

**RESOLUTION OF THE BOARD OF DIRECTORS
OF THE CONDOMINIUM RESIDENCES I OF FALLSGROVE, INC.**

RULE 27 Entry Into Units

WHEREAS, Section 6.6.1 of the Condominium's Declaration and Section 11-125(e) of the Maryland Condominium Act give the Council of Unit Owners, acting through the Board of Directors, its officers or management company for the Condominium and their duly authorized representatives and employees, the irrevocable right and easement to enter any Unit when such entry is reasonably necessary to install, inspect, maintain, repair or replace any of the Common Elements or portions of any Unit that is the responsibility of the Council or is necessary to prevent injury or damage to any other Unit or to the Common Elements; and.

WHEREAS, Section 6.6.2 of the Condominium's Declaration of the Condominium's Declaration and Section 11-125 (e) of the Maryland Condominium Act provide that except in the event of an emergency situation involving manifest danger to public safety or property, the Board of Directors or the Manager shall provide reasonable notice to the unit owner prior to exercising such right of entry; and

WHEREAS, Section 6.6.2 of the Condominium's Declaration and Section 11-125 (e) of the Maryland Condominium Act provide that the exercise of such right of entry shall not constitute a trespass by the Council, the Board of Directors, the Manager or their respective agents and employees; and

WHEREAS, Council of Unit Owners, acting through the Board of Directors wants to establish a formal procedure for establishment and usage of a master key as well as emergency and non-emergency entry into an unit.

NOW, THEREFORE, BE IT RESOLVED THAT, in support of the above, the Board of Directors of the Association hereby adopts Rule 27 to read as follows:

27. Emergency Entry Into Units.

A. Master Key for Gaining Access to All Units within the Condominium.

1. Upon adoption of this Rule, the Board shall promptly hire a locksmith and have the requisite work accomplished at the Condominium's expense that will produce a master key that will provide access to each unit within the Condominium.

2. All residents and unit owners will be given reasonable notice of the work to be performed to the lock mechanism on the door of their unit in the Condominium; and all unit owners and residents shall fully cooperate with the performance of such work.

3. The failure of a unit owner to cooperate with any work on unit door locks that is required for making a master key shall be considered a violation of this Rule and a written notice shall be sent to the unit owner giving the unit owner seven (7) days to cure the violation. If the

unit owner fails to cure the violation after the seven (7) days written notice, the unit owner will be fined \$500.00 and will be assessed an additional \$25.00 fine per day until the unit owner cures the violation of this Rule. In addition to the above-fine, the unit owner will be assessed any costs incurred by the Condominium Association as a result of the unit owner's violation of this Rule, and the unit owner will be subject to any other sanctions authorized by the Condominium's Bylaws and Rules. All fines and costs incurred as a violation of this Rule will be added to the condo fee billing and will be deducted first from any subsequent payment on the account of the unit.

4. Unit owners that modify the locks to their front doors must ensure at their own expense that the master key fits the modified lock.

B. A Master key shall be kept in the knox-box in the front of the condominium building and shall be so labeled so emergency personnel will know it is available.

C. Parties Maintaining Duplicate Master Keys

1. Three Board Members shall be designated by the Board ("Designated Board Member") to maintain duplicate master keys; and two Board Members shall be designated as alternate Board Members ("Alternate Designated Board Member").

2. If any of the three Designated Board Members are out of town, they shall give their duplicate master key to one of the Alternate Designated Board Members.

3. No person and/or other entity other than the three Designated Board Members or Alternate Designated Board Member shall keep a duplicate master key

D. Emergency unit entry procedure.

1. In the case of an emergency situation involving manifest danger to public safety or property, any unit owner or resident shall contact a Board Member; and if appropriate, contact the police department, fire department, emergency medical service, utility company, or contractor needed to address the emergency situation.

2. The Board Member will use reasonable efforts to contact the unit owner or resident in whose unit the cause of the emergency is originating and if needed contact the police department, fire department, emergency medical service, utility company or contractor needed to address the emergency situation.

3. If the Board Member, after using reasonable efforts, cannot contact the unit owner or resident whose unit is causing the emergency problem, then such Board Member, if he/she is not a Designated Board member, shall contact one of the three Designated Board Members or an Alternate Designated Board Member.

4. The Designated Board Member or Alternate Designated Board Member may use the master key to enter the unit causing the emergency problem with at least one other Board Member present to address the emergency problem.

5. The Board Members so entering the unit causing the emergency problem shall leave in the entrance to the unit causing the emergency problem a form prepared by the Board of Directors stating the date, time and reason for entry; said Board Members shall print and sign their names to the form; and secure the unit if possible before leaving.

E. Non-emergency unit entry procedure.

1. If it is reasonably necessary to install, inspect, maintain, repair or replace any of the Common Elements or portions of any Unit that is the responsibility of the Council or is necessary to prevent injury or damage to any other Unit or to the Common Elements and there is no emergency situation involving manifest danger to public safety or property, then the Condominium Management Company shall send five (5) days written notice requiring the unit owner to contact the Management Company to set a time for entry into the Unit.

2. If the Management Company does not receive a response from the unit owner within the five (5) days of the written notice to the unit owner or if the unit owner does not allow access at the time agreed to, then the Board, its officers or management company for the Condominium and their duly authorized representatives and employees may enter the unit in question in accordance with the provisions of Section C of this Rule.

F. Liability and Indemnity of Condominium and Condominium Representatives.

1. Any entry to a unit in accordance with this Resolution shall not constitute a trespass by the Council, the Board of Directors, the Property Manager or their respective agents and employees.

2. The Condominium will indemnify and hold harmless Board Members, the Property Manager or their respective agents and employees for any actions undertaken in good faith by such persons pursuant to this Rule

G. This Rule shall be effective upon adoption by the Board of Directors.

RESOLVED AND ADOPTED by the Board of directors of the Council of Unit Owners of the Condominium Residences I of Falls Grove, Inc. this 19th day of November, 2009 in accordance with Section 11-111 of the Maryland Condominium Act.

ATTEST:

By: _____
President

78

By: _____
Secretary

CERTIFICATE OF SECRETARY

I certify that I am the duly qualified and acting secretary of the Condominium Residences I of Falls Grove, Inc., a Maryland nonstock corporation. The foregoing is a true and correct copy of the Resolution duly adopted in accordance with Section 11-111 of the Maryland Condominium Act by the Board of Directors of the corporation at a meeting held on November 19, 2009 and entered in the minutes of such meeting in the Minute books of the corporation. The Resolution is in conformity with the Articles of Incorporation and the Bylaws of the corporation and has never been modified or appealed and is, as of now, in full force and effect.

Dated:

THE CONDOMINIUM RESIDENCES I
OF FALLSGROVE, INC.

By: _____
Secretary