

**STOCKBRIDGE AT TANGLEWOOD
A CONDOMINIUM**

RULE NO. 1998-8

A RULE PERTAINING TO SKATEBOARDING AND IN-LINE SKATES

WHEREAS, Article 3 of the By-Laws for the Stockbridge at Tanglewood Condominium provides that the Board of Directors shall manage the affairs of the Condominium; and

WHEREAS, Schedule A of the By-laws for the Condominium contains a list of rules and regulations concerning the use of the units and the Commons Areas and Facilities; and

WHEREAS, Article VIII, Section 8 of the By-Laws authorizes the Board of Directors to amend said Rules and Regulations with the approval of a majority of the Unit Owners; and

WHEREAS, the Board of Directors and the Council of Unit Owners has previously adopted fines for violations of the Rules and Regulations of the Condominium; and

WHEREAS, the walkways, driveways and parking areas in the Condominium are part of the General Common Elements and the Board of Directors has found it advisable to add a rule regulating the use of Skateboards and In-Line Skates on the common areas of the Condominium; and

WHEREAS, this rule was adopted at an open meeting 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 is added to the Rules and Regulations for Stockbridge at Tanglewood Condominium to read as follows:

19. The use of skateboards and in-line skates shall be restricted to open areas of the parking lots and sidewalks and shall not impede the flow of pedestrians, bicycles, or vehicular traffic which shall have the right-of-way over any skateboarder or in-line skater. At no times shall skateboards be used to jump, hop or grind on any curbs, railings, personal property or structures located within the common areas of the Condominium, nor shall any "aggressive" skating or skateboarding be allowed. Furthermore, should the use of skateboards and/or in-line skates become a nuisance despite this rule, the Board of Directors has authority to completely ban their use altogether, to designate a limited area where their use may be

allowed, or to make such other modification to this rule as the Board of Directors, in its sole discretion, may deem necessary. Any violation of this rule or of any future amendments thereto shall subject the violator, or his parents if the violator is a minor, to a fine for each violation in the amount of Twenty Five Dollars (\$25) plus the costs of any repairs caused by the use of the skateboard or in-line skate, plus the costs of collection and any attorney's fees incurred in enforcing this Rule and collecting said fine.

Adopted by the Board of Directors and approved by a majority vote of the Unit Owners on the _____ day of _____, 1998.

Tracy McCutcheon, President, Stockbridge at
Tanglewood Council of Unit Owners

STATE OF MARYLAND)
COUNTY OF MONTGOMERY) TO WIT:

I HEREBY CERTIFY that on this ____ day of _____, 1998, before the subscriber, a Notary Public of the State and County aforesaid, personally appeared TRACY McCUTCHEON, known to me to be the person who has executed the within instrument and did acknowledge that she is the President of the Stockbridge at Tanglewood Condominium and that the foregoing Rule No. 1998-8 was adopted by the Board of Directors and approved by a majority vote of Unit Owners at a regular meeting of the Council of Unit Owners for the Stockbridge at Tanglewood Condominium on the ____ day of _____, 1998.

IN TESTIMONY WHEREOF, I have affixed my official seal the date above written.

Notary Public