

AMENDMENT TO THE BYLAWS  
OF  
BRISTOL GREEN CONDOMINIUM

000053

WHEREAS, Dobbin Partners Limited Partnership, a Maryland Limited Partnership, (the Declarant) executed a Declaration for Bristol Green Condominium ("Condominium"); which was recorded among the Land Records of Howard County, Maryland in Liber 3345, Folio 0053, et seq.; and

WHEREAS, the First Amendment to the Condominium's Declaration was recorded among the Land Records of Howard County, Maryland in Liber 3368, Folio 400, et seq.; and

WHEREAS, the Second Amendment to the Condominium's Declaration was recorded among the Land Records of Howard County, Maryland in Liber 3388, Folio 476, et seq.; and

WHEREAS, the Third Amendment to the Condominium's Declaration was recorded among the Land Records of Howard County, Maryland in Liber 3414, Folio 0006, et seq.; and

WHEREAS, the Fourth Amendment to the Condominium's Declaration was recorded among the Land Records of Howard County, Maryland in Liber 3443, Folio 001, et seq.; and

WHEREAS, the Fifth Amendment to the Condominium's Declaration was recorded among the Land Records of Howard County, Maryland in Liber 3482, Folio 132, et seq.; and

WHEREAS, Article V, Section 5.3 of the Declaration and Article II, Section 2.3.7 of the Bylaws provides that every unit owner shall be entitled to cast the number of votes appurtenant to his or her unit, as determined by the Declaration; and

WHEREAS, the unit owners have determined that it is necessary to amend the Bylaws by amending Article II, Section 2.4.10(b)(xiii)(2) of the Bylaws and by adding Section 8.6 to Article VIII of the Bylaws; and

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WHEREAS, Section 11-104 of the Maryland Condominium Act and Article IX, Section 9.5 of the Bylaws provides that the Bylaws may be amended by the affirmative vote of Unit Owners representing sixty-six and two-thirds percent (66-2/3%) of the total votes of the Condominium; and

WHEREAS, Unit Owners representing sixty-six and two-thirds percent (66-2/3%) of the votes of Bristol Green Condominium have voted in favor of the Amendment to the Bylaws of Bristol Green Condominium as evidenced by the certificate attached hereto.

NOW THEREFORE, the Bylaws of Bristol Green Condominium are amended as follows:

( Clark, RAPAPORT & SKAINY  
Three LAKE FRONT NORTH  
5570 STERRETT PI, STE 200 )

1. Amend Article II, Section 2.4.10 (b)(xiii)(2) by adding the following language at the end of that section:

"and as more particularly described in Article VIII, Section 8.6 hereof;"

2. Add Section 8.6 to Article VIII of the Bylaws:

Section 8.6 Dispute Resolution Procedure.

The Board or its designated committee shall not impose a fine, suspend voting rights (unless the suspension is related to the owner's failure to provide a current address or a statement of lien has been filed against the Unit and the lien has not been satisfied), or infringe upon any other rights of a member or other occupant for violation of the Declaration, these Bylaws or rules and regulations unless and until the provisions of Section 11-113 of the Act, as it is amended from time to time, are followed:

- (a) Written demand to cease and desist from an alleged violation shall be served upon the alleged violator specifying: (1) the alleged violation; (2) the action required to abate the violation; and (3) a time period, not less than ten (10) days, during which the violation may be abated without further sanction if the violation is a continuing one, or a statement that any further violation of the same rule may result in the imposition of sanction after notice and hearing if the violation is not a continuing one.
- (b) Within twelve (12) months of such demand, if the violation continues past the period allowed in the demand for abatement without penalty, or if the same rule is subsequently violated, the Board shall serve the alleged violator with written notice of a hearing to be held by the Board. The notice shall contain: (1) the nature of the alleged violation; (2) the time and place of the hearing, which time shall be not less than ten (10) days from the giving of the notice; (3) an invitation to attend the hearing and produce any statement, evidence, and witnesses on his or her behalf; and (4) the proposed sanction to be imposed.
- (c) At the hearing, the alleged violator has the right to present evidence and present and cross-examine witnesses. The hearing shall be held in executive session and shall afford the alleged violator a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of notice and the invitation to be heard shall be placed in the minutes of the hearing. This proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the person who delivered such notice. The notice requirements shall be deemed satisfied if the alleged violator appears at the hearing. The minutes of the hearing shall contain a written statement

of the results of the hearing and the sanction, if any, imposed. A decision pursuant to these procedures shall be appealable to the Courts of Maryland.

- (d) If any Unit Owner fails to comply with the Act, the Declaration, the Bylaws or a decision rendered pursuant to this Section, the Unit Owner may be sued for damages caused by the failure or for injunctive relief, or both, by the Condominium or by any other Unit Owner. The prevailing party in any such proceeding is entitled to an award for legal fees and costs.
- (e) The failure of the Condominium to enforce a provision of the Act, the Declaration, these Bylaws, or the rules and regulations on any occasion is not a waiver of the right to enforce any provision on any other occasion.

IN WITNESS WHEREOF, on this 14<sup>th</sup> day of April, 1998, the Board of Directors on behalf of Bristol Green Condominium executed the foregoing Amendment to the Bylaws of Bristol Green Condominium.

Bristol Green Condominium

By: Lorraine Greenfield, President

ATTEST:

By: Kay F. Wright, Secretary

STATE OF MARYLAND  
COUNTY OF Baltimore

I, Patricia Wooden, a Notary Public in and for the State of Maryland, do hereby certify that Lorraine Greenfield, known to me, or satisfactorily proven to be, the person named as President of Bristol Green Condominium, in the foregoing Amendment to the Bylaws of Bristol Green Condominium personally appeared before me in the above-referenced jurisdiction, and as President, as aforesaid, and by virtue of the authority vested in him, acknowledged the Amendment to the Bylaws to be the Act and Deed of the Condominium.

GIVEN under my hand and seal this 14<sup>th</sup> day of April, 1998.

Patricia W. Wooden  
Notary Public

My Commission Expires: 7/1/99

**CERTIFICATE OF THE SECRETARY  
OF  
BRISTOL GREEN CONDOMINIUM**

In accordance with Article II, Section 2.5.5 of the Bylaws, the Secretary, as the person authorized to count votes of the members, hereby certifies that the First Amendment to the Bylaws of Bristol Green Condominium to which this Certificate is attached, was approved by the vote of Unit Owners having sixty-six and two-thirds percent (66 2/3%) of the votes of the Council of Unit Owners.

Bristol Green Condominium

By: Kay F. Wright  
Secretary

ATTEST:

By: Loraine Clifford Sheppard  
President

STATE OF MARYLAND  
COUNTY OF Baltimore

On this 14<sup>th</sup> day of April, 1998 before me, Patricia Wooden Notary Public in the above referenced jurisdiction appeared Kay F. Wright, the Secretary of Bristol Green Condominium known to me, or satisfactorily proven to be, the person whose name is subscribed to the Certificate set forth above for the purposes therein contained.

GIVEN under my hand and seal this 14<sup>th</sup> day of April, 1998.

Patricia Wooden  
Notary Public

My Commission Expires: 7/1/99

LIBER 4375 FOLIO 0013 /

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**AMENDMENT TO THE BYLAWS  
OF  
BRISTOL GREEN CONDOMINIUM**

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WHEREAS, the First Amendment to the Condominium's Declaration was recorded among the Land Records of Howard County, Maryland in Liber 3368, Folio 400, et seq.; and

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WHEREAS, the Fifth Amendment to the Condominium's Declaration was recorded among the Land Records of Howard County, Maryland in Liber 3482, Folio 132, et seq.; and

WHEREAS, Article V, Section 5.3 of the Declaration and Article II, Section 2.3.7 of the Bylaws provides that every unit owner shall be entitled to cast the number of votes appurtenant to his or her unit, as determined by the Declaration; and

WHEREAS, the unit owners have determined that it is necessary to amend the Bylaws by adding Section 2.4.10(b)(xxi) to Article II of the Bylaws; and

WHEREAS, Section 11-104 of the Maryland Condominium Act and Article IX, Section 9.5 of the Bylaws provides that the Bylaws may be amended by the affirmative vote of Unit Owners representing sixty-six and two-thirds percent (66-2/3%) of the total votes of the Condominium; and

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WHEREAS, Unit Owners representing sixty-six and two-thirds percent (66-2/3%) of the votes of Bristol Green Condominium have voted in favor of the Amendment to the Bylaws of Bristol Green Condominium as evidenced by the certificate attached hereto.

NOW THEREFORE, the Bylaws of Bristol Green Condominium are amended as follows:

(  
CLARK, RAPAPORT, SKAINY  
Three LAKEFRONT NORTH  
5570 STERRETT DR, STE 204  
Columbia, MD 21044  
)

1. Add Article II, Section 2.4.10(b)(xxi) of the Bylaws:

(xxi) Borrowing. Notwithstanding anything contained herein to the contrary, to borrow money on behalf of the Condominium when required in connection with, or relating to, the operation, care, upkeep, or maintenance of the Common Elements and additions, alterations or improvements to the Common Elements, provided, however, that the consent of Unit Owners representing at least a majority of the total votes, at any duly called meeting of the Council called for such purpose, shall be required to borrow any sum in excess of an amount equal to one times the annual budget for the Council. If any sum borrowed by the Board on behalf of the Condominium pursuant to the authority contained in this paragraph (xxi) is not repaid by the Council, a Unit Owner who pays to the creditor a percentage of the total amount due equal to his or her interest in the Condominium shall be entitled to obtain from the creditor a release of any judgment or other lien which such creditor shall have filed or shall have the right to file against such Owner's Unit, and the Council shall not be entitled to assess his or her Unit for payment of the remaining amount due to such creditor.

IN WITNESS WHEREOF, on this 14<sup>th</sup> day of April, 1998, the Board of Directors on behalf of Bristol Green Condominium executed the foregoing Amendment to the Bylaws of Bristol Green Condominium.

Bristol Green Condominium

By: Lorraine Greenfield  
 , President

ATTEST:

By: Kay F. Wright  
 , Secretary

STATE OF MARYLAND  
 COUNTY OF Baltimore

I, Patricia Wooden, a Notary Public in and for the State of Maryland, do hereby certify that Lorraine Greenfield, known to me, or satisfactorily proven to be, the person named as President of Bristol Green Condominium, in the foregoing Amendment to the Bylaws of Bristol Green Condominium personally appeared before me in the above-referenced jurisdiction, and as President, as aforesaid, and by virtue of the authority vested in him, acknowledged the Amendment to the Bylaws to be the Act and Deed of the Condominium.

GIVEN under my hand and seal this 14<sup>th</sup> day of April, 1998.

Patricia W. Wooden  
Notary Public

My Commission Expires: 7/1/99.

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LIBRARY OF THE STATE OF MARYLAND

**CERTIFICATE OF THE SECRETARY  
OF  
BRISTOL GREEN CONDOMINIUM**

In accordance with Article II, Section 2.5.5 of the Bylaws, the Secretary, as the person authorized to count votes of the members, hereby certifies that the Second Amendment to the Bylaws of Bristol Green Condominium to which this Certificate is attached, was approved by the vote of Unit Owners having sixty-six and two-thirds percent (66 2/3%) of the votes of the Council of Unit Owners.

Bristol Green Condominium

By: Kay F. Wright  
Secretary

ATTEST:

By: Lonan Hefner-George  
President

STATE OF MARYLAND  
COUNTY OF Baltimore

On this 14<sup>th</sup> day of April, 1998 before me, Patricia Wooden  
Notary Public in the above referenced jurisdiction appeared Kay F. Wright, the  
Secretary of Bristol Green Condominium known to me, or satisfactorily proven to be, the person  
whose name is subscribed to the Certificate set forth above for the purposes therein contained.

GIVEN under my hand and seal this 14<sup>th</sup> day of April, 1998.

Patricia Wooden  
Notary Public

My Commission Expires: 7/1/99.