

ALERT!

CHANGES TO PROPOSED AMENDMENTS

Amendments Two and Three have been updated to reflect the changes below. The updated documents can be found on www.akwcondo.com/bylaws If you have already submitted your [Amendment Ratification Form](#) and wish to revise your vote as a result of the changes below, please contact Gabriel in the AKW office.

1

2023 Second Amendment – Article III, SubPara. C. Master Deed

The following clarifying sentence was added to this section:

For purposes of this section, “emergency” means any occurrence, or threat thereof, whether natural or man-made, which results or may result in substantial injury or harm to a person or substantial damage to or loss of real property or personal property.

2

2023 Third Amendment – New Article V, Section 3, subsection (o)

(o) Motor vehicles shall be parked only in designated parking spaces on the Property. No commercial or industrial vehicles including, but not limited to, trucks, moving vans, buses, tractors, trailers, tow trucks, or hearses shall be permitted to be kept or parked overnight upon any portion of the Project without the prior written consent of the Board of Directors. Trailers, recreational vehicles, and equipment, camping vehicles and equipment, or boats shall not be parked on the Property without the prior written consent of the Board of Directors. No motor vehicle shall remain on the Project unless it has current state license plates and a current inspection sticker, unless otherwise approved by the Board of Directors. ~~Major repairs to vehicles of any kind are prohibited upon the Project.~~ Except in areas designated by the Board of Directors, motor vehicle repairs other than: (i) ordinary light maintenance (excluding fluid changes and other operations that may soil the common elements or apartments), and (ii) normal cleaning (in only those areas designated by the Board of Directors) is prohibited. The Board, however, may designate common element parking spaces or parking stall, as needed for other uses. Parking spaces and parking stalls shall be used only for the parking of motor vehicles.

3

2023 Third Amendment – Article V, Section 8, subsection (f)

(f) Electric vehicle charging station for the Co-Owner's personal use within the boundaries of a parking space or parking stall that is part of the Co-Owner's apartment provided that the Co-Owner complies with all the stated conditions and requirements in ~~Va. Code Ann.~~ § 55.1-1962.1 of the Virginia Condominium Act, as amended. ~~(1950)~~. The installation of an electric vehicle charging station in a common element parking stall or parking space requires the ~~unanimous approval~~ prior written consent of the Board of Directors.



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