

**CERTIFICATE OF AMENDMENT
OF BYLAWS
COUNCIL OF UNIT OWNERS OF
MUTUAL 14 CONDOMINIUM OF ROSSMOOR, INC.**

THIS AMENDMENT TO THE BYLAWS OF THE COUNCIL OF UNIT OWNERS OF MUTUAL 14 CONDOMINIUM OF ROSSMOOR, INC. is made this 21 day of December, 2019, by the Council of Unit Owners of Mutual 14 Condominium of Rossmoor, Inc.

WITNESSETH

WHEREAS, pursuant to Section 11-102 of the Maryland Condominium Act ("Act"), certain condominium instruments ("Condominium Instruments") were recorded creating the Council of Unit Owners of Mutual 14 Condominium of Rossmoor, Inc. consisting of the Declaration, recorded on November 5, 1976 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County, Liber 4866 Folio 876 et. seq.; the Bylaws, recorded on November 5, 1976 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County at Liber 4866 Folio 886 et. seq.; the Amendment to the Bylaws, recorded on October 31, 1979 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County at Liber 5424 Folio 333 et. seq.; the Corrected Amendment to the Bylaws, recorded on April 11, 1980 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County at Liber 5505 Folio 403 et. seq.; the Amendment to the Bylaws, recorded on November 9, 1981 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County at Liber 5793 Folio 894 et. seq.; the Amendment to the Bylaws, recorded on November 28, 1984 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County at Liber 6581 Folio 696 et. seq.; the Amendment to the Bylaws, recorded on October 22, 1985 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County at Liber 6898 Folio 395 et. seq.; the Amendment to the Bylaws, recorded on October 30, 1986 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County at Liber 7372 Folio 440 et. seq.; the Amendment to the Bylaws, recorded on October 16, 1990 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County at Liber 9516 Folio 815 et. seq.; the Amendment to the Bylaws, recorded on February 14, 2002 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County at Liber 20574 Folio 629 et. seq.

WHEREAS, Pursuant to Section 11-104(e) of the Act, Article XVII, Section 1 of the Bylaws of the Council of Unit Owners of Mutual 14 Condominium of Rossmoor, Inc., provides that the Bylaws may be amended by an affirmative vote of Unit Owners in good standing having at least sixty percent (60%) of the votes of the Condominium at any meeting of the Council duly called for such purposes in accordance with Maryland law.

WHEREAS, on November 22, 2019, pursuant to the requirements of the Bylaws of the Council of Unit Owners of Mutual 14 Condominium of Rossmoor, Inc. the Unit Owners of the

2019

**CERTIFICATE OF AMENDMENT
OF BYLAWS
COUNCIL OF UNIT OWNERS OF
MUTUAL 14 CONDOMINIUM OF ROSSMOOR, INC.**

THIS AMENDMENT TO THE BYLAWS OF THE COUNCIL OF UNIT OWNERS OF MUTUAL 14 CONDOMINIUM OF ROSSMOOR, INC. is made this 4 day of December, 2019, by the Council of Unit Owners of Mutual 14 Condominium of Rossmoor, Inc.

WITNESSETH

WHEREAS, pursuant to Section 11-102 of the Maryland Condominium Act ("Act"), certain condominium instruments ("Condominium Instruments") were recorded creating the Council of Unit Owners of Mutual 14 Condominium of Rossmoor, Inc. consisting of the Declaration, recorded on November 5, 1976 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County, Liber 4866 Folio 876 et. seq.; the Bylaws, recorded on November 5, 1976 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County at Liber 4866 Folio 886 et. seq.; the Amendment to the Bylaws, recorded on October 31, 1979 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County at Liber 5424 Folio 333 et. seq.; the Corrected Amendment to the Bylaws, recorded on April 11, 1980 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County at Liber 5505 Folio 403 et. seq.; the Amendment to the Bylaws, recorded on November 9, 1981 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County at Liber 5793 Folio 894 et. seq.; the Amendment to the Bylaws, recorded on November 28, 1984 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County at Liber 6581 Folio 696 et. seq.; the Amendment to the Bylaws, recorded on October 22, 1985 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County at Liber 6898 Folio 395 et. seq.; the Amendment to the Bylaws, recorded on October 30, 1986 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County at Liber 7372 Folio 440 et. seq.; the Amendment to the Bylaws, recorded on October 16, 1990 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County at Liber 9516 Folio 815 et. seq.; the Amendment to the Bylaws, recorded on February 14, 2002 among the Land Records in the Office of the Clerk of the Circuit Court of Montgomery County at Liber 20574 Folio 629 et. seq.

WHEREAS, Pursuant to Section 11-104(e) of the Act, Article XVII, Section 1 of the Bylaws of the Council of Unit Owners of Mutual 14 Condominium of Rossmoor, Inc., provides that the Bylaws may be amended by an affirmative vote of Unit Owners in good standing having at least sixty percent (60%) of the votes of the Condominium at any meeting of the Council duly called for such purposes in accordance with Maryland law.

WHEREAS, on November 22, 2019, pursuant to the requirements of the Bylaws of the Council of Unit Owners of Mutual 14 Condominium of Rossmoor, Inc. the Unit Owners of the

Council of Unit Owners of Mutual 14 Condominium of Rossmoor, Inc., by an affirmative vote of at least 60% of the votes of the Condominium, voting by ballot, approved the following amendments to the Bylaws of the Council of Unit Owners of Mutual 14 Condominium of Rossmoor, Inc..

NOW THEREFORE, pursuant to the required vote of the Unit Owners as aforesaid, the Council of Unit Owners hereby amends the following provisions of Bylaws of the Council of Unit Owners of Mutual 14 Condominium of Rossmoor, Inc. to read as follows:

1. Article IX, Section 2 shall be amended to add to the existing language and shall be read as follows:
 - a. No portion of any condominium unit, other than the entire unit, shall be leased for any period. Any owner of any condominium unit who shall lease a unit shall, promptly following the execution of any lease, forward a conformed copy thereof to the Board of Directors. All leases shall be in writing. All leases and/or a lease addendum shall contain a provision to the effect that the rights of the tenant to use and occupy the condominium unit shall be subject and subordinate in all respects to the provisions of the Declaration and these Bylaws and to such other reasonable rules and regulations relating to the use of the common elements, or other "house rules", as the Board of Directors may from time to time promulgate, and shall provide, further, that any failure by the tenant to comply with the provisions of such documents shall be a default under the lease. The lease and/or lease addendum shall contain a provision authorizing the condominium to institute proceedings to evict a tenant where there has been a failure of the tenant to comply with the provisions of the governing documents and a failure of the owner to evict [See g.2]. The lease and/or lease addendum shall also contain a provision whereby the condominium may require the tenant, upon written request from the condominium to pay the condominium fees when the landlord is delinquent.
 - b. No condominium unit within the condominium shall be rented for transient or hotel purposes, or, without the prior written approval of the Board of Directors, for any period less than (1) year.
 - c. The provisions of this Section 2 shall not apply to any institutional first mortgagee of any condominium unit who comes into possession of the unit by reason of any remedies provided by law, or as a result of a foreclosure sale or other judicial sale, or as a result of any proceeding, arrangement, assignment, or deed in lieu of foreclosure.
 - d. Any unit for which title is obtained after the date this Bylaw provision is recorded in the land records must be owned for at least twenty-four (24) consecutive months before such unit may be rented.
 - e. For the owner(s) of record of a unit on or before the date this Bylaw provision is recorded in the land records, the heirs and beneficiaries of the owner(s) of such unit,

including any trusts and trustees, who subsequently obtain title to the unit pursuant to the laws of the State of Maryland on Estates and Trusts, including pursuant to any will, may rent the unit so long as they remain the owners of the unit. This provision does not apply to persons who purchase or otherwise obtain title to a unit from an estate or from a trust who are not heirs or beneficiaries of the deceased unit owner.

- f. A unit owner who is renting a unit on the date this Bylaw provision is recorded in the land records may continue to rent the unit under the existing tenancy, or subsequent tenancies, so long as he/she remains the record owner of the unit. Upon the sale or transfer of the unit, the new record owner(s) will become subject to the limitations of this provision on the leasing of units.
 - g. If a unit owner violates this Bylaw provision, the condominium may pursue any one or a combination of the following remedies and any other remedy available at law:
 - 1. Fines, which may be collected as assessments and recorded as liens upon the Land Records. The Board of Directors may adopt rules and regulations establishing an appropriate fining structure. Fines may be assessed on a per-day, per-week, or other basis as deemed appropriate by the Board of Directors.
 - 2. An action to evict the tenant(s) from the subject unit. In the event that the record owner fails to evict the tenants, the condominium shall have the right and the standing to file an appropriate action before the courts of Maryland or before any appropriate administrative body to evict the tenant(s) from the unit.
 - 3. Seek injunctive relief against the owner and/or the tenants.
 - 4. Any other legal or administrative remedy which may be available.
 - h. The Board of Directors may adopt by appropriate procedures, rules and regulations to implement the provisions of this Section of the Bylaws.
2. Except as herein amended, the remaining terms and provisions of the Bylaws shall remain in full force and effect.

CERTIFICATE OF THE SECRETARY OF THE COUNCIL OF UNIT OWNERS OF MUTUAL
14 CONDOMINIUM OF ROSSMOOR, INC.

In accordance with Section 11-104 of the Maryland Condominium Act, Real Property Article, Annotated Code of Maryland, and in accordance with Article XVII, Section 1 of the Bylaws of the Council of Unit Owners of Mutual 14 Condominium of Rossmoor, Inc. the Secretary hereby certifies that these Amendments to the Bylaws of the Council of Unit Owners of Mutual 14 Condominium of Rossmoor, Inc. to which this Certificate is attached were approved by the unit owners, for which proper notice was given, and at least sixty percent (60%) of the total percentage interests of the Council of Unit Owners in good standing, by ballot voted in favor of adopting these Amendments to the Bylaws.

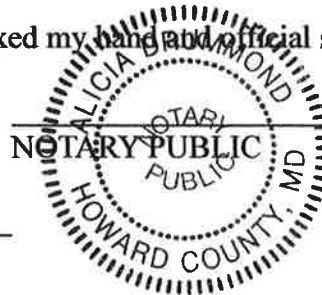
By: Roger Blacklow
Roger Blacklow, Secretary

STATE OF MARYLAND
MONTGOMERY COUNTY : ss

I hereby certify that on this 4th day of December, 2019, before the subscriber, a Notary Public of Montgomery County, Maryland, personally appeared Roger Blacklow, Secretary of The Council of Unit Owners of Mutual 14 Condominium of Rossmoor, Inc. 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.

My Commission Expires: 6/12/21



IN WITNESS WHEREOF, the Board of Directors on behalf of the Council of Unit Owners of Mutual 14 Condominium of Rossmoor, Inc. 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:
14

COUNCIL OF UNIT OWNERS OF MUTUAL
CONDOMINIUM OF ROSSMOOR, INC.

Roger Blacklow
Roger Blacklow, Secretary

By: Ruth Hunter
Ruth Hunter, President

I hereby certify that on this 4th day of December, 2019, before the subscriber, a Notary Public of Montgomery County, Maryland, personally appeared Ruth Hunter, President of the Council of Unit Owners of Mutual 14 Condominium of Rossmoor, Inc. 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.



My Commission Expires: 1/12/21

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.



Nicole A. Williams

Return To:
Nicole A. Williams, Esq.
Rees Broome, P.C.
7101 Wisconsin Avenue, Suite 1201
Bethesda MD 20814

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Real Property Data Search

Search Result for MONTGOMERY COUNTY

Name	Account	Street	Own Occ	Map	Parcel
ACOSTA JOSE BARBAD	13 01750152	3500 FOREST EDGE DR	H	HS51	0000
BOLIN CARL A	13 01750265	3500 FOREST EDGE DR	H	HS51	0000
BROWN MALVINA	13 01750163	3500 FOREST EDGE DR	N	HS51	0000
CHAPMAN SIDNEY C	13 01750196	3500 FOREST EDGE DR	H	HS51	0000
GIBBONS MARY J	13 01750106	3500 FOREST EDGE DR	H	HS51	
GIBEILY MARYANN S	13 01750243	3500 FOREST EDGE DR	H	HS51	0000
GOLD BARRY M	13 01750221	3500 FOREST EDGE DR	H	HS51	0000
GREGGS MARILYN E	13 01750128	3500 FOREST EDGE DR	H	HS51	
HUNTER GARY	13 01750287	3500 FOREST EDGE DR	H	HS51	0000
KAPSIANOS SYRAINA	13 01750141	3500 FOREST EDGE DR	H	HS51	0000
KRAMS RONALD F & H	13 01750254	3500 FOREST EDGE DR	H	HS51	0000
MAKFINSKY MICHAEL	13 01750298	3500 FOREST EDGE DR	N	HS51	0000
MATTHEWS CHRISTINE	13 01750210	3500 FOREST EDGE DR	H	HS51	0000
MOORES JAMES M	13 01750276	3500 FOREST EDGE DR	N	HS51	0000
NICKERSON RUDYARD	13 01750117	3500 FOREST EDGE DR	H	HS51	0000
NICOLOSI FRED A	13 01750130	3500 FOREST EDGE DR	N	HS51	0000
PACHENKER HYMAN J	13 01750232	3500 FOREST EDGE DR	H	HS51	0000
PHILLIPS HARRY & A	13 01750208	3500 FOREST EDGE DR	H	HS51	0000
RETHOLTZ GEORGE &	13 01750174	3500 FOREST EDGE DR	H	HS51	0000
RYAN WILLIAM K	13 01750185	3500 FOREST EDGE DR	H	HS51	0000
TAYLOR KELLY	13 01750094	3500 FOREST EDGE DR	N	HS51	0000
BARAHONA CARLOS	13 01749995	3501 FOREST EDGE DR	H	HS51	0000
BLACKLOW BEATRICE	13 01749905	3501 FOREST EDGE DR	H	HS51	0000
BOBO MIKIE JENISE	13 01750026	3501 FOREST EDGE DR	H	HS51	0000
BURDICK LAURIE GRE	13 01750004	3501 FOREST EDGE DR	H	HS51	0000
DUSANIWSKYJ MICHAEL	13 01749962	3501 FOREST EDGE DR	H	HS51	0000
HOLMES ANNIE R	13 01750015	3501 FOREST EDGE DR	H	HS51	0000
JONES STANLEY C	13 01750083	3501 FOREST EDGE DR	H	HS51	0000
KADUSHIN SAMUEL E	13 01750050	3501 FOREST EDGE DR	H	HS51	0000
LEBER KATRINE G	13 01749893	3501 FOREST EDGE DR	H	HS51	0000
MAKFINSKY MICHAEL	13 01750037	3501 FOREST EDGE DR	N	HS51	0000
MARTIN BARBARA	13 01749882	3501 FOREST EDGE DR	H	HS51	0000
MARTIN SHIRLEY REV	13 01749973	3501 FOREST EDGE DR	H	HS51	0000
MOFFSON STANLEY R	13 01749916	3501 FOREST EDGE DR	N	HS51	0000
MORCOS ANTHONY	13 01749927	3501 FOREST EDGE DR	H	HS51	0000
PALMER BARBARA J	13 01750072	3501 FOREST EDGE DR	H	HS51	0000
RIGGLES ESTELLE M	13 01749984	3501 FOREST EDGE DR	H	HS51	0000
RIVEIRE ALICIA ET	13 01749951	3501 FOREST EDGE DR	N	HS51	0000
ROSENBERG GARY	13 01750061	3501 FOREST EDGE DR	H	HS51	0000
TOWLES JAMES L	13 01749940	3501 FOREST EDGE DR	H	HS51	0000
WOLFUNIT LLC	13 01750048	3501 FOREST EDGE DR	N	HS51	0000
WONG JENNY	13 01749938	3501 FOREST EDGE DR	H	HS51	0000
AHDOOT BAHAM	13 01750380	3510 FOREST EDGE DR	H	HS51	0000
AZARI HABIB AKHAVA	13 01750447	3510 FOREST EDGE DR	N	HS51	0000
BAMBACH RICHARD KA	13 01750367	3510 FOREST EDGE DR	H	HS51	0000
BUGEL ANTHONY J	13 01750425	3510 FOREST EDGE DR	N	HS51	0000
CHUANG JESSICA	13 01750460	3510 FOREST EDGE DR	H	HS51	0000
CLARK ANN A	13 01750493	3510 FOREST EDGE DR	H	HS51	0000
COBURN RUSSELL T	13 01750482	3510 FOREST EDGE DR	H	HS51	0000
KENDALL CYNTHIA J	13 01750334	3510 FOREST EDGE DR	N	HS51	0000
LAYMAN M VIVIAN	13 01750378	3510 FOREST EDGE DR	H	HS51	0000
MARSCHALL ANNE	13 01750323	3510 FOREST EDGE DR	H	HS51	0000
MARTINEZ CHARLES F	13 01750391	3510 FOREST EDGE DR	H	HS51	0000
PRUETT J DONALD TR	13 01750345	3510 FOREST EDGE DR	H	HS51	0000
RYAN THOMAS N SR	13 01750312	3510 FOREST EDGE DR	H	HS51	0000
SHEETS PHILLIP B	13 01750414	3510 FOREST EDGE DR	H	HS51	0000
SMITH JOHN W & M M	13 01750471	3510 FOREST EDGE DR	H	HS51	0000
TAYLOR ARTHUR JR &	13 01750301	3510 FOREST EDGE DR	H	HS51	0000
WILAMOWSKI EDWARD	13 01750436	3510 FOREST EDGE DR	N	HS51	0000
WILTZ ELLSWORTH	13 01750505	3510 FOREST EDGE DR	H	HS51	0000
YATES FRANCIS E	13 01750403	3510 FOREST EDGE DR	N	HS51	0000
YEGHER LOUISE	13 01750356	3510 FOREST EDGE DR	H	HS51	0000
ZIMMERMANN JOHN AU	13 01750458	3510 FOREST EDGE DR	N	HS51	0000
ANDERSON FRED	13 01748763	3511 FOREST EDGE DR	H	HS51	0000
BASHEVKIN-PERRY SH	13 01750642	3511 FOREST EDGE DR	N	HS51	0000
BLUCKER MARGUERITE	13 01750607	3511 FOREST EDGE DR	H	HS51	0000
BRILL FAYE LAMHUT	13 01748637	3511 FOREST EDGE DR	H	HS51	0000

CARONA JANE E	13 01750697	3511 FOREST EDGE DR	H	HS51	0000
COFFEY MARY E	13 01750562	3511 FOREST EDGE DR	H	HS51	0000
DELEON MARCY L.	13 01750540	3511 FOREST EDGE DR	H	HS51	0000
FERGUSON JENNIFER	13 01750686	3511 FOREST EDGE DR	N	HS51	
FOSTER JAMES H & G	13 01748648	3511 FOREST EDGE DR	H	HS51	0000
FRANK GREGORY M	13 01748785	3511 FOREST EDGE DR	H	HS51	0000
FREDERICK GLENDA	13 01750631	3511 FOREST EDGE DR	H	HS51	0000
KILLERLAIN MARTIN	13 01750664	3511 FOREST EDGE DR	N	HS51	0000
LEE DAE SUP	13 01750538	3511 FOREST EDGE DR	H	HS51	0000
LIU VALENTINE	13 01748694	3511 FOREST EDGE DR	N	HS51	0000
LIU VALENTINE SWEE	13 01748650	3511 FOREST EDGE DR	H	HS51	0000
LIU VALENTINE SWEE	13 01748683	3511 FOREST EDGE DR	H	HS51	0000
MARTIN ROBERT A	13 01748672	3511 FOREST EDGE DR	H	HS51	0000
NEELY ROBERT M	13 01748796	3511 FOREST EDGE DR	N	HS51	0000
RADCLIFFE FAMILY T	13 01748661	3511 FOREST EDGE DR	N	HS51	0000
SANZ ROMULO H	13 01750527	3511 FOREST EDGE DR	H	HS51	0000
TAYLOR MARTHA L	13 01748774	3511 FOREST EDGE DR	H	HS51	0000

LR - Amendment
Recording Fee 20.00
Name: ROSSMOOR
Ref:
LR - Amendment
Surcharge 40.00
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SubTotal:	60.00
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Total:	60.00
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12/09/2019 02:16
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#13102162 CC0602 -
Montgomery
County/CC06.02.06 -
Register 06



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