

CERTIFICATE OF AMENDMENT

OF BYLAWS

COUNCIL OF UNIT OWNERS OF

MUTUAL 19A— CONDOMINIUM OF ROSSMOOR, INC.

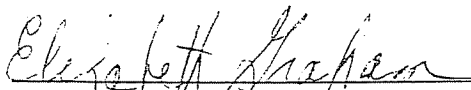
This is to certify that the Bylaws of the members of the Council of Unit Owners of Mutual 19A— Condominium of Rossmoor, Inc., referred to in that Master Deed, made by Rossmoor Corporation, recorded among the Land Records of Montgomery County, Maryland in Liber 5186 at Folio 040, et seq., (said Bylaws being attached to said Master Deed as "Exhibit B") were duly amended at the Special Meeting of the membership of said corporation held on the 20th day of April 1998; that said meeting was duly called pursuant to all requirements for notice so as to permit said amendment of the Bylaws; that said amendment was duly adopted at said meeting in accordance with all requirements for adoption of an amendment to said Bylaws; that the entry from the minutes of said meeting attached hereto as "Exhibit I" is a true and complete copy of the amendment so adopted; and that attached hereto as "Exhibit II" is a certificate of the persons appointed by unit owners having the percentage of votes required by the Bylaws.

In witness whereof we hereunto set our hands and seals this 20th day of April, 1998.



Barbara Enagonio, President
Maryland Mutual No. 19A, Inc.

ATTEST:



Elizabeth Graham, Secretary
Maryland Mutual No. 19A, Inc.

ID # - 52 1138196

02

STATE OF MARYLAND)
)
COUNTY OF MARYLAND)

I HEREBY CERTIFY that on this 20th day of April, 1998, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Mrs. Barbara Enagonio, who made oath in due form of law that she executed in her capacity as President of Maryland Mutual 19A, Inc. the foregoing document (Certification of Amendment of Bylaws, Maryland Mutual 19A, Inc.) For the purposes therein contained, and acknowledges this to be her act.

WITNESS my hand and notarial seal.

Elizabeth A. L'Heureux
Elizabeth A. L'Heureux, Notary Public

My Commission expires 8-1-01

STATE OF MARYLAND)
)
COUNTY OF MONTGOMERY)

I HEREBY CERTIFY that on this 20th day of April, 1998, before me, the subscriber, a Notary Public, in and for the State and County aforesaid, personally appeared Elizabeth Graham, who made oath in due form of law that he executed in his capacity as Secretary of Maryland Mutual 19A, Inc. the foregoing document (Certification of Amendment of Bylaws, Maryland Mutual 19A, Inc.) for the purposes therein contained, and acknowledges this to be his act.

WITNESS my hand and notarial seal.

Elizabeth A. L'Heureux
Elizabeth A. L'Heureux, Notary Public

My Commission expires 8-1-01

EXCERPT FROM THE MINUTES OF THE
SPECIAL MEETING OF THE MEMBERS OF THE COUNCIL OF
UNIT OWNERS OF MUTUAL 19A — CONDOMINIUM OF ROSSMOOR, INC.

APRIL 20, 1998


WHEREAS, it has been determined that it is desirable to amend Article V, Section 7 of the Bylaws of Mutual 19A, after the Membership cast ballots regarding the proposed amendment, it was passed by 70.816% of the membership to

AMEND ARTICLE V, Section 7, "Removal of Directors", by denominating the present Section 7, as sub-section (7a) of Section 7, and adding thereafter the following as sub-sections (7b) of Section 7 and (7c) of Section 7, as follows:

.....(b) Additionally, the Board of Directors may, in its sole discretion, remove any director who has absented himself from three regularly scheduled meetings of the Board of Directors during any twelve month period measured between two successive Annual meetings of the Council of Unit Owners of Mutual 19A. Such removal shall be made upon motion of the Board duly made and approved by a majority of the Board members present and voting at a regularly scheduled monthly meeting of the Board of Directors. Any board member to be removed under this provision shall be given 30 days notice of such proposed action, and shall be given an opportunity to be heard by the Board prior to final action of the Board.

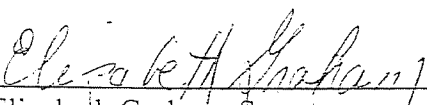
(c) Effective Date, This amendment shall be effective upon its approval by the Council of Unit Owners of Mutual 19A and in accordance with the provision of Article XVII of these By-Laws.

THIS IS TO CERTIFY that the foregoing amendment to the Bylaws was adopted at the Special Meeting of the members of the Council of Unit Owners of Mutual 19A— Condominium of Rossmoor, Inc., on April 20, 1998 and that said action is approved by the Board of Directors and that the attached is a true copy of the new Bylaws so adopted.



Barbara Enagonio, President

ATTEST:



Elizabeth Graham, Secretary

CERTIFICATE AND REPORT

EXHIBIT II

OF

INSPECTORS OF ELECTION

The undersigned, duly appointed Inspectors of Election of

Council of Unit Owners of Mutual 19A
hereby certify as follows:

- (A) That an annual meeting of the Corporation was held on the 30th day of April, 1998, pursuant to due notice.
- (B) That before entering upon the discharge of our duties we were severally sworn, and the oath so taken by us is annexed hereto.
- (C) That we inspected the signed proxies used at the meeting, if any, and found the same to be in proper order.
- (D) That members representing at least 72.44 Percent of the total value of the project were present at the meeting, either in person or by proxy.
- (E) That we received the votes by the members by ballot for the election of _____ Directors of the Corporation and that the following received the number of votes set opposite their names, said votes representing the percentages of the total value of the project set opposite their respective names:
- (F) That we received the votes by the members by ballot for by-law amendments and that the following amendment received the votes representing the percentages of the total value of the project set opposite their respective amendment. (See reverse side).

Robert J. Robert
Inspector

Robert J. Robert
Inspector

Robert J. Robert
Inspector

REPORT OF INSPECTORS OF ELECTION
MEMBERS REPRESENTED AT ANNUAL MEETING

The undersigned, duly appointed and qualified Inspectors of Election at the Annual Meeting of members of Council of Unit Owners of Mutual 19A Held on April 20, 1998, _____

Hereby certify that there are present in person or by proxy a total of 130 Memberships of said Association, as follows, and that the same represent 72.44 Percent of the total value of the project known as Council of Unit Owners of Mutual 19A

Present 54 (In person)

Proxy 76

WITNESS our hands the year and date first above written

Robert G. Lent
Inspector

Paul C. Hearn
Inspector

W-21-J
Inspector

OATH OF INSPECTORS OF ELECTION

STATE OF MARYLAND)
COUNTY OF MONTGOMERY) S S

The undersigned, duly appointed Inspectors of Election of Council of Unit
Owners Mutual 19A

being severally and duly sworn, do solemnly swear that we will fairly and impartially perform our
duties as Inspectors of Election at the election to be held on April 20, 1998
For director of the Association, and will faithfully and diligently canvas the votes cast at such
election and honestly and truthfully report the results of said election.

Robert H. Zant

Inspector

Robert C. Dan

Inspector

W. J. C. [Signature]

Inspector

SUBSCRIBED AND SWORN TO
BEFORE ME ON THIS 20th DAY
OF APRIL 1998


Elizabeth A. Liffman
NOTARY PUBLIC

My COMMISSION EXPIRES
8-1-01

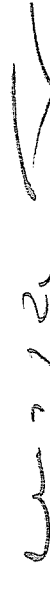
MUTUAL 19A
 ANNUAL MEETING
 APRIL 20, 1998

MASTER TALLY SHEET
 BY-LAW AMENDMENT

	BLUE .5782313	YELLOW .5442177	GREEN .4761905	TOTAL
APPROVE	30.646258	38.741497	1.4285715	70.8163265
DISAPPROVE	.5782313	0	0	.5782313


 INSPECTOR


 INSPECTOR



 INSPECTOR

CERTIFICATE OF AMENDMENT
OF BY-LAWS
COUNCIL OF UNIT OWNERS

MUTUAL 19A - - CONDOMINIUM OF ROSSMOOR, INC.

This is to certify that the By-Laws of Maryland Mutual 19A - Condominium of Rossmoor, Inc., a Maryland Corporation referred to the Land Records of Montgomery County, Maryland, in liber 5044 at Folio 084, et. Req., (said By-Laws being attached to said Declaration as "Exhibit B") were duly amended at the Special Meeting of membership of said Corporation held on the 8th day of February, 1999; that said meeting was duly called pursuant to all requirements for notice so as to permit said amendment of the By-Laws; that said amendment was duly adopted at said meeting in accordance with all requirements for adoption of an amendment to said By-Laws; that the entry from the minutes of said meeting attached hereto as "Exhibit 1" is a true and complete copy of the amendments so adopted; and that attached hereto as "Exhibit II" is a certificate of the persons appointed to count votes at the meeting of the Council of Unit Owners; that the amendment was approved by unit owners having the percentage of votes required by the By-Laws.

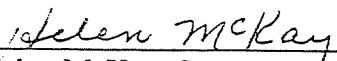
In witness whereof we hereunto set our hands and seals this 8th day of February, 1999.



Barbara Enagonio, President

Council of Unit Owners of Mutual 19A
Condominium of Rossmoor, Inc.

ATTEST:



Helen McKay, Secretary

Council of Unit Owners of Mutual 19A
Condominium of Rossmoor, Inc.

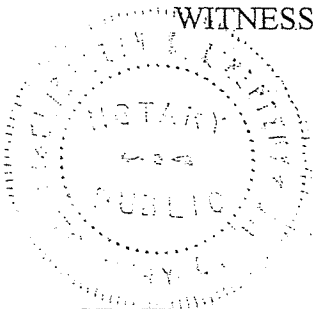
ID# 13-170-1466405

STATE OF MARYLAND)
)
COUNTY OF MONTGOMERY)

SS:

I HEREBY CERTIFY that on this 14th Day of Dec, 1999, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Barbara Enagonio, who made oath in due form of law that she executed in her capacity as President of the Council of Unit Owners, Mutual 19A - Condominium of Rossmoor, Inc., the foregoing document (Certification of Amendment of By-Laws, of said Corporation) for the purpose therein contained and acknowledges this to be her act.

WITNESS my hand and notarial seal.



Elizabeth A. L'Heureux
Elizabeth A. L'Heureux, Notary Public

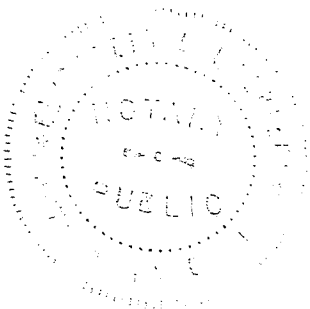
My Commission Expires 8-1-01

STATE OF MARYLAND)
)
COUNTY OF MONTGOMERY)

SS:

I HEREBY CERTIFY that on this 14th day of Dec, 1999, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Helen McKay, who made oath in due form of law that she executed in her capacity as Secretary of Council of Unit Owners, Mutual 19A - Condominium of Rossmoor, Inc., the foregoing document (Certification of Amendment of By-Laws, of said Corporation) for the purpose therein contained, and acknowledges this to be his act.

WITNESS my hand and notarial seal.



Elizabeth A. L'Heureux
Elizabeth A. L'Heureux, Notary Public

My Commission Expires 8-1-01

EXHIBIT I

EXCERPT FROM MINUTES OF THE
SPECIAL MEETING OF THE MEMBERSHIP OF
COUNCIL OF UNIT OWNERS OF
MUTUAL 19A - CONDOMINIUM OF ROSSMOOR, INC.
FEBRUARY 8, 1999

WHEREAS, It has been determined that it is desirable to amend Article XV, Section 1. General Requirements - Parking of the By-Laws of Mutual 19A - Condominium of Rossmoor, Inc. After the membership cast ballots regarding the proposed amendments, the amendments were passed by 35.85% of the membership to


Amend Article XV: Section 1. General Requirements - Parking, by adding a new third paragraph to read

“In the event that a unit owner after due notice in writing fails to comply with any of the duly adopted parking rules and regulations, the Board of Directors is authorized to suspend his parking privileges with the condominium. Non compliant vehicles may be towed at owners expense. Any such suspension may continue until such unit owner complies, and remains in compliance with the parking rules and regulation of the condominium.”

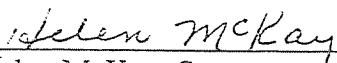
To amend Article IX: Use Restrictions of the By-Laws of Mutual 19A - Condominium of Rossmoor, Inc. After the membership cast ballots regarding the proposed amendment, the amendments was passed by 32.38% of the membership to

Amend Article IX: Use Restrictions by inserting Section 5. Fines to read as follows:

“Pursuant to section 11-109 of the Condominium Act, Annotated Code of Maryland, the Board of Directors may levy reasonable fines against unit owners for violations of the Rules and Regulations, the By-Laws of the condominium or the condominium Act. No fine may be levied for more than one percent (1%) of such unit owner’s annual assessment for any one violation; but each day that a violation continues after notice is given in writing to the unit owner is a separate violation. If a unit owner requests in writing a hearing before the fine is imposed, the imposition of the fine shall be suspended until the hearing is held. Fines are special assessments and shall be collectible as such. If a hearing is requested, the hearing date shall be determined by the Board of Directors of Mutual 19A at a date no to exceed 60 days from the date of request.”


Barbara Enagonio, President

ATTEST:

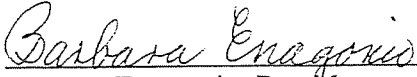

Helen McKay, Secretary

CERTIFICATE OF AMENDMENT
OF BY-LAWS
COUNCIL OF UNIT OWNERS

MUTUAL 19A - - CONDOMINIUM OF ROSSMOOR, INC.

This is to certify that the By-Laws of Maryland Mutual 19A - Condominium of Rossmoor, Inc., a Maryland Corporation referred to the Land Records of Montgomery County, Maryland, in liber 5044 at Folio 084, et. Req., (said By-Laws being attached to said Declaration as "Exhibit B") were duly amended at the Special Meeting of membership of said Corporation held on the 14th day of June, 1999; that said meeting was duly called pursuant to all requirements for notice so as to permit said amendment of the By-Laws; that said amendment was duly adopted at said meeting in accordance with all requirements for adoption of an amendment to said By-Laws; that the entry from the minutes of said meeting attached hereto as "Exhibit I" is a true and complete copy of the amendments so adopted; and that attached hereto as "Exhibit II" is a certificate of the persons appointed to count votes at the meeting of the Council of Unit Owners; that the amendment was approved by unit owners having the percentage of votes required by the By-Laws.

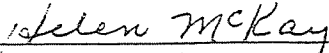
In witness whereof we hereunto set our hands and seals this 14th day of June, 1999.



Barbara Enagonio, President

Council of Unit Owners of Mutual 19A
Condominium of Rossmoor, Inc.

ATTEST:



Helen McKay, Secretary

Council of Unit Owners of Mutual 19A
Condominium of Rossmoor, Inc.

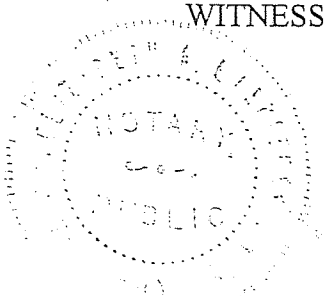
ID# 13-176-1466405

STATE OF MARYLAND)
)
COUNTY OF MONTGOMERY)

SS:

I HEREBY CERTIFY that on this 14th Day of Dec, 1999, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Barbara Enagonio, who made oath in due form of law that she executed in her capacity as President of the Council of Unit Owners, Mutual 19A - Condominium of Rossmoor, Inc., the foregoing document (Certification of Amendment of By-Laws, of said Corporation) for the purpose therein contained and acknowledges this to be her act.

WITNESS my hand and notarial seal.



Elizabeth A. L'Heureux
Elizabeth A. L'Heureux, Notary Public

My Commission Expires 8-1-02

STATE OF MARYLAND)
)
COUNTY OF MONTGOMERY)

SS:

I HEREBY CERTIFY that on this 14th day of Dec, 1999, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Helen McKay, who made oath in due form of law that she executed in her capacity as Secretary of Council of Unit Owners, Mutual 19A - Condominium of Rossmoor, Inc., the foregoing document (Certification of Amendment of By-Laws, of said Corporation) for the purpose therein contained, and acknowledges this to be his act.

WITNESS my hand and notarial seal.



Elizabeth A. L'Heureux
Elizabeth A. L'Heureux, Notary Public

My Commission Expires 8-1-01

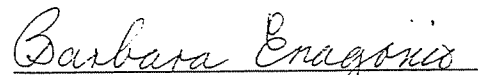
EXHIBIT I

EXCERPT FROM MINUTES OF THE
SPECIAL MEETING OF THE MEMBERSHIP OF
COUNCIL OF UNIT OWNERS OF
MUTUAL 19A - CONDOMINIUM OF ROSSMOOR, INC.
JUNE 14, 1999

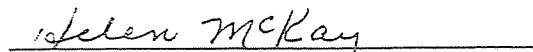
WHEREAS, It has been determined that it is desirable to amend Article IX, Section 1. Residential Use - Age Limitations of the By-Laws of Mutual 19A - Condominium of Rossmoor, Inc. After the membership cast ballots regarding the proposed amendment, the amendment was passed by 72.55% of the membership to

Amend Article IX: Section 1. Residential Use - Age Limitations, etc. renumber the existing section as (a). Add to the first sentence: "Except as provided in paragraph (b) of this section." Add new paragraph (b) to Section I:

(b) A "no-impact" home-based business" as defined in Section 11B-111.1 of the Maryland Condominium Act may be conducted by a resident only upon authorization by the Board of Directors. The Board may require the submission of a formal application specifying the nature of the proposed no-impact home-based business; and in its sole judgement may approve or disapprove the application based on its conformity to the definition of such a business in the referenced Act.


Barbara Enagonio, President

ATTEST:


Helen McKay, Secretary

