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SECOND AMENDMENT TO CONDOMINIUM BY-LAWS CROSS KEYS CONDOMINIUM NO. 1

THIS SECOND AMENDMENT TO CONDOMINIUM BY-LAWS ("Second Amendment") is made this \(\frac{1}{\sqrt{2}} \) day of \(\frac{1}{\sqrt{2}} \), 1991 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 as aforesaid 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 aforesaid land records in Liber S.E.B. No. 101, folio 627 (collectively, the "By-Laws").
- B. The Condominium has heretofore 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 6 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. Article V, Section 4(a) of the By-laws is amended by adding thereto the following:

Notwithstanding any provision to the contrary set forth in these By-laws, no portion of the Condominium (including Units and Common Elements) shall be used for the operation of a "family daycare home." For purposes of this Section 4(a), "family daycare home" means a residence in which care is given to a child in place of parental care for less than twenty-four (24) hours per day in a residence other than the child's residence, for which the daycare provider is paid. The prohibition set forth in this Section 4(a) shall apply retroactively, to the end that operation of family daycare homes in Units within the Condominium which has heretofore taken place or is currently taking place, is



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forthwith prohibited. Notwithstanding any provision to the contrary set forth in these Bylaws, this Section 4(a) may be eliminated by the vote of a majority of the total eligible votes of the Condominium cast pursuant to the procedures set forth herein for amending these By-laws.

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 Second 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

M.

By: Direk (SEAL Arthur WEINER, President

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EDNA M. ROSEN BERR, SECRETARY

STATE OF MARYLAND

TO WIT:

CITY OF BALTIMORE

I HEREBY CERTIFY that on this 17th day of May 1991, before me, the subscriber, a Notary Public for the State aforesaid, personally appeared Arthur Weiner , President and Edna M. Rosenberg , Secretary of Cross Keys Condominium No. 1, and they acknowledged the foregoing Second Amendment to Condominium By-Laws to be the act of said Condominium and they further acknowledged and certified that Edna M. Rosenberg , as Secretary, is the person specified in Article II, Section 10 of the By-Laws to tally all votes cast on questions coming before each meeting of the Owners and that the foregoing Second

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Amendment to Condominium By-Laws was approved by the percentage of votes required by Law and by the Master Deed and By-Laws of said Condominium.

AS WITNESS my hand and Notarial Seal.

Notary Public

My Commission Expires:

12/1/92

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THIS IS TO CERTIFY that the within instrument was prepared by or under the supervision of the undersigned Maryland attorney.

Charles E. Brodsky

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RETURN TO:
Charles E. Brodsky, Esq.
Gordon, Feinblatt, Rothman,
Hoffberger & Hollander
233 E. Redwood Street
Baltimore, Maryland 21202

. /n

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BALTIMORE CITY AND EXAMINED.

_CLERK

CROSS KEYS CONDOMINIUM NO. 1 NOTICE OF BY-LAW AMENDMENT

The following is a By-Law Amendment adopted by the Owners of Cross Keys Condominium No. 1. This Amendment has been recorded among the Land Records of Baltimore City, Maryland in Liber SEB No. 2856, folio 439 by a Second Amendment to Condominium By-Laws dated May 17, 1991. This Notice is punched for insertion in your book of Condominium documents. You are urged to read this Amendment and to insert this Notice in your book of documents.

The Cross Keys Condominium No. 1 By-Laws have been amended and modified by adding to Article V, Section 4(a) the following text:

Notwithstanding any provision to the contrary set forth in these By-Laws, no portion of the Condominium (including Units and Common . Elements) shall be used for the operation of a "family daycare home." For purposes of this Section 4(a), "family daycare home" means a residence in which care is given to a child in place of parental care for less than twenty-four (24) hours per day in a residence other than the child's residence, for which the daycare provider is paid. The prohibition set forth in this Section 4(a) shall apply retroactively, to the end that operation of family daycare homes in Units within the Condominium which has heretofore taken place or is currently taking place, is forthwith prohibited. Notwithstanding any provision to the contrary set forth in these By-Laws, the provisions of this Section 4(a) may be eliminated by the vote of a majority of the total eligible votes of the Condominium cast pursuant to the procedures set forth herein for amending these By-Laws.