

**CROSS KEYS CONDOMINIUM NO. 1**

**AMENDMENT TO BY-LAWS**

THIS AMENDMENT TO BY-LAWS, dated this 22nd day of June, 2009, by CROSS KEYS CONDOMINIUM NO. 1 ("hereinafter referred to as the ACouncil").

**EXPLANATORY STATEMENT**

4778-E

A. Cross Keys Condominium No. 1 (the AC Condominium) was established by a Condominium Master Deed dated October 27, 1971 and recorded among the Land Records of Baltimore City on November 12, 1971 in Liber R.H.B. No. 2852, Folio 41 (the "Master Deed"), and the By-Laws recorded as aforesaid at Liber R.H.B. No. 2852, Folio 54, as amended (collectively the "By-Laws."

B. The Condominium has duly authorized and approved the 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, at a duly called meeting of the members of the Condominium with a quorum being present, pursuant to Article II, Section VI of the By-Laws.

NOW, THEREFORE, for the purposes aforesaid, the Condominium does hereby state and declare as follows:

1. That Article V is amended by enactment of new Section 8, as follows:

**Section 8. Leasing of Units.**

No Unit may be leased by any Owner for a lease term of less than six (6) months. No less than the entire Unit may be leased by its Owner, and the leasing of individual bedrooms is specifically prohibited. All leases shall be in writing and shall contain covenants obligating the Unit Owner's Tenant to observe all Rules of the Condominium, as promulgated from time-to-time, and all restrictions and conditions imposed by the Master Deed and By-Laws. The Unit Owner shall provide a copy of the Master Deed, By-Laws and Rules to the Tenant and shall obtain a written acknowledgement from the Tenant that he/she/they received them and agree to comply with their provisions. The Unit Owner shall provide a copy of the written lease and the Tenant acknowledgement to the Board. If the Unit Owner fails to comply with the provisions of this subparagraph, such failure shall be a violation of these By-Laws and enforceable at law, in equity, or by the levying of a fine against the violating Unit Owner.

IN WITNESS WHEREOF, the President and Secretary of the Board of Directors certify that the foregoing Amendment was approved by not less than sixty-six and two-thirds (66 2/3) of the votes appurtenant to all Units at a meeting of the Condominium.

WITNESS:

CROSS KEYS CONDOMINIUM NO. 1

[Signature]

By: [Signature]  
President

[Signature]

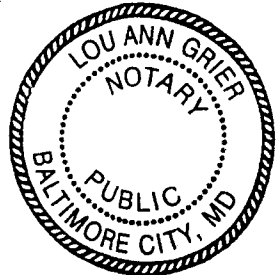
By: Paul E. Mandell  
Secretary

STATE OF MARYLAND, City Baltimore OF Baltimore TO WIT:

I HEREBY CERTIFY, that on this 22<sup>nd</sup> day of June, 2009, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared Sidney Levy and Goile E. Mandall, who acknowledged themselves to be the President and Secretary of the Board of Directors of Cross Keys Condominium No. 1, and that they, being authorized so to do, executed the foregoing instrument herein contained by signing for the Condominium by themselves as President and Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

[Signature]  
Notary Public



My Commission Expires: 12/8/2013

00971.001 Amend to By-Laws Cross Keys 101509

Return To:  
Bruce D. Brown  
Rosen Hoover P.A.  
100 N. Charles St., Suite 1010  
Baltimore, MD 21201  
(410) 539-6606