

Dawson Landing Homeowners Association  
P.O. Box 4401  
Woodbridge, VA 22194

October 19, 2002

Notice of 2002 Annual Meeting

Dear Homeowner:

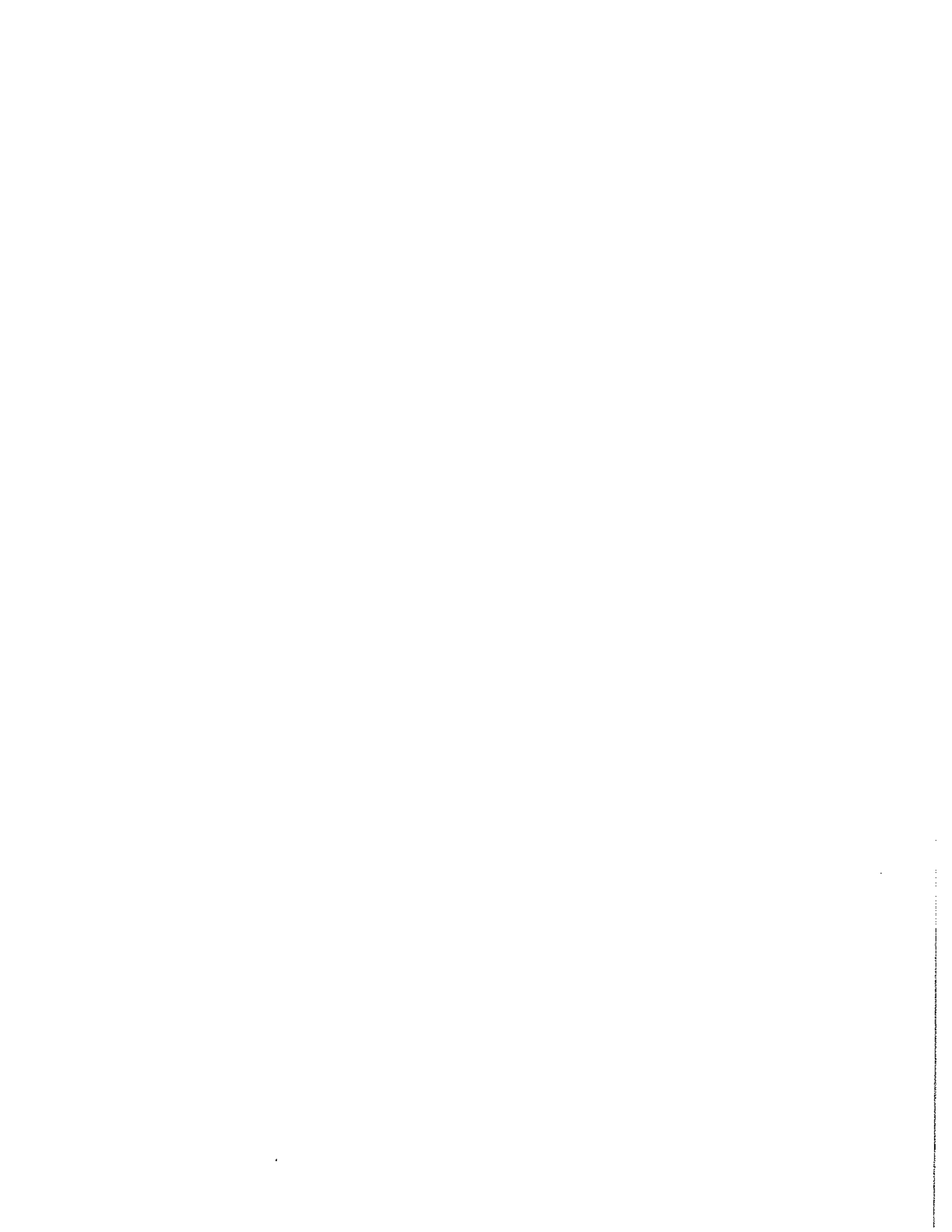
The semi-Annual Meeting of the Homeowners Association will be held from 7:00 p.m. to 8:30 p.m. on Monday, November 18, 2002, in the Auditorium of the Ferlazzo Building, 15941 Daniel Curtis Drive, Woodbridge, VA.

The purpose of the Annual Meeting is to conduct the lawful business of the Association, including the election of a director to the Board of Directors for a three-year term. Other items on the agenda are the Treasurer's Report, general budget matters, discussions about restarting the neighborhood watch program, and the pending Declaration of Covenants Amendment Ratification.

Nominations for the open director position can and will be taken from the floor at the Annual Meeting. Also, anyone wishing to post their own candidate information on our web site may do so by emailing [webmaster@dawsonlanding.com](mailto:webmaster@dawsonlanding.com).

We look forward to seeing you at the Annual Meeting.

Frank Principi  
President,  
BOARD OF DIRECTORS



**APPROVAL, CONSENT AND RATIFICATION OF AMENDMENT  
TO ARTICLE VI, SECTION 2 OF DAWSON LANDING'S DECLARATION**

I/We, \_\_\_\_\_ and \_\_\_\_\_ [print names], is/are the current owner(s) of the Lot having a street address of \_\_\_\_\_ [print address], which is property located within Dawson Landing and subject to the Declaration of Covenants, Conditions and Restrictions ("Declaration"), recorded in Deed Book 2184, Page 0153 among the land records of Prince William County, Virginia. I/we have read the proposed Amendment(s) to the Declaration and understand its/their effect.

I/We, as current owners of the Lot listed above, hereby indicate my/our approval, consent and ratification of the following proposed Amendment to Article IV, Section 2 of the Declaration:

**(Check only one box. Checking more than one box invalidates this approval form)**

- in favor of the *homeowner-proposed Amendment ("Proposed Amendment #1")* to the Declaration, amending Article VI, Section 2 (regarding the use of lots for business or other non-residential purposes); or
- in favor of the *Board of Directors-proposed Amendment ("Proposed Amendment #2")* to the Declaration, amending Article VI, Section 2 (regarding the use of lots for business or other non-residential purposes).

I/We acknowledge our approval (as marked above) by signing below. This agreement and ratification replaces and revokes all previous consents, approvals, or ratifications executed by me/us.

Witness the following signatures:

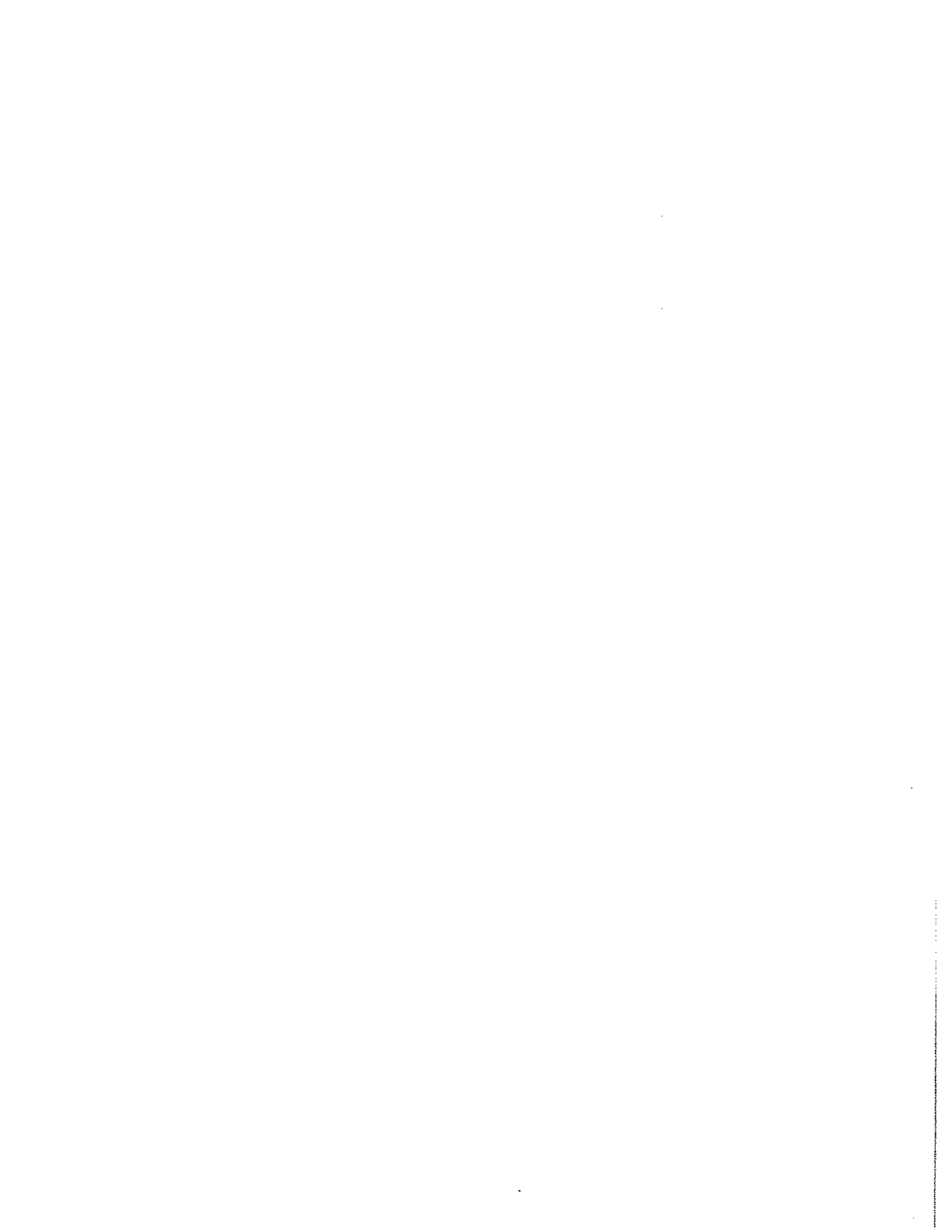
_____	_____
Date	Lot Owner
_____	_____
Date	Lot Owner

STATE OF \_\_\_\_\_:  
COUNTY/CITY OF \_\_\_\_\_:

The foregoing instrument was acknowledged before me in the aforesaid jurisdiction by lot owner (s) \_\_\_\_\_ and \_\_\_\_\_, this \_\_\_\_\_ day of \_\_\_\_\_, 2002.

\_\_\_\_\_  
NOTARY PUBLIC

My commission expires:



## OFFICIAL NOTICE OF SPECIAL MEETING

PLEASE TAKE NOTICE that, in accordance with Article III, Section 2, of the Bylaws of the Dawson Landing Homeowners Association, Inc. (the "Association"), a Special Membership Meeting of the Association will be held as set forth below:

**DATE:** Monday, November 18, 2002  
**TIME:** Registration & Sign-In: 6:30 - 8:30 pm  
Call to Order (Convening): 8:30 pm  
Adjourn: 9:30 pm  
**LOCATION:** Auditorium  
Ferlazzo Building,  
15941 Donald Curtis Drive,  
Woodbridge, VA 22191

**PURPOSE:** In accordance with Article III, Section 3, of the Bylaws, the stated purpose of this Special Meeting is to discuss and determine whether there is requisite approval/ratification of a proposed amendment to Article VI, Section 2 of the Declaration, as proposed either by certain homeowners or by the Board of Directors.

There are two alternative amendments being proposed, one of which is being proposed by certain homeowners (Proposed Amendment #1), and the other being proposed by the Board of Directors (Proposed Amendment #2). Under both proposed amendments, certain in-home businesses would be expressly allowed under the Declaration. A copy of the proposed amendment language is enclosed with this notice.

**QUORUM:** The attendance at the special meeting, in person or by proxy, of Members entitled to cast one-tenth (1/10) of the votes of each class of membership is required in order to conduct the business of the Association as stated in this Notice.

### **APPROVAL OF AMENDMENT:**

An amendment to the Declaration requires the approval of not less than ninety percent (90%) of all Lot Owners, who must sign the enclosed Approval form in front of a notary public, and then (1) mail it to the Board of Directors at P.O. Box 4401 Woodbridge, VA 22194, *so that it is received prior to the Special Meeting*, or (2) bring the completed form to the special meeting (a notary public will be on-hand from 8:00 pm to 9:30 pm on the meeting day). If you do not approve of either of the proposed amendments, you do not need to complete the enclosed Approval form. The enclosed Approval form is the only official Approval form for the above Special Meeting.

**PROXY:** If you are unable to attend or if there is some doubt about your ability to attend, please complete, sign and date the enclosed proxy form and mail it to the Board of Directors at P.O. Box 4401 Woodbridge, VA 22194, *so that it is received prior to the Special Meeting*. The enclosed proxy form is the only official proxy form for the above Special Meeting. The enclosed proxy form is also the only official proxy form for the semi-Annual Association Meeting being held on the same date.

BY: Frank Principi, President -  
Board of Directors.  
Dawson Landing Homeowners  
Association, Inc.

October 19, 2002

**RE: NOTICES FOR SEMI-ANNUAL AND SPECIAL ASSOCIATION MEETINGS  
PROPOSED AMENDMENTS TO DAWSON LANDING'S DECLARATION OF  
COVENANTS**

Dear Owner(s):

On behalf of the Board of Directors of Dawson Landing Homeowners Association, Inc., I ask that you please take a few minutes to read this letter and review the enclosed materials pertaining to the upcoming semi-annual and special meetings of the Association, which are scheduled for the evening of Monday, November 18, 2002. The semi-annual meeting will convene at 7:00 p.m. and the special meeting will convene immediately afterwards at approximately 8:30 p.m.

One of the agenda items for the semi-annual meeting is to elect one member of the Board of Directors. This year, the term of William (Bill) Little expires. While Mr. Little may seek re-election to another term, nominations for candidates will be made and votes cast at the semi-annual meeting. If you are interested in being a candidate for the Board of Directors, please feel free to speak with any of the current Board members to find out more about the Board and what serving on the Board involves.

The special meeting is being called by the Board of Directors in response to a petition it recently received from homeowners who expressed the desire to amend the Association's covenants to allow certain in-home businesses. Please note that there are two alternative amendments being proposed - one by certain homeowners ("Proposed Amendment #1), and one by the Board of Directors ("Proposed Amendment #2). While the Board understands some homeowners' desire that child daycare businesses be allowed in Dawson Landing, the Board is concerned that Proposed Amendment #1, if adopted as worded, would be difficult to enforce and does not take into account the detrimental affect some businesses would have on surrounding neighbors or the community as a whole. This is why the Board is backing Proposed Amendment #2, because it would only allow in-home businesses meeting certain specific standards that limit the business' external impact on the Dawson Landing community. If the Proposed Amendment #2 is adopted, then some home daycare businesses would be allowed, but with limits.

In order to officially adopt an amendment to the Declaration, we must have at least 90% of all Lot Owners indicate their approval of the amendment by placing their notarized signatures on the enclosed Approval form. The signed and notarized Approval form must be either (1) mailed back to the Board of Directors so that it is received prior to the November 18<sup>th</sup> meeting, or (2) brought to the meeting. If you bring your form to the special meeting, there will be a notary public available to notarize your signature. The Board of Directors will review all fully completed, signed and notarized Approval forms submitted to the Board between now and the end of the special meeting to determine whether there is the required 90% approval for either of the proposed amendments. If there is, the Board will then move forward with the amendment process mandated by the Association's covenants. For instance, in some cases, an amendment also requires the approval of home-loan providers such as the Veterans Administration and the Federal Housing Administration, as well as Lot Owners' individual mortgage companies.

We encourage all homeowners to participate in this process. If you want a proposed Amendment passed, encourage your neighbors to either submit the completed Approval form to the Board before November 18<sup>th</sup> or to attend the November 18<sup>th</sup> meeting. Also, please be sure to complete and return the enclosed Proxy form so that we can be sure to have the required quorum at the meetings (if you have a particular person in mind that you would like to elect as a Board member, write-in that person's name in the appropriate space on the Proxy). If you are interested in running, please either contact a Board member or go to our web site: [www.dawsonlanding.com](http://www.dawsonlanding.com) <<http://www.dawsonlanding.com>> for information.

If you have questions on any information in this package, please contact any Board member, or email our web site: [webmaster@dawsonlanding.com](mailto:webmaster@dawsonlanding.com) <<mailto:webmaster@dawsonlanding.com>>, or call me during the evening at (703) 680-9898.

See you at the meetings!  
Thank you.

Frank Principi - President, Board of Directors of  
Dawson Landing Homeowners Association, Inc.

**PROPOSED AMENDMENT #2**  
**TO DECLARATION OF DAWSON LANDING HOMEOWNERS ASSOCIATION, INC.**

- \* BEING PROPOSED BY DAWSON LANDING'S BOARD OF DIRECTORS.
- \* IF APPROVED, ARTICLE IV, SECTION 2 OF THE DECLARATION WOULD BE AMENDED TO READ AS FOLLOWS (current language is in regular type; the additional language being proposed is italicized; Section 1 is included for reference purposes only):

Section 1

The Lots shall be used for residential purposes exclusively, and no building shall be erected, altered, placed or permitted to remain on any such Lot other than one used as a single-family dwelling. Nothing contained in this Article VI or elsewhere in this Declaration shall be construed to prohibit the Declarant or Participating Builder from the use of any Lot or dwelling, or improvement thereon, for promotional or display purposes, or as "model homes," a sales office, or the like.

Section 2

Except as may be permitted by Section 1 of this Article VI, no part of the Property shall ever be used or caused to be used or allowed or authorized in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending or other such non-residential purposes, except Declarant and Participating Builder may use the Property for model home sites and display and sales offices during the construction and sales period.

*Notwithstanding the above, in recognition that certain in-home businesses are consistent with the residential nature of Dawson Landing, an Owner may maintain an in-home business or office on that Owner's Lot if:*

- (1) no paid or unpaid staff or employees work at the home, other than family members residing at the home;*
- (2) in the case of daycare or childcare, only children residing in Dawson Landing are cared for, and no more than three children, excluding the Owner's own children, are provided with care during any part of a 24-hour day;*
- (3) such business or office complies with all state and county laws and ordinances and all other Association covenants, architectural standards, and rules and regulations, including, but not limited to, Article VI, Section 4, which prohibits noxious or offensive activity or other activity that unreasonably interferes with Owners' quiet enjoyment of their Lots;*
- (4) such business or office results in no additional use of, or negative impact on, the Common Area or expenses related thereto;*
- (5) there are no business or marketing signs visible from the street;*
- (6) such business or office does not cause an increase in the Association's insurance premiums; and*
- (7) such business or office obtains and maintains all necessary state and county licenses, permits or approvals.*

**PROPOSED AMENDMENT #1**  
**TO DECLARATION OF DAWSON LANDING HOMEOWNERS ASSOCIATION, INC.**

- \* BEING PROPOSED BY CERTAIN HOMEOWNERS
- \* IF APPROVED, ARTICLE IV, SECTION 2 OF THE DECLARATION WOULD BE AMENDED TO READ AS FOLLOWS (current language is in regular type; the additional language being proposed is italicized; Section 1 is included for reference purposes only):

Section 1

The Lots shall be used for residential purposes exclusively, and no building shall be erected, altered, placed or permitted to remain on any such Lot other than one used as a single-family dwelling. Nothing contained in this Article VI or elsewhere in this Declaration shall be construed to prohibit the Declarant or Participating Builder from the use of any Lot or dwelling, or improvement thereon, for promotional or display purposes, or as "model homes," a sales office, or the like.

Section 2

Except as may be permitted by Section 1 of this Article VI, no part of the Property shall ever be used or caused to be used or allowed or authorized in any way, directly or indirectly, for any business, commercial, manufacturing, mercantile, storing, vending or other such non-residential purposes, except Declarant and Participating Builder may use the Property for model home sites and display and sales offices during the construction and sales period.

*Notwithstanding the above, the following "in-home businesses" would be allowed: private music lessons; in-home childcare (with no more than five children); home interior, Avon product; computer services, or similar business which promotes a sense of community.*



**PROXY**

**SEMI-ANNUAL AND SPECIAL MEETINGS (November 18, 2002)**

\*\*\*\*\*

I/We, \_\_\_\_\_ [owner's name(s)], owner(s) of \_\_\_\_\_ [address] hereby grant my proxy to:

- the President of the Dawson Landing Homeowners Association, Inc., - or to-  \_\_\_\_\_ (name of your own selected proxy holder - can be Board member or any other person who will attend the meeting),

who shall have full authority to cast my/our vote at the semi-Annual Meeting and at the Special Meeting of the Dawson Landing Homeowners Association, Inc. (the "Association"), to be held on November 18, 2002, and at any adjournments or subsequent reconvening of said meetings, for purposes of establishing a quorum at both meetings and for voting on all matters properly before the Association at the semi-Annual Meeting. (All mail-in proxies and proxies delivered to the Association's Board of Directors prior to the meetings being convened will be deemed to have appointed the President as proxy holder, unless otherwise indicated above). I hereby direct that my proxy be used for quorum purposes and that my proxy holder shall cast my vote as follows:

- in favor of \_\_\_\_\_ for election to the Board of Directors; or
- as the proxy holder deems appropriate. (Remember: LEAVING A PROXY UNINSTRUCTED AUTHORIZES THE PROXY HOLDER TO VOTE AS HE/SHE SEES FIT ON ALL ISSUES THAT PROPERLY COME BEFORE THE ASSOCIATION DURING THE SEMI-ANNUAL MEETING)

This Proxy hereby revokes all prior dated proxies and shall serve as notice to the Secretary of revocation of all prior dated proxies, if any. This Proxy shall not be revoked except by actual notice of revocation by the undersigned to the Secretary, upon my/our selling my/our lot to a third party, or upon eleven (11) months from the date hereof, whichever occurs first. The undersigned hereby ratifies and confirms all votes that my/our proxy holder may place by virtue of this proxy.

IN WITNESS HEREOF, the undersigned has/have executed this document on the date set forth below:

GN HERE: \_\_\_\_\_ Date: \_\_\_\_\_  
Owner's Signature(s)

\*\*\*\*\*

**INSTRUCTIONS**

- To be valid, this Proxy must be fully completed, signed and dated by all record owners of the Lot
- To be valid, this Proxy must be delivered to the Board of Directors (by either mailing it to P.O. Box 4401 Woodbridge, VA 22194 or by hand-delivering it the Secretary or chairperson of the annual or special meeting) so that it is received prior to the convening of the meetings on November 18, 2002.

