



**Abaris Realty, Inc.**

7811 Montrose Road, Suite 110, Potomac, MD 20854

301-468-8919 • Fax: 301-468-0983

Web Site: [www.abarisrealty.com](http://www.abarisrealty.com)

Excellence  
Since 1975

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 [sambush@abarisrealty.com](mailto:sambush@abarisrealty.com). On behalf of the Board of Directors, I wish you a very happy and healthy holiday season!

Sincerely,

A handwritten signature in dark ink, appearing to read 'Shireen Ambush', written in a cursive style.

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

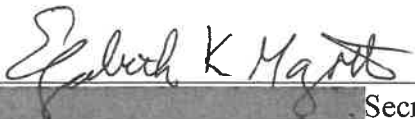


**CERTIFICATION OF VOTE  
OF THE COUNCIL OF UNIT OWNERS OF  
SUMMERFIELD AT RIVER HILL CONDOMINIUM ASSOCIATION, INC.**

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.**

  
\_\_\_\_\_  
Secretary  
ELIZABETH K. MAYOTZ

  
\_\_\_\_\_  
Pedro Ramirez President

**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.

**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



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

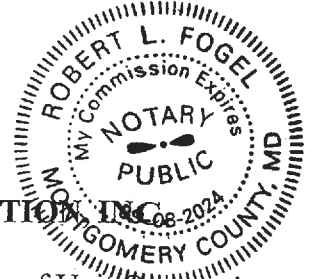
WITNESS my hand and notary seal the year and day first above written.

(SEAL)

Notary Public

My Commission Expires:

9/8/24



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

The Amendment to the By-Laws was approved by the affirmative vote of Unit Owners 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:

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

Secretary

ELIZABETH K. MAYOTTE

President

Pedro Ramirez

**Return recorded copy to:**

Ruth O. Katz, Esq.  
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