

# AMENDMENT OF THE BY-LAWS OF OAKLEAF VILLAS GARDEN CONDOMINIUM

EXPLANATORY STATEMENT: The original Bylaws of OAKLEAF VILLAS GARDEN CONDOMINIUM, were recorded among the Land Records of Anne Arundel County, Maryland in Liber 5168 folios 729 *et seq.*. The Council of Unit Owners of OAKLEAF VILLAS GARDEN CONDOMINIUM by the affirmative vote of unit owners having sixty seven percent (67%) or more of the votes of said Council of Unit Owners entitled to be cast and by the affirmative vote of unit owners owning sixty seven percent (67%) or more of the percentage interests of the common element ownership of said condominium and as provided in Article XV, Section 1 of said Bylaws, now hereby amends its said Bylaws as hereinafter provided.

NOW THEREFORE as of the 25 day of JUNE, 2002, the said Bylaws of OAKLEAF VILLAS GARDEN CONDOMINIUM are amended as follows:

1. Article XII, Section 1, paragraph a., item (iii) of the above-described Bylaws of OAKLEAF VILLAS GARDEN CONDOMINIUM is hereby amended by deleting the said item (iii) in entirety and replacing it with a new item (iii) as follows:

(iii) Notwithstanding any other provision contained in these Bylaws, the Owner of a Unit where the cause of damage or destruction originated is responsible for the Council of Unit Owners' property insurance deductible not exceeding One Thousand Dollars (\$1,000) or the maximum amount permitted from time to time in the Act, whichever is greater. Such deductible shall be assessed to the unit where the cause of the damage or destruction originated and the Unit Owner of that unit is responsible. The deductible may be collected in the same manner as annual assessments and may be enforced by the imposition of a lien on the unit in accordance with the provisions of the Maryland Contract Lien Act. Where more than one unit, or any combination of units and common elements may be the source of the cause for the damage or destruction subject to one deductible amount, the deductible amount shall be apportioned between or among the responsible unit owners and Council of Unit Owners in direct proportion to the cost of repair or replacement attributable to each as covered by the Condominium's property policy insurance and as further determined by the Board of Directors in its sole discretion. A Unit Owner and/or the Board of Directors retains any and all rights pursuant to the law or other provisions of these Bylaws to obtain damages against a Unit Owner, occupant or other person whose negligent or intentional act caused or contributed to the damage or destruction.

The foregoing amendment shall take effect immediately.

ATTEST:

*James F. Rich*  
President  
*Dolores Frome*  
Secretary

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REC'D  
CIRCUIT COURT  
ANNE ARUNDEL COUNTY

**CERTIFICATE OF APPROVAL**

I HEREBY CERTIFY that on the 25 day of JUNE, 2002, I was the Secretary of OAKLEAF VILLAS GARDEN CONDOMINIUM and that, by virtue of said office, I was one of the persons specified by the Bylaws or by the Board of Directors of said Condominium to verify votes at all meetings of the Council of Unit Owners of OAKLEAF VILLAS GARDEN CONDOMINIUM. I further certify that the foregoing Amendment of the Bylaws of OAKLEAF VILLAS GARDEN CONDOMINIUM was on that date approved by the affirmative vote of unit owners of said condominium having sixty seven percent (67%) or more of the votes of said Council of Unit Owners (and at least sixty seven percent (67%) of the percentage interests of the common elements of said condominium) at a meeting of said Council of Unit Owners for which due written notice was provided to each unit owner in said Condominium. Said amendment to become effective upon recordation among the Land Records.

AS WITNESS my hand and seal.

ATTEST:  
 (SEAL)  
 President

  
 Secretary

STATE OF MARYLAND, Baltimore COUNTY:

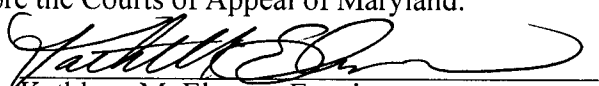
I HEREBY CERTIFY that on this 25 day of JUNE, 2002, before me, the subscriber, a Notary Public in and for the aforesaid state and county, personally appeared Dolores Frome, who is known to me to be the person whose name is subscribed to the foregoing Certificate of Approval, and the Secretary of the Condominium, and said person made oath in due form of law that the matters and facts stated in said Certificate of Approval are true and said person acknowledged the execution of the foregoing Amendment of the Bylaws of OAKLEAF VILLAS GARDEN CONDOMINIUM as the act and deed of the Council of Unit Owners of OAKLEAF VILLAS GARDEN CONDOMINIUM and that said person has the authority to act on the Condominium's behalf.

AS WITNESS my signature and notarial seal.

  
 Notary Public

My Commission Expires: 11/1/05

THIS IS TO CERTIFY that the foregoing document was prepared by or under the supervision of an attorney admitted to practice before the Courts of Appeal of Maryland.

  
 Kathleen M. Elmore, Esquire

RETURN TO: Elmore & Associates, P.A., 5 Riggs Avenue, Severna Park, MD 21146.[410-544-6644]  
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