

SECOND 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 19th day of December, 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 for Montgomery County, Maryland at Liber 27841 Folio 429 et seq., and the First Amendment to the Bylaws was recorded on March 29, 2005 in Liber 29544 at folio 400, et. seq., and the Condominium Plats, recorded on June 22, 2004, among the Land Records of the Circuit Court of Montgomery County, Maryland, as Condominium Plats 8560 through 8507.

WHEREAS, Article IX, Section 9.5 of the Bylaws of Condominium Residences I 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 meeting of the Council duly called for such purposes in accordance with Maryland law.

FILED
MOLLY O. PUGH
CLERK'S OFFICE
MONTGOMERY CO. MD

2005 DEC 20 P 1:54

WHEREAS, pursuant to the requirements of Article II, Section 2.34 of the Bylaws of the Condominium Residences I of Fallsgrrove at a Special Meeting of the Unit Owners on October 19, 2005 which was recessed to November 30, 2005, with proper notice given, at which a quorum was present in person or by proxy, as required by Article II, Section 2.3.5 of the of the Bylaws of the 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 Council 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..7 shall be amended to substitute the following paragraph for the existing paragraph:

RECORDING FEE 20.00
IMP FD SURE 20.00
TOWN 40.00
REC'D NCR RCPY # 6384
NCR CMC BLK # 6642
Dec 20, 2005 01:45 PM

10
10
2

Resident Agent. The Board of Directors from time to time shall designate the Resident Agent of the Council of Unit Owners of Condominium Residences I of Fallsgrrove, Inc. who shall be authorized to accept on behalf of the Council service of process in any action relating to the Common Elements, or the Council. Such resident agent (a) is authorized to accept on behalf of the Council service of process in any action relating to the Common Elements, or the Council, and

(b) shall serve until a successor is designated by the Board of Directors.

2. Article VI, Section 6.2.1. shall be amended to substitute the following paragraph for the existing paragraph:

No Right of First Refusal. The right of any Unit Owner(s), including the Declarant, to sell, transfer, convey, mortgage, encumber or pledge the Unit owned by such Unit owner shall not be subject to any right of first refusal or any similar restriction in favor of the Council or any other Unit Owner(s), except as follows: garage units and storage units, shall only be sold, conveyed, or otherwise transferred to an Owner of a residential Unit, unless such sale or transfer occurs simultaneously with the sale or transfer of a residential Unit and the Garage Unit and/or storage Unit that is being acquired by the same person(s) or entity who is acquiring the residential Unit. Garage Units and Storage Units currently owned by non-Unit Owners may only be sold, conveyed or otherwise transferred to unit owners simultaneously with the sale or transfer of a residential Unit to the person or entity who is acquiring the residential Unit.

3. Article VI, Section 6.2.2.. The following shall be added to the existing paragraph:

The Lease form or lease addendum required by the Council shall provide that if the owner becomes delinquent in the payment of condominium assessments, the Association may collect rent, up to the amount of unpaid assessments, directly from the lessee.

4. Article VI, Section 6.5.(r) shall be amended to substitute the following paragraph for the existing paragraph:

No Unit Owner shall make any changes, nor perform any work with respect to the electrical wiring and systems servicing the Unit, unless such changes or work are performed by a licensed electrician.

5. Article VI. The following should be added as an additional paragraph to Section 6.5, as Paragraph (s):

No Unit Owner shall make any changes, nor perform any work with respect to the plumbing and plumbing systems servicing the Unit, unless such changes or work are performed by a licensed plumber.

6. Article VI, Section 6.5. shall be renumbered as follows:

Section 6.5(s) shall be renumbered 6.5(t)
 Section 6.5(t) shall be renumbered 6.5(u)
 Section 6.5(u) shall be renumbered 6.5(v)
 Section 6.5(v) shall be renumbered 6.5(w)

7. Except as herein amended, the remaining terms and provisions fo the Bylaws shall remain in full force and affect.


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 date and year first above written.

ATTEST:



Barry Gordon, Secretary

CONDOMINIUM RESIDENCES I OF
FALLSGROVE

By: 

Nolan Sklute, President

STATE OF MARYLAND

To Wit:

MONTGOMERY COUNTY

I hereby certify that on this 19th day of December, 2005, before the subscriber, a Notary Public of Montgomery County, Maryland, personally appeared Nolan Sklute, President of the Condominium Residences I of Falls Grove, known to me (or satisfactorily proven) to be the person in the foregoing instrument, who acknowledged that he, having been properly authorized, executed the same in the capacity therein stated and for the purposes herein contained.

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



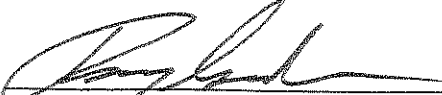
NOTARY PUBLIC



My Commission Expires: August 1, 2006.

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

In accordance with Section 11-504 to Section 11-102 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 Falls Grove, the Secretary herein certifies that the Amendments to the Bylaws of the Council of Unit Owners of Condominium Residences I of Falls Grove to which this Certificate is attached was approved at two meetings of the Unit Owners, for which proper notice of meeting was given, that there was a quorum at the meetings and Unit Owners 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 at the meetings for which proper notice was given.

By: 

Barry Gordon, Secretary

STATE OF MARYLAND

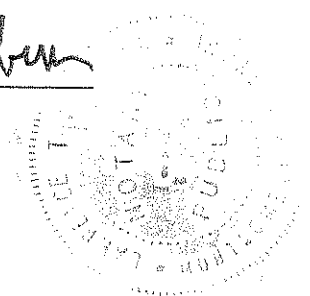
To Wit:

MONTGOMERY COUNTY

I hereby certify that on this 19th day of December, 2005, before the subscriber, a Notary Public of Montgomery County, Maryland, personally appeared Barry Gordan, Secretary of the Condominium Residences I of Falls Grove, known to me (or satisfactorily proven) to be the person in the foregoing instrument, who acknowledged that he, having been properly authorized, executed the same in the capacity therein stated and for the purposes herein contained.

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

Lawrence T. Robinson
NOTARY PUBLIC



My Commission Expires: August 1, 2006.

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.

Lawrence T. Robinson
Lawrence T. Robinson

31479 672

State of Maryland Land Instrument Intake Sheet
 Baltimore City County: Montgomery County

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validator

1	Type(s) of Instruments	(<input type="checkbox"/> Check Box if addendum Intake Form is Attached.)			
		<input type="checkbox"/> Deed	<input type="checkbox"/> Mortgage	<input type="checkbox"/> Other _____	<input type="checkbox"/> Other _____
2	Conveyance Type Check Box	<input type="checkbox"/> Improved Sale	<input type="checkbox"/> Unimproved Sale	<input type="checkbox"/> Multiple Accounts	<input type="checkbox"/> Not an Arms-
		Arms-Length [1]	Arms-Length [2]	Arms-Length [3]	Length Sale [9]
3	Tax Exemptions (if Applicable)	Recordation			
		State Transfer			
		County Transfer			
Cite or Explain Authority					

Amendments

4	Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only				
				Transfer and Recordation Tax Consideration				
		Purchase Price/Consideration	\$	Transfer Tax Consideration	\$			
		Any New Mortgage	\$	X () % =	\$			
		Balance of Existing Mortgage	\$	Less Exemption Amount	-	\$		
		Other:	\$	Total Transfer Tax	=	\$		
		Other:	\$	Recordation Tax Consideration	\$			
Full Cash Value	\$	X () per \$500 =	\$					
		TOTAL DUE	\$					

5	Fees	Amount of Fees	Doc. 1	Doc. 2	Agent:	
		Recording Charge	\$ 25	\$		
		Surcharge	\$ 15	\$		Tax Bill:
		State Recordation Tax	\$	\$		
		State Transfer Tax	\$	\$		C.B. Credit:
		County Transfer Tax	\$	\$		
		Other	\$	\$		Ag. Tax/Other:
		Other	\$	\$		

6	Description of Property	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG		
					FS51		<input type="checkbox"/> (5)		
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)	
		Condominium Residences I of Fallsgrrove							
		Location/Address of Property Being Conveyed (2)							
		9405 Blackwell Road, Rockville, Maryland 20850							
		Other Property Identifiers (if applicable)						Water Meter Account No.	
		See Attachment							
Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/>		Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/>		Amount:					
Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No		Description/Amt. of SqFt/Acreage Transferred:							
If Partial Conveyance, List Improvements Conveyed:									

7	Transferred From	Doc. 1 - Grantor(s) Name(s)	Doc. 2 - Grantor(s) Name(s)
		Condominium Residences I of Fallsgrrove	
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)	Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8	Transferred To	Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)
		Condominium Residences I of Fallsgrrove	
		New Owner's (Grantee) Mailing Address	

9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)	Doc. 2 - Additional Names to be Indexed (Optional)
		See Attachment	

10	Contact/Mail Information	Instrument Submitted By or Contact Person		<input checked="" type="checkbox"/> Return to Contact Person	
		Name: Lawrence T. Robinson, Esquire			<input type="checkbox"/> Hold for Pickup
		Firm:			
		Address: 301 South Frederick Avenue			
Gaithersburg, MD 20877 Phone: (301) 840-1313		<input type="checkbox"/> Return Address Provided			

4	Consideration and Tax Calculations	Consideration Amount			Finance Office Use Only			
		Purchase Price/Consideration \$			Transfer and Recordation Tax Consideration			
		Any New Mortgage \$			Transfer Tax Consideration \$			
		Balance of Existing Mortgage \$			X () % = \$			
		Other: \$			Less Exemption Amount - \$			
		Other: \$			Total Transfer Tax = \$			
		Full Cash Value \$			Recordation Tax Consideration \$			
5	Fees	Amount of Fees		Doc. 1	Doc. 2	Agent:		
		Recording Charge	\$ 25	\$	\$	Tax Bill:		
		Surcharge	\$ 15	\$	\$	C.B. Credit:		
		State Recordation Tax	\$	\$	\$	Ag. Tax/Other:		
		State Transfer Tax	\$	\$	\$			
		County Transfer Tax	\$	\$	\$			
		Other	\$	\$	\$			
		Other	\$	\$	\$			
6	Description of Property SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).	District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG	
		Subdivision Name		Lot (3a)	Block (3b)	Sect/AR (3c)	Plat Ref.	SqFt/Acreage (4)
		Condominium Residences I of Falls Grove			FS51			<input type="checkbox"/> (5)
		Location/Address of Property Being Conveyed (2)						
		9405 Blackwell Road, Rockville, Maryland 20850						
		Other Property Identifiers (if applicable)					Water Meter Account No.	
		See Attachment						
		Residential <input checked="" type="checkbox"/> or Non-Residential <input type="checkbox"/> Fee Simple <input type="checkbox"/> or Ground Rent <input type="checkbox"/> Amount: _____						
		Partial Conveyance? <input type="checkbox"/> Yes <input type="checkbox"/> No Description/Amt. of SqFt/Acreage Transferred: _____						
		If Partial Conveyance, List Improvements Conveyed: _____						
7	Transferred From	Doc. 1 - Grantor(s) Name(s)			Doc. 2 - Grantor(s) Name(s)			
		Condominium Residences I of Falls Grove						
		Doc. 1 - Owner(s) of Record, if Different from Grantor(s)			Doc. 2 - Owner(s) of Record, if Different from Grantor(s)			
8	Transferred To	Doc. 1 - Grantee(s) Name(s)			Doc. 2 - Grantee(s) Name(s)			
		Condominium Residences I of Falls Grove						
		New Owner's (Grantee) Mailing Address						
9	Other Names to Be Indexed	Doc. 1 - Additional Names to be Indexed (Optional)			Doc. 2 - Additional Names to be Indexed (Optional)			
		See Attachment						
10	Contact/Mail Information	Instrument Submitted By or Contact Person				<input checked="" type="checkbox"/> Return to Contact Person		
		Name: Lawrence T. Robinson, Esquire				<input type="checkbox"/> Hold for Pickup		
		Firm:				<input type="checkbox"/> Return Address Provided		
		Address: 301 South Frederick Avenue Gaithersburg, MD 20877 Phone: (301) 840-1313						
11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER								
Assessment Information		<input type="checkbox"/> Yes <input type="checkbox"/> No Will the property being conveyed be the grantee's principal residence? <input type="checkbox"/> Yes <input type="checkbox"/> No Does transfer include personal property? If yes, identify: _____ <input type="checkbox"/> Yes <input type="checkbox"/> No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).						
Assessment Use Only - Do Not Write Below This Line								
<input type="checkbox"/> Terminal Verification		<input type="checkbox"/> Agricultural Verification		<input type="checkbox"/> Whole		<input type="checkbox"/> Part		
<input type="checkbox"/> Tran. Process Verification		Transfer Number:		Date Received:		Deed Reference:		
Year: 20		20		Geo.:		Map:		
Land:		Zoning:		Grid:		Sub:		
Buildings:		Use:		Parcel:		Plat:		
Total:		Town Cd.:		Ex. St.:		Section:		
						Block:		
						Lot:		
						Occ. Cd.:		
REMARKS:								
Distribution: White - Clerk's Office Canary - SDAT Pink - Office of Finance Goldenrod - Preparer								

Space Reserved for County Violation