

FILED  
HOLLY D. RYAN  
CLERK'S OFFICE  
MONTGOMERY CO., MD

FIRST AMENDMENT TO THE BYLAWS  
OF CONDOMINIUM RESIDENCES I OF FALLSGROVE

THIS AMENDMENT TO THE BYLAWS OF THE CONDOMINIUM RESIDENCES I OF FALLSGROVE is made this 28th day of March, 2005, by the Council of Unit Owners of the Condominium Residences I of Fallsgrrove.

WITNESSETH

WHEREAS, pursuant to Section 11-102 of the Maryland Condominium Act, certain condominium instruments ("Condominium Instruments") were recorded creating Condominium Residences I of Fallsgrrove, consisting of the Declaration and Bylaws, recorded on June 22, 2004 in Liber 27608 at Folio 232 and re-recorded on July 16, 2004 in Liber 27841 at Folio 381 et seq., and the Bylaws, recorded on July 16, 2004 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County at Liber 27841 Folio 429 et sq., and the Condominium Plats, recorded on June 22, 2004, among the Land Records in the Office of the Circuit Court of Montgomery County, as Condominium Plats 8560 through 8507.

WHEREAS, Article IX, Section 9.5 of the Bylaws of Condominium Residences I of Fallsgrrove, provides that the Bylaws may be amended by an affirmative vote of Unit Owners representing sixty-six and two-thirds percent (66-2/3%) of the votes of the Condominium at any meeting of the Council duly called for such purposes in accordance with Maryland law.

WHEREAS, on March 10, 2005, pursuant to the requirements of Article II, Section 2.3.4 of the Bylaws of Condominium Residences I of Fallsgrrove, at a Special Meeting of the Unit Owners, at which a quorum was present in person or by proxy, as required by Article II, Section 2.3.5 of the Bylaws of Condominium Residences I of Fallsgrrove, the Unit Owners of Condominium Residences I of Fallsgrrove, by an affirmative vote of Unit Owners representing at least 66-2/3 of the total number of votes of the Condominium, voting in person or by proxy, approved the following amendments to the Bylaws of Condominium Residences I of Fallsgrrove.

NOW THEREFORE, pursuant to the required vote of the Unit Owners as aforesaid, the Counsel of Unit Owners hereby amends the following provisions of the Bylaws of the Condominium Residences I of Fallsgrrove to read as follows:

1. Article II, Section 2.4.1(b) shall be amended to change the second sentence to read as follows:

MAR 29 2005  
1:42 PM  
RECORDING FEE  
49.00  
TOTAL  
49.00  
MAR 29 2005  
1:42 PM

400

Each Director shall be (i) a natural person, and (ii) at least twenty-one (21) years old. A Director shall be a Unit Owner or a resident spouse of a Unit Owner.

2. Article II, Section 2.8 shall be amended to change the fiscal year as follows:

The Council's first fiscal year shall begin on the date of the recordation of the Declaration among the Land Records of Montgomery County, Maryland and shall end on the thirty-first (31st) day of December next succeeding such date. Each of the Council's subsequent fiscal years shall begin on the first (1st) day of January of each succeeding calendar year and shall end on the thirty-first (31st) day of December of such succeeding calendar year.

3. Article IV, Section 4.3.1 shall be amended to add the following as a new paragraph after the existing first paragraph:

The insurance deductible shall be paid by the Council of Unit Owners as a common expense if the cause of any damage or destruction of any portion of the condominium originates from the common elements. The insurance deductible shall be paid by the Owner of the Unit where the cause of the damage or destruction originates from a Unit, provided, however, the Unit Owner's responsibility for the deductible shall not exceed the maximum amount allowed by law. The deductible charged to the Unit Owner shall be considered a special assessment against the Unit Owner and Unit and shall be collected in the same manner as a condominium assessment. The deductible amount exceeding the amount that is chargeable to the Unit Owner shall be paid by the Association as a common expense.

4. Article VI, Section 6.2.4. The following shall be added as a new section:

Limitation of Rental Units: At any one time no more than ten percent (10%) of the total number of Units within the Condominium Residences I of Falls Grove may be leased as rentals. The Board of Director's Secretary will maintain an accurate, timely, and complete list of all rental Units and the lease termination dates. Approval of the application for leasing will be granted only in the event that the maximum number of leased Units (10%) has not been reached and will be granted to the first applicant until the ten percent (10%) maximum is reached. A Unit Owner desiring to rent his or her Unit must submit an application to the Board of Directors and obtain written approval of the application from the Board of Directors prior to taking any steps toward the leasing of the Unit to ensure that this limitation is not exceeded. If at the time of the enrollment of this Amendment to Bylaws or if at anytime in the future the number of Units rented in the Condominium Residences I of Falls Grove exceed ten (10%) percent of the

total number of Units within the Condominium Residences I of Falls Grove, the Board of Directors may by the adoption of a resolution establish a procedure to restrict the number of Units rented to ten (10%) percent of the total number of Units within the Condominium Residences I of Falls Grove.

5. Except as herein amended, the remaining terms and provisions of the Bylaws shall remain in full force and effect.

IN WITNESS WHEREOF, the Board of Directors on behalf of the Council of Unit Owners of Condominium Residences I of Falls Grove, has caused these presents to be duly executed and sealed with the intention of making this Amendment a sealed instrument, as of the day and year first above written.

ATTEST:

Lawrence Robinson  
Lawrence Robinson, Secretary

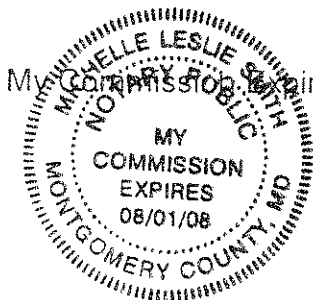
By: Nolan Sklute  
CONDOMINIUM RESIDENCES I OF FALLSGROVE  
Nolan Sklute, President

STATE OF MARYLAND )  
MONTGOMERY COUNTY ) : ss

I hereby certify that on this 28<sup>th</sup> day of March, 2005, before the subscriber, a Notary Public of Montgomery County, Maryland, personally appeared Nolan Sklute, President of Condominium Residences I of Falls Grove, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, who did acknowledge that he, having been properly authorized, executed the same in the capacity therein stated and for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my hand and official seal.

Michelle Leslie Smith  
NOTARY PUBLIC



Subscribes: 8/1/08

CERTIFICATE OF THE SECRETARY OF CONDOMINIUM RESIDENCES I OF FALLSGROVE COUNCIL OF UNIT OWNERS

In accordance with Section 11-104 of the Maryland Condominium Act, Real Property Article, Annotated Code of Maryland, and in accordance with Article IX, Section 9.5 of the Bylaws of the Council of Unit Owners of Condominium Residences I of Fallsgrove, the Secretary hereby certifies that the Amendments to the Bylaws of the Council of Unit Owners of Condominium Residences I of Fallsgrove to which this Certificate is attached was approved at a meeting of the Unit Owners, for which proper notice of meeting was given, that there was a quorum at the meeting and Unit Owner representing at least sixty-six and two-thirds percent (66 2/3%) of the votes in the Council of Unit Owners, either in person or by proxy, voted in favor of adopting these Amendments to the Bylaws.

By: Lawrence Robinson  
Lawrence Robinson, Secretary

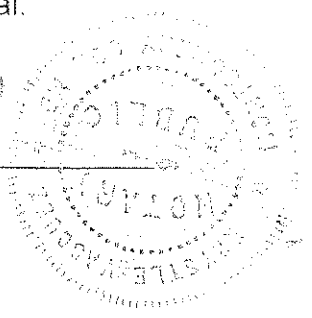
STATE OF MARYLAND )  
MONTGOMERY COUNTY ) : ss

I hereby certify that on this 25th day of March, 2005, before the subscriber, a Notary Public of Montgomery County, Maryland, personally appeared Lawrence Robinson, Secretary of Condominium Residences I of Fallsgrove, known to me (or satisfactorily proven) to be the person described in the foregoing instrument, who did acknowledge that she, having been properly authorized, executed the same in the capacity therein stated and for the purposes therein contained.

IN TESTIMONY WHEREOF, I have affixed my hand and official seal.

KRYSTLE VASQUEZ  
NOTARY PUBLIC STATE OF MARYLAND  
My Commission Expires August 13, 2007

Marcy  
NOTARY PUBLIC



ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY that the foregoing document was prepared by or under the supervision of the undersigned, an attorney duly licensed to practice before the Court of Appeals of Maryland.

Elizabeth L. Hileman  
Elizabeth L. Hileman

## ATTACHMENT TO MARYLAND LAND INSTRUMENT INTAKE SHEET

## 9. Other Names to be Indexed:

<u>Name</u>	<u>Property Account Identifier</u>
Anderson, Barbara	04 03443597
Assar, Zahra et al	04 03443770
Bowers, Douglas B.	04 03443872
Bowers, Douglas B.	04 03443996
Bowers, Douglas B.	04 03444240
Bp Fallsgrove LLC	04 03444023
Bradley, Colleen	04 03443655
Bradley, Colleen	04 03444171
Castro, Helfga	04 03443848
Castro, Helfga	04 03443930
Chang, Chung Sun	04 03443473
Chuke, John C. &	04 03443438
Gerachenko, Natali	04 03443724
Golpira, Yekta F.	04 03443894
Gordon, Barbara S.	04 03443600
Gordon, Barbara S.	04 03444262
Gordon, Barry H. Tr.	04 03444158
Grigorian, Andre M.	04 03443702
Jacobs, Terry S.	04 03443553
Jacobs, Terry S.	04 03444091
Jacobs, Terry S.	04 03444273
Johnson, Shane	04 03443666
Johnson, Shane	04 03444067
Kline, Bonnie S.	04 03443781
Kline, Bonnie S	04 03443974
Krakower, Victor &	04 03443837
Krakower, Victor &	04 03443917
Lee, Jonathan et a	04 03443531
Levy, Mark E. & Mar	04 03443768
Levy, Mark E. & Mar	04 03444034
Mahammadipour, Bij	04 03443484
Mahammadipour, Bij	04 03444216
Moss, Arnold & Jud	04 03443746
Moss, Arnold & Jud	04 03444238
Padilla, Carlos M.	04 03443586
Panda, Ajay	04 03443518
Peschin, Barbara	04 03443688

- Page Two -

## ATTACHMENT TO MARYLAND LAND INSTRUMENT INTAKE SHEET

## 9. Other Names to be Indexed (Continued):

<u>Name</u>	<u>Property Account Identifier</u>
Peschin, Barbara	04 03444125
Pinto, John E. & Ca	04 03443633
Pinto, John E. & Ca	04 03443963
Polsky, Mark B. &	04 03443644
Polsky, Mark B. &	04 03444160
Polsky, Mark B. &	04 03444205
Quinn, Berenice H.	04 03443804
Quinn, Berenice H.	04 03444182
Quinn, Berenice H.	04 03444307
Quinn, Berenice H.	04 03444318
Relp, One L P	04 03443440
Relp, One L P	04 03443451
Robinson, Lawrence	04 03443564
Robinson, Lawrence	04 03444078
Rothschild, Elyse	04 03443611
Rothschild, Elyse	04 03443985
Schwartz, Stanley	04 03443507
Schwartz, Stanley	04 03444045
Shapiro, Marilyn J.	04 03443757
Shapiro, Marilyn J.	04 03443928
Shell, Ely L. & Hel	04 03443735
Shell, Ely L. & Hel	04 03444012
Sherman, Arnold &	04 03443575
Sherman, Arnold &	04 03443941
Sherman, Arnold &	04 03444295
Singh, Sunil &	04 03443416
Sinker, Robert S. &	04 03443713
Sinker, Robert S. &	04 03443952
Sklute, Nolan	04 03443622
Sklute, Nolan	04 03443906
Snyder, Harold & D	04 03443826
Snyder, Harold & D	04 03444147
Spevack, Elayne R	04 03443861
Stephens, Carmen	04 03443883
Stephens, Carmen	04 03444001

- Page Three -

## ATTACHMENT TO MARYLAND LAND INSTRUMENT INTAKE SHEET

## 9. Other Names to be Indexed (Continued):

<u>Name</u>	<u>Property Account Identifier</u>
Sutton, Jane L. & J	04 03443815
Sutton, Jane L. & J	04 03444114
Van Wye, Carol	04 03443542
Van Wye, Carol	04 03444080
Verner, S. Sidney &	04 03443427
Verner, S. Sidney &	04 03444227
Verner, S. Sidney &	04 03444284
Vincent, Joseph G	04 03443495
Vladavsky, Boris &	04 03443792
Vladavsky, Boris &	04 03444136
Vogel, Kathleen M	04 03443677
Vogel, Kathleen M	04 03444103
Williams, Emmett D	04 03443520
Williams, Emmett D	04 03444056
Williams, Emmett D	04 03444251
Wockenfuss, Mary A	04 03443850
Wolford, Steven Br	04 03443462
Zuck, Florence Nao	04 03443690
Zuck, Florence Nao	04 03444193