

THIRD AMENDMENT TO CONDOMINIUM BY-LAWS

CROSS KEYS CONDOMINIUM NO. 1

THIS THIRD AMENDMENT TO CONDOMINIUM BY-LAWS ("Third Amendment") is made this 15th day of MARCH, 2002 by **CROSS KEYS CONDOMINIUM NO. 1**, an unincorporated association of the owners of condominium units in Cross Keys Condominium No. 1 located in Baltimore City, Maryland.

INTRODUCTORY STATEMENT

A. Cross Keys Condominium No. 1 (the "Condominium") was established by a Condominium Master Deed dated October 27, 1971 and recorded among the Land Records of Baltimore City, Maryland on November 12, 1971 in Liber R.H.B. No. 2852, folio 41 ("Master Deed") and the By-Laws recorded in said Land Records at Liber R.H.B. No. 2852, folio 54, as amended by an Amendment to Condominium By-Laws dated August 25, 1983 and recorded among the said Land Records in Liber S.E.B. No. 101, folio 627 and further amended by a Second Amendment to Condominium By-Laws dated May 17, 1991 and recorded among the said Land Records in Liber S.E.B. No. 2856, folio 439 (collectively, the "By-Laws").

B. The Condominium has heretofore duly authorized and approved the Third Amendment to the By-laws hereinafter set forth in the manner and by the vote required by law and by Article VIII of the By-laws.

NOW, THEREFORE, the undersigned officers of the Condominium hereby certify that the By-Laws have been amended and modified as follows:

1. The first sentence of Article II, Section 6 of the By-Laws is hereby deleted and the following is hereby inserted in lieu thereof:

"Section 6. Quorum. At any meeting of owners, the presence in person or by proxy of owners entitled to cast twenty-five percent (25%) of the votes thereat, shall constitute a quorum; but this section shall not affect any requirement under statute or under the Master Deed of the Condominium for the vote necessary for the adoption of any measure".

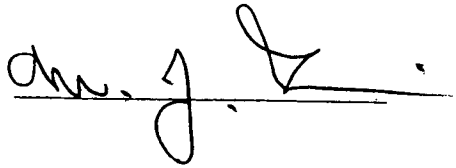
2. Except as herein amended and modified, the By-laws remain unchanged and in full force and effect.

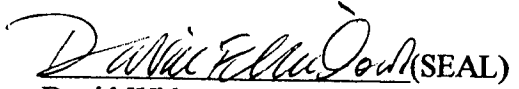
IN WITNESS WHEREOF, the Condominium has caused this Third Amendment to be executed and sealed on its behalf by its duly authorized officers the day and

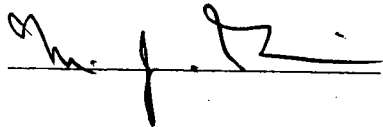
year first-above written.

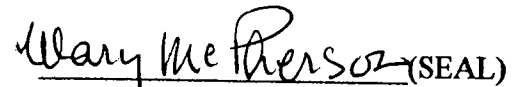
WITNESS:

CROSS KEYS CONDOMINIUM NO. 1



By:  (SEAL)
David Widows, President

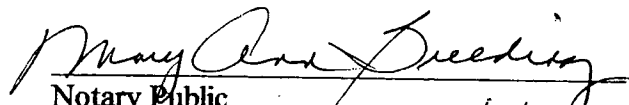


By:  (SEAL)
Mary McPherson, Secretary

STATE OF MARYLAND}
CITY/COUNTY OF BALTIMORE} to wit:

I HEREBY CERTIFY that on this 15th day of MARCH, 2002, a Notary Public of the State of Maryland, personally appeared David Widows, President and Mary McPherson, Secretary of Cross Keys Condominium No. 1, an unincorporated association, and that they as such officers, being authorized so to do, executed this Third Amendment to Condominium By-laws for the purposes therein contained by signing the name of the Cross Keys Condominium 1 by themselves as such officers; and that they further acknowledge and certify that Mary McPherson, as Secretary, is the person specified pursuant to Article II, Section 10 of the By-Laws to count votes at the meeting of the council of unit owners that this Third Amendment was approved and that this Third Amendment to the Condominium By-Laws was approved by the percentage of votes required by law and by the By-Laws of said Condominium.

WITNESS my hand and Notarial Seal.


Notary Public
My Commission Expires: 12/1/03

After Recording, Return To:
Janice Portney, Legal Assistant
Gordon, Feinblatt, Rothman, Hoffberger & Hollander, LLC
The Garrett Building
233 East Redwood Street
Baltimore, Maryland 21202-3332