



Abaris Realty, Inc.

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June 6, 2007

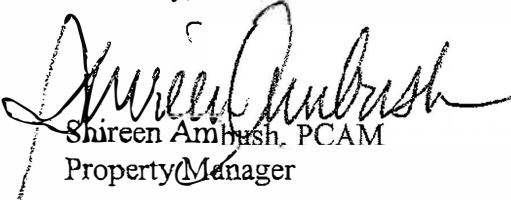
Dear Condominium Residences I of Falls Grove Owner:

As all owners were previously notified, the Board of Directors held its regularly scheduled meeting on May 24, 2007 at which time the Board officially voted to adopt the enclosed Rule pertaining to pets. Please keep this Rule along with all other governing documents of the Condominium for your future reference.

If you are a pet owner, please read the Rule carefully and comply with the registration requirements therein. A blank registration form is enclosed for your convenience and it must be completed in duplicate and returned to Abaris Realty at the above letterhead location along with duplicate photographs of your pet(s). Failure to register your pet(s) within 15 days will result in fines being levied as stipulated in the Rule.

Thank you for your attention to this important matter. As always, if you should have any questions regarding the new Rule or the pet registration process, feel free to contact me directly at the letterhead number above.

Sincerely,


Shireen Ambush, PCAM
Property Manager



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

RE: ADOPTION OF RULE CONCERNING PETS

WHEREAS, the Council of Unit Owners, (hereinafter called the "Association") is governed by a Declaration, Articles of Incorporation, Bylaws, and any duly adopted Rules and Regulations; and

WHEREAS, Section 6.5 (e) restricts the number of pets in the Condominium and restricts pet activities within the Condominium; and

WHEREAS, the Condominium Association is responsible for protecting the common areas of the condominium structure; the quiet and peaceful enjoyment of the condominium by its residents; and enforcing the rules and regulations of this Condominium; and

WHEREAS, the Governing Documents of the Association empower the Board of Directors to make, promulgate and amend from time to time reasonable Rules and Regulation; and

WHEREAS, the Board of Directors of the Council of Unit Owners want to adopt a new Rule that protects the common areas of the condominium structure; as well as the quiet and peaceful enjoyment of the condominium by its residents.

NOW, THEREFORE, BE IT RESOLVED THAT, in support of the above, the Board of Directors of the Association hereby declares and adopts the following Rules, Regulations, and Policy

RULES, REGULATIONS, AND POLICY

Rule 27 – Pet Policies, Procedures and Enforcement

1. A standing committee shall be formed named the Pet Committee to be composed of unit owners in the building, both with and without pets to help administer this Rule. The committee shall elect a chairperson. The Pet Committee will forward to the Board Secretary in a timely manner a copy of all registration documents, Agreement Forms and yearly certifications.

2. All pets must be registered with the Pet Committee Chairperson either prior to being maintained in a Unit or within Fifteen (15) days thereafter. Registration information required shall include as a minimum the pet's type, picture of pet, weight, name, and papers from a veterinarian showing all recent inoculations and signed agreement to the Pet Policy. Registration and Agreement Forms as drafted by the Board of Directors may be obtained from the Pet Committee Chairperson. Registration and Agreement Forms with supporting documents and pictures must be filed in duplicate. Failure to register a pet and sign the Agreement Form will incur a \$50.00 fine every thirty days after the end of registration period until the pet is registered. All fines will be added to the condo fee billing and will be deducted first from any subsequent

payment on the account of the unit. Any pet coming into this building, even on a temporary basis for three days or more, would have to be registered and the same information provided to the Pet Committee. Each year the owner will have to provide an original and copy of a certification from a veterinarian to the Pet Committee Chairperson that their pet has all required inoculations and is under 60 pounds in weight.

3. A fee of \$100 for each new pet will be assessed to the Unit Owner upon registration.

4. No dogs of the breed of Rottweiler or Pit Bull shall be permitted on the Condominium property at any time; pets that have demonstrated vicious or aggressive behavior must be covered by a pet liability policy to be provided yearly to the Association's Pet Committee Chairperson or removed from the premises; and those pets that have demonstrated vicious or aggressive behavior must be muzzled when taken out of the Unit while on Condominium property.

5. Residents and guests will compensate any person hurt or bitten by their pet whether while in their immediate care or the care of a designee, will indemnify and hold the Association harmless from any claim resulting from any action of their pet whatsoever as acknowledged in a Written Agreement with the Condominium.

6. Pets shall not be a source of annoyance or nuisance to the other residents.

7. Pets shall not be permitted on the Common Elements (inside and outside the building) unless accompanied by a responsible person and carried or leashed.

8. The responsible person who walks a pet upon the Common Elements is required to immediately clean up any and all solid waste (inside and outside the building) and any and all liquid waste (inside the building) deposited by the pet. Failure to do so will result in a fine of \$200 for each incident. All fines will be added to the condo fee billing and will be deducted first from any subsequent payment on the account of the unit.

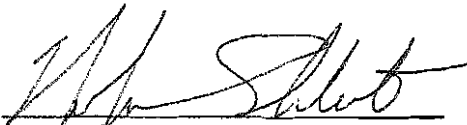
9. Sections 4 through 8 of this Rule apply to pets of guests, including family members, visiting residents of the building. Imposed fines, if necessary, will be billed to the Unit Owner.


10. Any complaints of problems with dogs or other types of pets would be brought to the attention of the Pet Committee that would have the responsibility of contacting the dog or other type of pet owner in an effort to resolve the problem.

11. Unresolved issues and problems with pets will be reported by the Pet Committee to the Board, and the Board would then initiate formal action to resolve the matter.

12. If at any time in the future there are no longer any members of the Pet Committee the Board will assume the functions of the Pet Committee and all decisions reached by the Board will be binding on pet owners

RESOLVED AND ADOPTED by the Board of directors of the Condominium Residences I of Falls Grove, Inc. Association this 24th day of May, 2007.

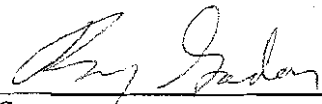
By: 
President

By: 
Secretary

CERTIFICATE OF SECRETARY CERTIFICATE OF SECRETARY

I certify that I am the duly qualified and acting secretary of the Condominium Residences I of Falls Grove, Inc. Association, a Maryland nonstock corporation. The foregoing is a true and correct copy of the Resolution duly adopted by the Board of Directors of the corporation at a meeting held on May 24, 2007 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: May 24, 2007
THE CONDOMINIUM RESIDENCES II
OF FALLSGROVE, INC.

By: 
Secretary

**THE COUNCIL OF UNIT OWNERS OF
CONDOMINIUM RESIDENCE I OF FALLSGROVE, INC.
9405 BLACKWELL ROAD
ROCKVILLE, MARYLAND 20850**

Pet Registration Form

1. Unit Number _____ 3. Pet Breed _____
2. Pet Name _____ 4. Pet Weight _____
5. Rabies vaccine expiration date _____

Certification of Veterinarian

I, a licensed veterinarian, having recently examined the above-described pet, do hereby certify to the best of my personal knowledge, information and belief that its rabies inoculation is current; and that the breed and weight of the pet described above is true and correct.

Dated: _____

Signature of Veterinarian _____
Print Name _____
Address _____

Telephone Number _____
State of license & license No. _____
Date of Examination _____

Certification of Pet Owner(s)

We, the Unit Owners/Residents of the Unit listed above, do hereby certify to the following: (1) we have read Condominium Rule 27 and have agreed to abide by all the terms and conditions of this Rule; (2) if our pet is a dog we have it licensed with the City of Rockville, MD; and (3) we agree to indemnify and hold harmless the Council of Unit Owners of Residence I of Fallsgrrove, Inc. from any liability caused by my pet to any person or condominium property. (The terms "we" and "our" used in this Form applies to individual owners/residents also)

Dated: _____

Signatures of all Unit Owners/Residents

This Form must be: (1) signed by all unit owners and/or residents of the Unit listed above; (2) submitted for each new pet with the required registration fee; (3) submitted in duplicate with two pictures of the pet; and (4) updated annually.

**THE COUNCIL OF UNIT OWNERS OF
CONDOMINIUM RESIDENCE I OF FALLSGROVE, INC.
9405 BLACKWELL ROAD
ROCKVILLE, MARYLAND 20850**

PRESIDENT - NOLAN SKLUTE (301) 424-5160
VICE PRESIDENT - LARRY ROBINSON (301) 340-1199
TREASURER - LEONARD SHAPIRO (301) 340-6164
SECRETARY/COMMUNICATIONS OFFICER - BARRY GORDON (301) 424-0559
BOARD MEMBER AT LARGE - SIDNEY VERNER (301) 301-9009

To: The Unit Owners of Condominium Residences I of Falls Grove, Inc.

From: The Board of Directors

Date: April 25, 2007

As most of you know, your Board recently proposed a by-law amendment that would ban future pets in our building. Current pets would be grandfathered. The proposed amendment was brought about by continuing complaints that dogs in the building were causing damage and creating a nuisance to neighbors by continually barking when left unattended.

The proposed amendment has resulted in many alternative ideas and suggestions in lieu of the proposed by-law amendment. Many of the responses received by the Board urged measures that are less restrictive than banning pets. The goal of the Board is to achieve an end result that minimizes the adverse affects associated with pets (namely dogs) in the building. Therefore, the Board proposes the following alternative to the by-law amendment proposal and recommends that we move forward with this alternative on a trial basis for a period of six months to see if it will accomplish the goal. The alternative proposal would focus on dogs in the building.

It is proposed that a standing committee be appointed to deal with the problem. The committee shall elect a chairperson. The committee, called the Pet Committee, will be composed of unit owners in the building, both with and without pets, and will undertake to enforce the following to be presented as a proposed Rule at our Board Meeting on May 24, 2007:

a. A standing committee shall be formed named the Pet Committee to be composed of unit owners in the building, both with and without pets to help administer this Rule. The committee shall elect a chairperson. The Pet Committee will forward to the Board Secretary in a timely manner a copy of all registration documents, Agreement Forms and yearly certifications;

b. All pets must be registered with the Pet Committee Chairperson either prior to being maintained in a Unit or within Fifteen (15) days thereafter. Registration information required shall include as a minimum the pet's type, picture of pet, weight, and name and signed agreement to the Pet Policy. Registration and Agreement Forms as drafted by the Board of

Directors may be obtained from the Pet Committee Chairperson. Registration and Agreement Forms with supporting documents and pictures must be filed in duplicate. Failure to register a pet and sign the Agreement Form will incur a \$50.00 fine every thirty days after the end of registration period until the pet is registered. All fines will be added to the condo fee billing and will be deducted first from any subsequent payment on the account of the unit. Any pet coming into this building, even on a temporary basis for three days or more, would have to be registered and the same information provided to the Pet Committee. Each year the owner will have to provide an original and copy of a certification from a veterinarian to the Pet Committee Chairperson that their pet has all required shots and is under 60 pounds in weight;

c. A refundable deposit of \$100 for each pet will be assessed to the Unit Owner upon registration;

d. No dogs of the breed of Rottweiler or Pit Bull shall be permitted on the Condominium property at any time; pets that have demonstrated vicious or aggressive behavior must be covered by a pet liability policy to be provided yearly to the Association's Pet Committee Chairperson or removed from the premises; and those pets that have demonstrated vicious or aggressive behavior must be muzzled when taken out of the Unit while on Condominium property;

f. Residents and guests will compensate any person hurt or bitten by their pet whether while in their immediate care or the care of a designee, will indemnify and hold the Association harmless from any claim resulting from any action of their pet whatsoever as acknowledged in a Written Agreement with the Condominium;

g. Pets shall not be a source of annoyance or nuisance to the other residents;

h. Pets shall not be permitted on the Common Elements (inside and outside the building) unless accompanied by a responsible person and carried or leashed;

i. The responsible person who walks a pet upon the Common Elements is required to immediately clean up any and all solid waste (inside and outside the building) and any and all liquid waste (inside the building) deposited by the pet. Failure to do so will result in a fine of \$200 for each incident. All fines will be added to the condo fee billing and will be deducted first from any subsequent payment on the account of the unit;

j. Rules and Regulations numbers d. through i apply to pets of guests, including family members, visiting residents of the building. Imposed fines, if necessary, will be billed to the Unit Owner;

k. Any complaints of problems with dogs or other types of pets would be brought to the attention of the Pet Committee that would have the responsibility of contacting the dog or other type of pet owner in an effort to resolve the problem; and

l. Unresolved issues and problems with pets will be reported by the Pet Committee to the Board, and the Board would then initiate formal action to resolve the matter.

We will evaluate the results achieved by the adoption of the foregoing alternative following a six month trial period. This procedure should demonstrate whether further actions in this regard are necessary.

The Board urges owners interested in serving on the Pet Committee to contact Barry Gordon, telephone (301) 424-0559 or Larry Robinson , telephone (w) 301 840-1313 (h) 301 340-1199, so that we can implement the alternate procedure as soon as possible.

Thank you,

Your Board of Directors