

**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 28th day of April, 2022, 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)(2)(ii) of the Act the Bylaws may be amended by an affirmative vote of Unit Owners in good standing having at least fifty-one percent (51%) of the votes of the council of unit owners for the purpose of requiring all unit owners to maintain condominium unit owner insurance policies on their units.

WHEREAS, on April 28, 2022, pursuant to the requirements of the Act, and 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 51% of the votes of the Condominium, voting by ballot, approved the amendment to the Bylaws of the Council of Unit Owners of Mutual 14 Condominium of Rossmoor, Inc. to require all unit owners to maintain condominium unit owner insurance policies on their units.

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 3 shall be amended to add to the existing language and shall be read as follows:

a. Section 3. Individual Policies – Notice to the Board of Directors.

Each unit owner shall obtain insurance for such unit owner's benefit, at such unit owner's expense, covering the unit and such unit owner's personal property, personal liability, to include coverage for damages to other units and the common elements that may be assessed pursuant to Subsection 5 below, as well as any improvements made to the unit by such unit owner (under coverage normally called "improvements and betterments coverage"); provided, however, that no unit owner shall be entitled to exercise this obligation to acquire and maintain such insurance coverage so as to decrease the amount which the Board of Directors, on behalf of all unit owners, may realize under any insurance policy maintained by the Board or to cause any such insurance coverage maintained by the Board to be brought into contribution with insurance coverage obtained by a unit owner. It is recommended that such insurance include coverage for additional living expenses or loss of use of a unit.

Such insurance shall contain the same waiver of subrogation provision as that set forth in Section 2(g) of this Article.—No unit owner shall obtain separate insurance policies on the condominium except as provided in this Section. Unit owners shall submit proof of insurance to the Council of Unit Owners annually. The Board of Directors of the Council of Unit Owners, from time to time, may implement the requirements of this section through rules and regulations adopted by the Board in accordance with the Maryland Condominium Act, including, but not limited to, the scope of coverage required and the procedures for providing evidence of the insurance coverage required to the Council of Unit Owners.

2. 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 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:

COUNCIL OF UNIT OWNERS OF MUTUAL 14 CONDOMINIUM OF ROSSMOOR, INC.

[Signature]
Carol Ames, Secretary

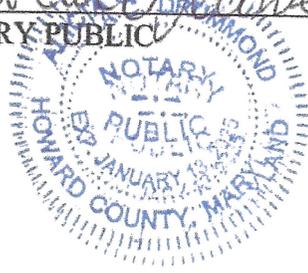
By: [Signature]
Kathy Viney, President

I hereby certify that on this 17 day of May, 2022, before the subscriber, a Notary Public of Montgomery County, Maryland, personally appeared Kathy Viney, 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 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.

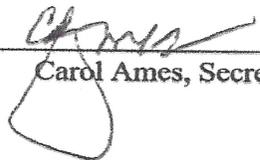
[Signature]
NOTARY PUBLIC

My Commission Expires: 1/13/2025



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

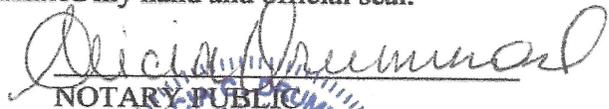
In accordance with Section 11-104 of the Maryland Condominium Act, Real Property Article, Annotated Code of Maryland, and in accordance with Article XVII, Section 1 of the Bylaws of the Council of Unit Owners of Mutual 14 Condominium of Rossmoor, Inc. the Secretary hereby certifies that these Amendments 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 fifty-one percent (51%) 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: 
Carol Ames, Secretary

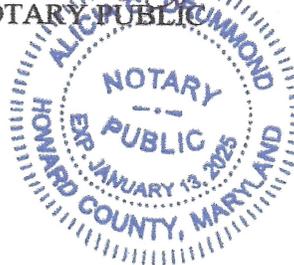
STATE OF MARYLAND
MONTGOMERY COUNTY : ss

I hereby certify that on this 17 day of May, 2022, before the subscriber, a Notary Public of Montgomery County, Maryland, personally appeared Carol Ames, 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 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.


NOTARY PUBLIC

My Commission Expires: 1/13/2025



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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