

CERTIFICATE OF AMENDMENT  
OF BY-LAWS

I.D. # 982409

COUNCIL OF UNIT OWNERS OF

MUTUAL TWENTY-TWO - CONDOMINIUM OF ROSSMOOR, INC.

This is to certify that the By-Laws of Mutual Twenty-Two, Condominium of Rossmoor, Inc., a Maryland Corporation referred to in that Declaration, made by Rossmoor Corporation, recorded among the Land Records of Montgomery County, Maryland, in Liber 5710 at Folio 676, et seq., (said By-Laws being attached to said Declaration as "Exhibit B") were duly amended at the annual meeting of the membership of said corporation held on the 4th day of June 1985; 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 amendment 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 25th day of June, 1985.

*Theodore T. Freeman*

\_\_\_\_\_  
Theodore T. Freeman, President

Council of Unit Owners of Mutual 22 -  
Condominium of Rossmoor, Inc.

MISC. 34.00  
SUBTOTAL 454.00

ATTEST:

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CLERK'S OFFICE  
MONTGOMERY COUNTY, MD

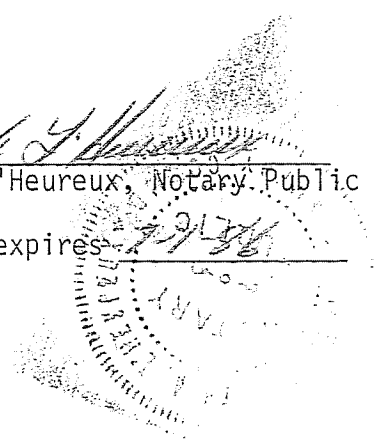
STATE OF MARYLAND )  
 ) SS:  
COUNTY OF MONTGOMERY )

I HEREBY CERTIFY that on this 25th day of June, 1985, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Mr. Theodore T. Freeman, who made oath in due form of law that he executed in his capacity as President of the Council of Unit Owners of Mutual 22 - Condominium of Rossmoor, Inc., the foregoing document (Certificate of Amendments to the Bylaws of said Corporation) for the purposes therein contained and acknowledges this to be his act.

WITNESS my hand a notarial seal.

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

My Commission expires 7-1-86



STATE OF MARYLAND )  
 ) SS:  
COUNTY OF MONTGOMERY )

I HEREBY CERTIFY that on this 25th day of June, 1985, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Crystal Woodland, who made oath in due form of law that she executed in her capacity as Secretary of the Council of Unit Owners of Mutual 22 - Condominium of Rossmoor, Inc., (Certification of Amendments to the Bylaws of said Corporation) for the purposes therein contained and acknowledges this to be her act.

WITNESS my hand a notarial seal.

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

My Commission expires 7-1-86

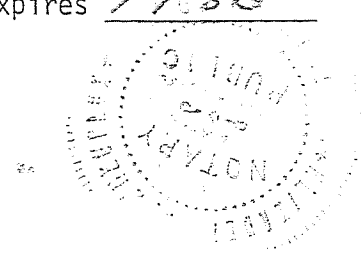


EXHIBIT 1

EXCERPT FROM MINUTES OF THE  
ANNUAL MEETING OF THE MEMBERSHIP OF  
THE COUNCIL OF UNIT OWNERS OF  
MUTUAL 22--CONDOMINIUM OF ROSSMOOR, INC.

June 4, 1985

Whereas it has been determined that it is desirable to amend Article VIII, Section 1 and 2, Article XIV, Section 1 and Article V, Section 1 of the By-Laws of the Council of Unit Owners of Mutual 22--Condominium of Rossmoor, Inc., after the Membership cast ballots regarding the proposed amendments, it was passed by 85.632% of the Membership to

AMEND ARTICLE VIII, Section 1, by deleting in its entirety all of Section 1 preceding the last two paragraphs thereof and substituting in lieu thereof the following:

Section 1. Annual Assessments for Expenses. Each unit owner shall pay to the Council of Unit Owners, in advance, for each month of each year, a sum equal to one-twelfth (1/12) of the total of the following amounts, as estimated by the Board of Directors:

- (a) an equal amount for each unit in the condominium to cover the cost of garbage and trash collection and of facilities and other services furnished for that year under the Leisure World of Maryland Trust Agreement of March 9, 1966 (recorded at Liber 3479, Folio 396, in the land records of Montgomery County, Maryland), as amended; and an equal amount for each unit to cover the cost of electricity for the common areas, and an equal amount for each unit to cover the cost of furnishing or securing water and sewer service, and other services or utilities not separately metered or billed directly to the unit by the utility or other company;
- (b) an amount equal to the unit owner's proportionate share (determined in accordance with the percentage interests in common expenses and common profits of the condominium set forth in Exhibit C attached to the Declaration) of the sum required to meet the other annual expenses of the condominium, including:
  - (1) the cost of necessary management and administration;
  - (2) the amount of all taxes and assessments levied against the Council of Unit Owners or upon any property which it may own or which it is otherwise required to pay;
  - (3) the cost of fire and extended liability insurance on the project and the cost of such other insurance as the Council of Unit Owners may secure;
  - (4) the cost of funding contributions to the "Paid-in-Surplus" account of the Council of Unit Owners and the cost of funding all reserves established by the Council of Unit Owners, or under such Trust Agreement of March 9, 1966, including, when appropriate, a general operating reserve and a reserve for replacements;

- (5) the estimated cost of repair, maintenance, and replacement of the common elements of the condominium to be made by the Council of Unit Owners; and
- (6) the cost of all other operating expenses of the condominium and of other facilities and service furnished or secured by it (except to the extent included in clause (a) of this section.)

AMEND ARTICLE VIII, Section 2 by inserting "and other amounts referred to in Section 1 of this Article" after "its annual expenses", so that the first sentence reads as follows:

The Board of Directors, with assistance and counsel of the Management Agent, shall prepare and adopt a budget for each annual assessment period which shall include estimates of the funds required by the Council of Unit Owners to meet its annual expenses and other amounts referred to in Section 1 of this Article for that period.

AMEND ARTICLE XIV, Section 1, preceding clause (a) by striking out "out of the common expense fund hereinafter provided for", so that the first paragraph of Section 1 reads as follows:

The Council of Unit Owners, acting by and through its Board of Directors, shall manage, operate and maintain the condominium and, for the benefit of the condominium units and the unit owners, shall enforce the provisions hereof and shall pay the cost of managing, operating and maintaining the condominium, including, without limitation, the following:

AMEND ARTICLE V, Section 1, by adding at the end of the following sentence:

Notwithstanding the restrictions of the above, the outgoing Director who served as President of the Board of Directors shall continue to serve as an added Director for a term of one year and shall have a voice but no vote.

THIS IS TO CERTIFY that the foregoing amendment to the By-Laws was adopted at the annual meeting of the membership of Mutual 22--Condominium of Rossmoor, Inc. on June 4, 1985 and that said action is approved by the Board of Directors and that the attached is a true copy of the new By-Laws so adopted.

*Theodore T. Freeman*

Theodore T. Freeman, President

ATTEST:

*Elizabeth L'Heureux*  
Elizabeth L'Heureux, Assistant Secretary

FD # 13-176-1466405

CERTIFICATE OF AMENDMENT

OF BY-LAWS

COUNCIL OF UNIT OWNERS OF

MUTUAL 22 -- CONDOMINIUM OF ROSSMOOR, INC.

This is to certify that the By-Laws of Mutual 22 - Condominium of Rossmoor, Inc., a Maryland Corporation referred to in that Declaration made by Rossmoor Corporation, recorded among the Land Records of Montgomery County, Maryland, in Liber 5710 at Folio 676, et. seq., (said By-Laws being attached to said Declaration as "Exhibit B") were duly amended at the Annual Meeting of the membership of said Corporation held on the 6th day of June 1989; 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 amendment 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 21st day of August, 1989.

Theodore T. Freeman  
Theodore T. Freeman, President

Council of Unit Owners of Mutual 22  
Condominium of Rossmoor, Inc.

ATTEST:  
Myrtle Kahn  
Myrtle Kahn, Secretary

Council of Unit Owners of Mutual 22  
Condominium of Rossmoor, Inc.

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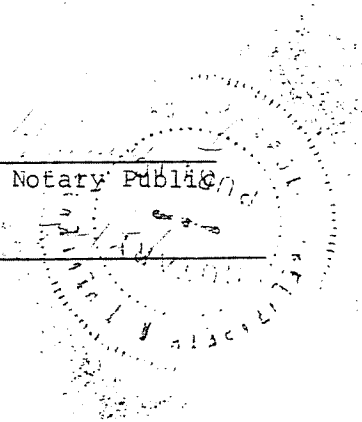
STATE OF MARYLAND )  
 ) SS:  
COUNTY OF MONTGOMERY )

I HEREBY CERTIFY that on this 21<sup>st</sup> day of August, 1989, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Mr. Theodore T. Freeman, who made oath in due form of law that he executed in his capacity as President of Mutual 22 - Condominium Rossmoor, Inc. the foregoing document (Certification of Amendment of By-Laws, of said Corporation) 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 8/25/91



STATE OF MARYLAND )  
 ) SS:  
COUNTY OF MONTGOMERY )

I HEREBY CERTIFY that on this 21<sup>st</sup> day of August, 1989 before me, this subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Myrle Kahn, who made oath in due form of law that she executed in her capacity as Secretary of Mutual 22 - 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 8/25/91

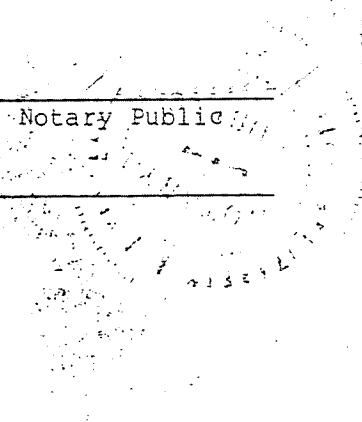


EXHIBIT I

EXCERPT FROM MINUTES OF THE  
ANNUAL MEETING OF THE MEMBERSHIP OF  
THE COUNCIL OF UNIT OWNERS OF  
MUTUAL 22 -- CONDOMINIUM OF ROSSMOOR, INC.

JUNE 6, 1989

WHEREAS, It has been determined that it is desirable to amend Article IX, Section 1, Use Restrictions of the By-Laws of the Council of Unit Owners of Mutual 22 -- Condominium of Rossmoor, Inc. after the membership cast ballots regarding the proposed amendment, the amendment was passed by 78.6% of the membership to

Amend Article IX, Section 1, by deleting the last sentence in its entirety and substituting the following:

"It is the intention of this Mutual to provide housing for older persons. In furtherance of this:

(1) At least one of the persons who reside in any unit in this Mutual must be 55 years of age or older;

(2) No other resident of the unit may be under the age of 50 years, except as follows:

(i) a person under the age of 18 years may reside in the unit, but not for an aggregate of more than 30 days in any calendar year;

(ii) any other person under the age of 50 years may reside in the unit, but not for an aggregate of more than 90 days in any calendar year; and

(iii) a disabled relative of a resident of the unit, if such resident is 50 years of age or older, may reside with such resident in the unit.

If a resident of a unit in the Mutual who is 55 years of age or older dies or ceases to be such a resident and no other resident of the unit is 55 years of age or older, the provisions of clause (1) of the preceding sentence do not apply to that unit if (as provided by law) at least 80 percent of the units in the Mutual do meet the requirement of that clause."

*Theodore T. Freeman*  
Theodore T. Freeman, President

ATTEST: 

OATH OF INSPECTORS OF ELECTION

STATE OF MARYLAND )

COUNTY OF MONTGOMERY ) S S  
)

The undersigned, duly appointed Inspectors of Election of \_\_\_\_\_

Mutual 22 - Condominium of Rossmoor, Inc.

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 June 6, 1989 for director of the Corporation, and will faithfully and digently canvas the votes cast at such election and honestly and truthfully report the results of said election.

*[Signature]*  
\_\_\_\_\_  
Inspector

*[Signature]*  
\_\_\_\_\_  
Inspector

*Ethel Rice*

\_\_\_\_\_  
Inspector

SUBSCRIBED AND SWORN to before me on this 16<sup>th</sup> day of June, 1989.

*[Signature]*  
\_\_\_\_\_  
Notary Public

*[Signature]*



CERTIFICATE OF AMENDMENTS

OF BYLAWS

MUTUAL 22 - CONDOMINIUM OF ROSSMOOR, INC.

A CONDOMINIUM

This is to certify that the Bylaws of Mutual 22 - Condominium of Rossmoor, Inc., a Maryland Corporation, referred to in that Master Deed, made by Rossmoor Corporation, recorded among the Land Records of Montgomery County, Maryland, in Liber 5710 at Folio 676, 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 28th day of October 1997; that said meeting was duly called pursuant to all requirements for notice so as to permit said amendment of the Bylaws; that said amendments were duly adopted at said meeting in accordance with all requirements for adoption of amendments 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 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 amendments were approved by unit owners having the percentage of votes required by the Bylaws.

In witness whereof we hereunto set our hands and seals this 28th day of October, 1997.



Wentworth Wilder, President  
Mutual 22 - Condominium of Rossmoor, Inc.

ATTEST:

ID # 1466405



Ruth Bendel, Secretary  
Mutual 22 - Condominium of Rossmoor, Inc.

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 MONTGOMERY CO. MD

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EXCERPT FROM MINUTES OF THE  
SPECIAL MEETING OF THE MEMBERSHIP OF  
MUTUAL 22- CONDOMINIUM OF ROSSMOOR, INC.

OCTOBER 28, 1997

WHEREAS, it has been determined that it is desirable to amend Article IV, Section 2 of the Bylaws of the Council of Unit Owners of Mutual 22 - Condominium of Rossmoor, Inc., after the Membership cast ballots regarding the proposed amendment, it was passed by 73.63% of the membership to

AMEND ARTICLE IV, Section 2, "Annual Meetings" by deleting the entire paragraph: The paragraph will now read as follows:

"Annual meetings of the unit owner shall be held at such time as the Board of Directors shall determine. The annual meetings of the unit owners shall be held during the month of June of each succeeding year, on such date as the Board of Directors shall determine. At such meeting there shall be elected by ballot of the unit owners a Board of Directors in accordance with the requirements of Article V of these By-Laws. The unit owners may also transact such other business of the Council of Unit Owners as may properly come before them".

WHEREAS, it has been determined that it is desirable to amend Article IV, Section 3 of the Bylaws of the Council of Unit Owners of Mutual 22 - Condominium of Rossmoor, Inc., after the Membership cast ballots regarding the proposed amendment, it was passed by 72.42% of the membership to

AMEND ARTICLE IV, Section 3, "Special Meetings" by deleting the entire paragraph: The paragraph will now read as follows:

"It shall be the duty of the President to call a special meeting of the unit owners as directed by resolution of the Board of Directors or upon a petition signed by unit owners representing at least twenty percent (20%) of the total votes of the unit owners having been presented to the Secretary. The notice of any special meeting shall state the time and place of such meeting and the purpose thereof. No business shall be transacted at a special meeting except as specifically stated in the notice".

WHEREAS, it has been determined that it is desirable to amend Article IV, Section 9 of the Bylaws of the Council of Unit Owners of Mutual 22 - Condominium of Rossmoor, Inc., after the Membership cast ballots regarding the proposed amendment, it was passed by 72.42% of the membership to

AMEND ARTICLE IV, Section 9, "Proxies" by deleting the word "Declarant" from the first and second sentence in the paragraph: The paragraph will now read as follows:

"A unit owner may appoint any other unit owner, his tenant, mortgagee or the Management Agent as his proxy. In no case may any unit owner (except the Management Agent or any mortgagee) cast more than one vote etc".

WHEREAS, it has been determined that it is desirable to amend Article V, Section 1 of the Bylaws of the Council of Unit Owners of Mutual 22 - Condominium of Rossmoor, Inc., after the Membership cast ballots regarding the proposed amendment, it was passed by 67.03% of the membership to

AMEND ARTICLE V, Section 1, "Number and Qualification" by deleting the entire paragraph: The paragraph will now read as follows:

"The affairs of the Council of Unit Owners shall be governed by a Board of Directors composed of five (5) persons, a majority of whom shall be unit owners".

WHEREAS, it has been determined that it is desirable to amend Article V, Section 5 of the Bylaws of the Council of Unit Owners of Mutual 22 - Condominium of Rossmoor, Inc., after the Membership cast ballots regarding the proposed amendment, it was passed by 71.20% of the membership to

AMEND ARTICLE V, Section 5, "Election and Term of Office" by deleting the entire paragraph: The paragraph will now read as follows:

"The term of the Directors named herein shall expire when their successors have been elected at the annual meeting of unit owners. The election of Directors shall be by ballot, unless balloting is dispensed with by the unanimous consent of the unit owners present at any meeting, in person or by proxy. The term of office shall be one (1) year. Directors shall hold office until their successors have been elected and hold their first regular meeting".

WHEREAS, it has been determined that it is desirable to amend Article VIII, Section 2 of the Bylaws of the Council of Unit Owners of Mutual 22 - Condominium of Rossmoor, Inc., after the Membership cast ballots regarding the proposed amendment, it was passed by 69.35% of the membership to

AMEND ARTICLE VIII, Section 2, "Budget" by underlining the first four words in first sentence: The first sentence will read as follows:

"The Board of Directors, with the assistance and counsel of the Management Agent, etc."

WHEREAS, it has been determined that it is desirable to amend Article IX, Section 3 of the Bylaws of the Council of Unit Owners of Mutual 22 - Condominium of Rossmoor, Inc., after the Membership cast ballots regarding the proposed amendment, it was passed by 71.43% of the membership to

AMEND ARTICLE IX, Section 3, "Prohibited Uses and Nuisances" by deleting all references to The Declarant in the second and sixth lines of the first paragraph and in items (f) and (h). And in item (h) delete "This subsection shall not apply to the use of the common elements and of condominium units by the Declarant for display, marketing, promotional or sales purposes or as "model" condominium units. Section 3, items (f) and (h) will read as follows:

Section 3. Prohibited Uses and Nuisances

"Except for the activities as may be reasonable and necessary in connection with the maintenance, improvement, repair or reconstruction of any portion of the condominium by the Council of Unit Owners".

(f) "Except for such signs as may be posted by the Council of Unit Owners for etc."


(h) "Except as hereinafter provided, no part of the common elements shall be used for commercial activities of any character".

WHEREAS, it has been determined that it is desirable to amend Article XV, Section 1 of the Bylaws of the Council of Unit Owners of Mutual 22 - Condominium of Rossmoor, Inc., after the Membership cast ballots regarding the proposed amendment, it was passed by 67.03% of the membership to

AMEND ARTICLE XV, Section 1 "General Requirements" by deleting the third line of the paragraph. The paragraph now reads as follows:

"All parking areas within the condominium shall be considered part of the general common elements. Parking may be regulated by the Board of Directors. No unit owner, etc."

THIS IS TO CERTIFY that the foregoing amendments to the Bylaws was adopted at the Special Meeting of the membership of Mutual 22 - Condominium of Rossmoor, Inc., on October 28, 1997 and that said action is approved by the Board of Directors and that the attached is true copy of the new Bylaws so adopted.

  
Wentworth Wilder, President

ATTEST:

  
Ruth Bendel, Secretary

STATE OF MARYLAND

COUNTY OF MONTGOMERY

I HEREBY CERTIFY that on this 28th day of October, 1997, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Mr. Wentworth Wilder, who made oath in due form of law that she executed in her capacity as President of Mutual 22 - Condominium of Rossmoor, Inc. the foregoing document (Certification of Amendments of Bylaws, Mutual 22 - Condominium of Rossmoor, 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

STATE OF MARYLAND

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COUNTY OF MONTGOMERY

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I HEREBY CERTIFY that on this 28th day of October, 1997, before me, the subscriber, a Notary Public, in and for the State and County aforesaid, personally appeared Ruth Bendel, who made oath in due form of law that she executed in her capacity as Secretary of Mutual 22 - Condominium of Rossmoor, Inc. the foregoing document (Certification of Amendments of Bylaws, Mutual 22 - Condominium of Rossmoor, 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