

### Abaris Realty, Inc.

7811 Montrose Road, Suite 110, Potomac, MD 20854 301-468-8919 • Fax: 301-468-0983 Web Site: www.abarisrealty.com



December 5, 2022

Dear Summerfield at River Hill Condominium Unit Owners:

As all owners were previously notified, Special Meetings of the Association were held on September 13, 2022 and October 20, 2022 for the owners to cast votes on the proposed amendments to the Bylaws and Declaration. We are pleased to announce that the required number of affirmative votes from owners have been received to pass both the Bylaw and the Declaration Amendments! Enclosed are the final executed Amendments for your records which are also being recorded in Land Records by the Association's legal counsel.

If you have any questions regarding this matter, please feel free to contact me directly at <a href="mailto:sambush@abarisrealty.com">sambush@abarisrealty.com</a>. On behalf of the Board of Directors, I wish you a very happy and healthy holiday season!

Sincerely,

Shireen Ambush, PCAM, CPM

Property Manager





Parcel Identification Numbers: See Attached List

Title Insurer: None.

AMENDMENT TO THE DECLARATION OF THE COUNCIL OF UNIT OWNERS OF SUMMERFIELD AT RIVER HILL CONDOMINIUM ASSOCIATION, INC.

This Amendment to the Declaration of Summerfield at River Hill Condominium Association, Inc. ("Declaration") is made by the Council of Unit Owners of Summerfield at River Hill Condominium Association, Inc. ("Association"), a condominium association located in Howard County, Maryland.

### WITNESSETH

- W-1. The Association was duly created upon the recordation of the Declaration in the Land Records of Howard County, Maryland, on October 26, 2001, in Liber 5749, at folio 071, et seq., and all supplements and amendments thereto;
- W-2. The Association's By-Laws were recorded among the Land Records of Howard County, Maryland, simultaneously with the Declaration, in Liber 5749, at folio 103, et seq.;
- W-3. An amendment to the Association's By-Laws was recorded in the Land Records of Howard County, Maryland, on May 20, 2002, in Liber 6179, at folio 641, et seq.; and,
  - W-4. The Association wishes to amend the Declaration as set forth herein.

**NOW THEREFORE,** the Association hereby amends and restates Section 15.A.1 of the Declaration as follows:

- A. The following items of maintenance, repair and replacement shall be performed by the Unit Owners and such maintenance, repair and replacement shall not be an item of Common Expense subject to the lien of assessments created herein:
- 1. The maintenance, repair and replacement of all Unit windows (including without limitation window heads with keystones, window frames, and all window glass and glazing) and Unit doors (including without limitation door frames and all door glass and glazing); and

Except as expressly amended and/or revised hereinabove, the Declaration, as amended, shall remain unchanged, reconfirmed, and ratified.

IN WITNESS WHEREOF, the Association has caused this Amendment to the Declaration to be executed by its undersigned President.

THE COUNCIL OF UNIT OWNERS OF
SUMMERFIELD AT RIVER HILL CONDOMINIUM ASSOCIATION, INC.
personally appeared in to me to be the President of the Council ill Condominium Association, Inc., and of the Association, and that the same was
and day first above written.
Notary Public
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# CERTIFICATION OF VOTE OF THE COUNCIL OF UNIT OWNERS OF SUMMERFIELD AT RIVER HILL CONDOMINIUM ASSOCIATION, INC.

The Amendment to the Declaration was approved with the written consent of 80% of Unit Owners listed on the current roster and in accordance with §11-103 of the Maryland Condominium Act (Annotated Code of Maryland, Real Property Article, Title 11) and Section 13.C.5 of the Declaration.

ATTEST:

THE COUNCIL OF UNIT OWNERS OF SUMMERFIELD AT RIVER HILL CONDOMINIUM ASSOCIATION, INC.

## Return recorded copy to:

Ruth O. Katz, Esq. Lerch, Early & Brewer, Chartered 7600 Wisconsin Avenue, Suite 700 Bethesda, Maryland 20814 Parcel Identification Numbers: See Attached List

Title Insurer: None.

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AMENDMENT TO THE BY-LAWS OF THE COUNCIL OF UNIT OWNERS OF SUMMERFIELD AT RIVER HILL CONDOMINIUM ASSOCIATION, INC.

This Amendment to the By-Laws of Summerfield at River Hill Condominium Association, Inc. ("By-Laws") is made by the Council of Unit Owners of Summerfield at River Hill Condominium Association, Inc. ("Association"), a condominium association located in Howard County, Maryland.

#### WITNESSETH

- W-1. The Association was duly created upon the recordation of the Declaration in the Land Records of Howard County, Maryland, on October 26, 2001, in Liber 5749, at folio 071, et seq., and all supplements and amendments thereto;
- W-2. The Association's By-Laws were recorded among the Land Records of Howard County, Maryland, simultaneously with the Declaration, in Liber 5749, at folio 103, et seq.;
- W-3. An amendment to the Association's By-Laws was recorded in the Land Records of Howard County, Maryland, on May 20, 2002, in Liber 6179, at folio 641, et seq.; and,
  - W-4. The Association wishes to amend the By-Laws as set forth herein.

**NOW THEREFORE**, the Association hereby amends and restates Article VIII, Section 3 of the By-Laws as follows:

Section 3. Duty to Maintain. The Council shall be responsible for performing maintenance, repair and replacement on the following components of the Units: The exterior exposed surfaces of exterior walls, (including siding, trim and trim boards, soffits, rake boards and brick), sunbursts, fascia, freeze boards, concrete panels, gutters, downspouts, roof sheathing and shingles. Subject to the provisions of the Declaration, the Owner of each Unit shall, at his own expense, be responsible for the maintenance, repair and replacement of all other portions of his Unit and any and all appliances or fixtures situated within the Unit, its other appurtenances, and maintain, repair and replace Limited Common

Elements serving his Unit in good order, condition and repair, in a clean and sanitary condition, and shall do all decorating, painting, and the like which may at any time be necessary to maintain the good appearance of his Unit, such appurtenances and the Limited Common Elements serving his Unit. In addition to the foregoing, each Unit Owner shall at his own expense, maintain, repair and replace those items referenced in Paragraphs 5 and 7 of the Declaration; and all Unit Owners shall, at their own expense, maintain, repair and replace any plumbing fixtures; heating and air conditioning equipment; lighting fixtures; refrigerators; freezers; dishwashers; washers and dryers; disposals; trash compactors; ranges or other equipment that may be in or appurtenant to such Unit and would serve only that Unit; Unit windows (including without limitation window heads with keystones, window frames, and all window glass and glazing) and Unit doors (including without limitation door frames and all door glass and glazing).

Except as expressly amended and/or revised hereinabove, the By-Laws, as amended, shall remain unchanged, reconfirmed, and ratified.

IN WITNESS WHEREOF, the Association has caused this Amendment to the By-Laws to be executed by its undersigned President.

ATTEST:

THE COUNCIL OF UNIT OWNERS OF SUMMERFIELD AT RIVER HILL CONDOMINIUM ASSOCIATION, INC.

Secretary

President

[Corporate Seal]

STATE OF MARYLAND : SS COUNTY OF Mantagen : SS

I hereby certify that on this <u>I4</u> day of <u>November</u>, 202, before me, the subscriber, a Notary Public in and for the jurisdiction aforesaid, personally appeared in said jurisdiction, personally known to me, or satisfactorily proven, to be the person who executed the foregoing instrument, and personally well-known to me to be the President of the Council of Unit Owners of Summerfield at River Hill Condominium Association, Inc., and

acknowledged the same to be the act and deed of the Association, and that the same was executed for the purposes therein contained.

WITNESS my hand and notary seal the year and day first above written.

(SEAL)

Notary Public

My Commission Expires:

**CERTIFICATION OF VOTE** OF THE COUNCIL OF UNIT OWNERS OF SUMMERFIELD AT RIVER HILL CONDOMINIUM ASSOCIATED

The Amendment to the By-Laws was approved by the affirmative vote of Unit Owhers in good standing having at least 60% of the votes in the Association and in accordance with §11-104 of the Maryland Condominium Act (Annotated Code of Maryland, Real Property Article, Title 11) and Section 13.C.5 of the Declaration.

ATTEST:

SUMMERFIELD AT RIVER HILL CONDOMINIUM ASSOCIATION, INC.

THE COUNCIL OF UNIT OWNERS OF

Return recorded copy to:

Ruth O. Katz, Esq. Lerch, Early & Brewer, Chartered 7600 Wisconsin Avenue, Suite 700 Bethesda, Maryland 20814