

To: President of the HOA Board -- Potomac Overlook Estates  
From: Ardi Sassan  
Subject: Changes from the 8th to 9th Amendment of HOA Declaration  
Date: 10/30/2025

Change 1. Page 22. Presented in your last community meeting.

14. For the purposes of this Declaration the terms Preservation Area and Conservation Area are used interchangeably in describing the eased 200' buffer strip which adjoins the Potomac River. For simplicity, the word "Meadow Area" is replacing the words "Preservation Area" or "Conservation Area" in this Declaration. Consistent with the provisions of the approved plans and Declaration. It is the Declarant wish that the HOA Board keep the grass cut at all times to preserve valuation of all properties. The Declarant hereby gives permission to the HOA to mow and otherwise maintain this area as needed.

Change 2. Page 21.

2. There shall be no burning, ~~mowing~~, cutting, plowing, tilling or destruction of trees, shrubs, ~~grasses~~, or other vegetation except for (1) removal of dead, insect infested or diseased vegetation, (2) removal of trees damming or backing up the normal flow of the Potomac River, (3) removal of invasive species, and (4) restoration of forest or wildlife habitat.

3. Cutting ~~of~~ woodlands will be limited to selective thinning ~~and only allowed as a part of a tree forestation program developed by a certified forester and in consultation with the County and/or State forester.~~

Change 3. Page 18.

Y. No drones, snowmobiles, motorcycles, mopeds, motorized bicycles, go carts, mini bikes, all-terrain vehicles, three wheelers, dirt bikes, or similar motorized toys, devices or vehicles shall be permitted to be operated or used on the Common Areas or any Lot. Exception: Segway, Electric bikes, scooters, UTV and ATV are allowed.

Change 4. Page 35. On a settlement, a "Lot Owner" asked me to sign-off on the following, that it will not happen.

H. If a lot faces the water front and there is no buildable lot directly in front of it, then only this lot is allowed to have a boat slip in front of this lot. In all other cases, the boat slip allocation can be used, at the owner expense, to install a boat slip connected (“daisy chained”) to the community dock either to the left or to the right. Notwithstanding any Core of Engineers, or County, limitations imposed.

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