

**GOVERNING DOCUMENTS
FOR
LAKE d'EVEREUX**

Three instruments govern Lake d'Evereux: the Articles of Incorporation, the community By-Laws, and the Declaration.

Declaration: This document means and refers to the Declaration of Covenants, Conditions and Restrictions applicable to the community properties recorded in the Office of Clerk of Court, Fairfax County, Virginia. In essence, the Declaration is the governing instrument that defines the workings of Lake d'Evereux. Assessment procedures are outlined, the role of the Architectural Control Committee is explained, and the specifics relating to prohibited uses and nuisances, as well as other restrictions, are discussed. The latter represents the rules and regulations pertaining to Lake d'Evereux. Enforcement procedures for such are described.

Articles of Incorporation: Lake d'Evereux Community Association is a non-stock corporation under the provisions of chapter 2, title 13.1 of the code of Virginia. It was formed for the purpose of providing for the maintenance, preservation and architectural control of resident lots and common areas within a tract of property located in Fairfax County, Commonwealth of Virginia, containing approximately 80.982 acres. This document outlines the purpose and powers of the corporation, criteria for membership, voting rights, and the overall management of the corporation.

By-Laws: The community By-Laws for Lake d'Evereux provides definitions of terminology used throughout the governing documents, as well as descriptions of the Association Board, its membership, and meetings thereof. The committee structure for Lake d'Evereux Community Association is also outlined in detail. The By-Laws lay the groundwork for assessment procedures and provide for amendments to the document itself.

Note: Every resident should have these homeowner documents. Please refer to them.