

AMENDMENT OF THE BY-LAWS OF CHESTERFIELD GARDEN CONDOMINIUMS

Grantor/Grantee Name: CHESTERFIELD GARDEN CONDOMINIUMS
Reference/Control #: LR - Agreement Surcharge 40.00

EXPLANATORY STATEMENT: The original Bylaws of CHESTERFIELD GARDEN CONDOMINIUMS were recorded among the Land Records of Anne Arundel County, Maryland in Liber 3820, folios 339 et seq. as Exhibit "N" to the Declaration of CHESTERFIELD GARDEN CONDOMINIUMS, recorded among said Land Records in Liber 3820, folios 339 et seq. on October 1984. The Council of Unit Owners of CHESTERFIELD GARDEN CONDOMINIUMS by the affirmative vote of unit owners having sixty-six and two thirds percent (66 2/3 %) or more of the votes of said Council of Unit Owners entitled to be cast and by the affirmative vote of unit owners owning sixty-six and two thirds percent (66 2/3 %) or more of the percentage interests of the common element ownership of said condominium, and as provided in Article X, Section 2 of said Bylaws, now hereby amends its said Bylaws as hereinafter provided.

NOW THEREFORE as of the 16th day of July, 2013 the said Bylaws of CHESTERFIELD GARDEN CONDOMINIUMS are hereby amended as follows:

- 1. Article X, of the above-described Bylaws of CHESTERFIELD GARDEN CONDOMINIUMS is hereby amended by adding a new Section 2. To read as follows:

Section 2. Leasing.

No portion of a Unit (other than the entire Unit) may be rented, and no transient tenants may be accommodated therein. Any Owner of any Condominium Unit who shall lease such Unit shall, promptly following the execution of any such lease, forward a conformed copy thereof to the Board of Directors. Any such lease shall contain a provision to the effect that the rights of the tenant to use and occupy the Condominium Unit shall be subject to and subordinate in all respect to the provisions of the Declaration and these By-Laws and to such other reasonable rules and regulations relating to the use of the common elements or other "house rules", as the Board of Directors may from time to time promulgate. A copy of the Declaration and these By-Laws and any other "house rules" shall be retained in the leased Condominium Unit.

The foregoing amendment shall take effect immediately.

ATTEST:

Joanne Russo
President
Jul Shellen
Vice President

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Liber 3820, folios 339 et seq. on October 1984. The
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CERTIFICATE OF APPROVAL

I HEREBY CERTIFY that on the 16th day of July, 2013 I was the Vice President of CHESTERFIELD GARDEN CONDOMINIUMS and that, by virtue of said office, I was one of the persons specified by the Bylaws or by the Board of Directors of said Condominium to verify votes at all meetings of the Council of Unit Owners of CHESTERFIELD GARDEN CONDOMINIUMS. I further certify that the foregoing Amendment of the Bylaws of CHESTERFIELD GARDEN CONDOMINIUMS was on that date approved by the affirmative vote of unit owners of said condominium having sixty six and two thirds percent (66 2/3 %) or more of the votes of said Council of Unit Owners (and at least sixty six and two thirds percent (66 2/3%) of the percentage interests of the common elements of said condominium) at a meeting of said Council of Unit Owners for which due written notice was provided to each unit owner in said Condominium . Said amendment to become effective upon recordation among the Land Records.

AS WITNESS my hand and seal.

ATTEST:

Jeanne Russo
President

Ted Stollenberger
Vice President

STATE OF MARYLAND, Anne Arundel COUNTY:

I HEREBY CERTIFY that on this 16 day of July, 2013, before me, the subscriber, a Notary Public in and for the aforesaid state and county, personally appeared Jeanne Russo

And Ted Stollenberger, who is known to me to be the person(s) whose names are subscribed to the foregoing Certificate of Approval, and the President and Vice President of the CHESTERFIELD GARDEN Condominium, and said person(s) made oath in due form of law that the matters and facts stated in said Certificate of Approval are true and said person acknowledged the execution of the foregoing Amendment of the Bylaws of CHESTERFIELD GARDEN CONDOMINIUMS as the act and deed of the Council of Unit Owners of CHESTERFIELD GARDEN CONDOMINIUMS and that said person(s) has the authority to act on the Condominium's behalf.

AS WITNESS my signature and notarial seal.

Jeremy Shifflett
Notary Public
3-14-14
My Commission Expires:

RETURN TO: PINNACLE PROPERTIES, P O BOX 0759, GLEN BURNIE, MARYLAND 21061