

RULE NO. 2006-11
STOCKBRIDGE AT TANGLEWOOD CONDOMINIUM

Rule Pertaining to Condominium Floors

WHEREAS, Article III of the By-Laws for the Stockbridge at Tanglewood Condominium ("Condominium") provides that the Board of Directors shall manage the affairs of the Condominium; and

WHEREAS, Schedule A to the By-Laws for the Condominium contains a list of initial rules and regulations regarding the manner in which unit owners shall maintain their units and describing certain activities and uses which are prohibited in the Condominium; and

WHEREAS, unit owners have begun renovating their Condominium units and the Association has recognized a need to adopt a rule ensuring that a certain percentage of the floor coverings remain carpeted in order to reduce noise in the Condominium; and

WHEREAS, this Rule was adopted at an open meeting of the Board of Directors held under the provisions of Section 11-111 of the Real Property Article of the Maryland Annotated Code.

NOW, THEREFORE, it is resolved that a new Rule 19 be added to the Rules of the Condominium reading as follows:

Rule 19: A minimum of eighty (80) percent of the floor areas of each room located on the second floor of the condominium villa buildings must be covered with rugs or carpeting and padding, excluding the kitchen, bathrooms, and closets. This includes the first floor of all the upper level units in the condominium villa buildings. Furthermore, eighty percent of areas frequently walked on (e.g., through doorways and hallways) in these units must be covered with rugs or carpeting and padding at all times. The owner(s) of any such unit which is not in compliance with this Rule on the date of adoption shall have three months to install the necessary floor covering to bring the unit into compliance with this Rule.

The Board of Directors may grant a waiver of this Rule in cases where this rule may affect the health or safety of a unit Owner. The Owner seeking a waiver must petition the Board in writing, and enclose any relevant documentary evidence they desire the Board to consider in connection with their request. Any waiver request shall be determined on a case-by-case basis upon review of the particular circumstances. No waiver shall be effective until the Board of Directors has reviewed and granted the waiver petition in writing.

Adopted by the Board of Directors of the Stockbridge at Tanglewood Condominium on the ____ day of _____, 2006.

President, Stockbridge at Tanglewood
Condominium

This is to certify that a meeting of the Board of Directors for the Stockbridge at Tanglewood Condominium was duly called on _____, and a majority of the Board voted in favor of this rule at the time of said meeting. Furthermore, the residents of the Condominium were forwarded a copy of the proposed rule and notice of the proposed meeting at which the rule would be adopted, along with notice that they were permitted to comment on the proposed rule at least 15 days before the meeting, in accordance with Section 11-111 of the Real Property Article of the Maryland Annotated Code.

Secretary, Stockbridge at Tanglewood
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