the Circuit Court for the City of Charlottesville, Virginia on January 9, 2004, in Deed Book 953, Pages 752, et seq., as amended ("Bylaws");

WHEREAS, pursuant to Article 10, Section B(a) of the Bylaws, the Bylaws may be amended by a proposal from the Board of Directors ("Board") of the Association and adoption by the affirmative vote of at least sixty-six and two-thirds percent (66 2/3%) of the Unit Owners;

WHEREAS, pursuant to Article 10, Section B(a) of the Bylaws, the Bylaws have been duly adopted by the Board and the requisite percentage of Unit Owners; and

NOW, THEREFORE, in accordance with Article 10, Section B(a) of the Bylaws, the Bylaws of The Belmont Loft Company Association is hereby amended as follows:

1. Article 3, Section A of the Bylaws shall be amended so that the amended version of Article 3, Section A of the Bylaws, in its entirety, is as follows:

Number and Qualifications. The affairs of the Association shall be governed by a Board of Directors. The Board of Directors shall be composed of five (5) persons, who shall be elected by the members of the Association. All Directors shall be Unit Owners, spouses of Unit Owners, Mortgagees, or designees of Mortgagees. The failure of a Unit Owner to pay any sum assessed against his Unit shall disqualify such Unit Owner from serving as a Director until all such assessments are paid in full, as determined by the Board of Directors.

2. Article 3, Section C(a) of the Bylaws shall be amended so that the amended version of Article 3, Section C(a) of the Bylaws, in its entirety, is as follows:

Term of Office. At the 2013 annual meeting the members shall elect five (5) persons to serve on the Board of Directors with the persons receiving the three highest vote totals serving two (2) year terms and the persons receiving the fourth and fifth highest vote total serving a one (1) year

term. If a slate of candidates for the Board of Directors includes the one or two year term of office for each member and is presented and approved by acclimation of the membership, the candidates will internally determine their term of office consistent with the intended staggered term construct referenced herein. Thereafter, the term of office of the Directors shall be fixed at two (2) years. The members of the Board of Directors shall hold office until their respective successors have been elected by the Unit Owners

3. The second sentence of Article 3, Section E of the Bylaws shall be amended so that the amended version of the second sentence of Article 3, Section E of the Bylaws, in its entirety, is as follows:

Each person so elected shall serve until the next annual meeting of the Unit Owners Association, at which time the term shall be completed or the successor for the remaining year of the term is elected by the membership.

4. The second sentence of Article 3, Section H of the Bylaws shall be amended so that the amended version of the second sentence of Article 3, Section H of the Bylaws, in its entirety, is as follows:

Special meetings of the Board of Directors shall be called by the President or in like manner and on like notice on the written request of at least three (3) members of the Board.

5. The effective date of this Amendment shall be the date of recordation.

6. Except as modified by this Amendment, all of the terms and provisions of the Declaration are expressly ratified and confirmed and shall remain in full force and effect.

IN WITNESS WHEREOF, the Board of Directors of The Belmont Loft Company Association has caused this Amendment to the Bylaws to be executed and recorded on behalf of the Association pursuant to Article 10 of the Bylaws and the required approval by the Unit Owners.

THE BELMONT LOFT COMPANY
ASSOCIATION, INC.

a Virginia non-stock corporation.

By: Chale Sain
President

By: [Signature]
Secretary

CERTIFICATE OF THE PRESIDENT OF
THE BELMONT LOFT COMPANY ASSOCIATION, INC.

The President of the The Belmont Loft Company Association, Inc. hereby certifies that the above Amendment to the Bylaws for The Belmont Loft Company Association, Inc. was consented to and approved by at sixty-six and two-thirds percent (66 2/3%) of the Unit Owners subject to the Declaration and Bylaws pursuant to Article 10 of the Bylaws.

By: [Signature]
President

Attest: [Signature]
Secretary

COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF ALBEMARLE

On this 2nd day of OCTOBER, 2013, before me, the undersigned notary public, personally appeared CHARLES HARRIS, the President of the The Belmont Loft Association, Inc., who is known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]
Notary Public

Registration #: ~~9-30-16~~ 284790
My commission expires: 9.30.16



COMMONWEALTH OF VIRGINIA
CITY/COUNTY OF ALBEMARLE

On this 2nd day of OCTOBER, 2013, before me, the undersigned notary public, personally appeared JENNIFER TAYLOR, the Secretary of the The Belmont Loft Association, Inc., who is known to me (or satisfactorily proven) to be the person whose name is subscribed to the foregoing instrument and acknowledged that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]
Notary Public

Registration #: 284790
My commission expires: 9.30.16



STATE TAX	\$ _____	(039)
CITY TAX	\$ _____	(214)
TRANS	\$ _____	(212)
TECH FEE	\$ <u>5.00</u>	(106)
CLERK'S FEE	\$ <u>14.50</u>	(301)
VSLF	\$ <u>1.50</u>	(145)
STATE FEE	\$ _____	(036)
SEC§1-801		
STATE TAX	\$ _____	(038)
LOCAL TAX	\$ _____	(220)
LOCAL TAX	\$ _____	(223)
TOTAL	\$ <u>21.00</u>	

Admitted to Record in the Clerk's Office of the Circuit Court of the City of Charlottesville, Virginia, on the 15th day of OCT 2013 at 1:31 o'clock P M and recorded in Deed Book No. _____ Page _____ the taxes imposed by §§58.1-801 and 58.1-802 of the Virginia Code have been paid.

Lizelle A Dugger, Clerk

Prepared by:
The Board of Belmont Loft Company Condominium
And approved by the Owners on August 22, 2019

Tax Map #'s 58-375 and 57-145

THE BELMONT LOFT COMPANY ²⁰¹⁹ 00003035
A CONDOMINIUM

Charlottesville, Virginia

SIXTH AMENDMENT TO THE DECLARATION

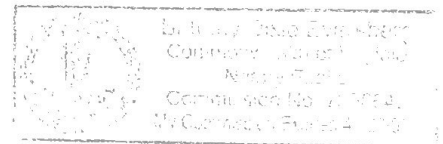
Declaration Recorded in Deed Book 953, Page 700
First Amendment to Declaration Recorded in Deed Book 972, Page 86
Second Amendment to Declaration Recorded in Deed Book 1001, Page 404
Third Amendment to Declaration Recorded in Deed Book 1065, Page 154
Fourth Amendment to Declaration Recorded in Deed Book 1183, Page 473
Fifth Amendment to Declaration Recorded in Instrument# 2013005105

Pursuant to VA. Code 55-79.71, The Association hereby amends the Declaration and By-laws of The Belmont Loft Company, a Condominium as follows:

1. The Bylaw Amendment dated October 2, 2013, shall be named the Fifth Amendment to the By-laws.
2. All references in the By-laws to the election and term of the Association Board and the Offices the Board Members will hold will be replaced by the following:
 - A. At the Annual Meeting of Owners, Candidates will run for and be elected by Owners to the designated offices (President, Vice President, Secretary, Treasurer and At Large) which are being filled that year.
 - B. The Board Officers' terms will begin on January 1 of the year following the election and run for 2 years.
3. In 2019, the year of transition, all departing Board Members will be asked to extend their terms from the date of the Annual Meeting through December 31, 2019.

The Belmont Loft Company Condominium Owners' Association

By: Thomas Dukes
Thomas Dukes, President of the COA Board

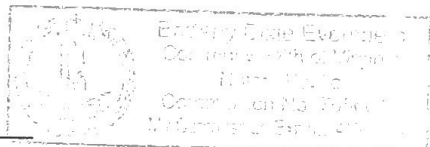


STATE OF VIRGINIA

City of Charlottesville

The foregoing instrument was acknowledged before me this 29th day of August, 2019 by Thomas Dukes, President of the COA.

Notary Public Brittany Dixie Eversly
Registration # 7656640



My commission expires: 04/30/2020

CITY OF CHARLOTTESVILLE
Llezelle Agustin Dugger
CLERK OF COURT
Charlottesville, VA 22902



60 2019 00003035

Instrument Number: 2019- 00003035

As

Amendment

Recorded On: August 29, 2019

Parties: BELMONT LOFT COMPANY

To

BELMONT LOFT COMPANY

Recorded By: THOMAS DUKES

Num Of Pages:

Comment: 58-375 57-145

**** Examined and Charged as Follows: ****

Amendment	6.50	10 or Fewer Pages	14.50
Recording Charge:	21.00		

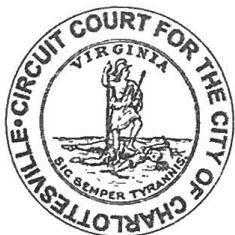
**** THIS PAGE IS PART OF THE INSTRUMENT ****

I hereby certify that the within and foregoing was recorded in the Register of Deeds Office For: CITY OF CHARLOTTESVILLE, VA

File Information:

Record and Return To:

Document Number: 2019- 00003035	THOMAS DUKES
Receipt Number: 32854	703.706.5897
Recorded Date/Time: August 29, 2019 03:34:50P	CHARLOTTESVILLE VA 22902
Book-Vol/Pg:	
Cashier / Station: J Moats / Cash Workstation 2	



THE COMMONWEALTH OF VIRGINIA - CITY OF CHARLOTTESVILLE

I certify that the document to which this authentication is affixed is a true copy of a record in the Clerk's Office of the Circuit Court for the City of Charlottesville, Virginia and that I am the custodian of that record

Llezelle Agustin Dugger
Llezelle Agustin Dugger - Clerk of Court