

RULE NO. 2006-13
STOCKBRIDGE AT TANGLEWOOD CONDOMINIUM

**A Rule Pertaining to the General Imposition of Fines for
Declaration, By-Law, and Rule Violations**

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, the Declaration, By-Laws, and Rules and Regulations of the Condominium impose and list procedures, restrictions, and rules regarding the manner in which unit owners shall maintain their units and the activities and uses which are permitted/prohibited in the Condominium; and

WHEREAS, Section 11-109(d)(16) of the Real Property Article of the Maryland Annotated Code permits the Council of Unit Owners to levy reasonable fines for violations of the Declaration, By-Laws, and Rules and Regulations of the Condominium; and

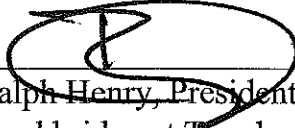
WHEREAS, the Board or Directors has previously adopted Rules (such as Rule No. 1994-7, amended by Rule 2001-9) to permit the assessment of fines for certain Rule violations but has found it advisable to memorialize its rule for the imposition of fines for any violations of the provisions of the Declaration, By-Laws, and Rules and Regulations of the Condominium;

WHEREAS, this Rule was adopted at an open meeting of the membership 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 20 be added to the rules and regulations for the Condominium to read as follows:

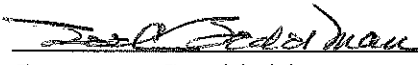
20. In the event that any unit owner fails to comply with any provision of the Declaration or By-Laws or any of the Rules and Regulations for the Condominium, the Association shall levy a fine equal to the current monthly condominium fee for a first violation and a fine equal to two months current condominium fee for the second or any subsequent offense, plus the costs of remedying the violation(s), plus the costs of collection and any attorney's fees incurred in enforcing said Declaration, By-Law, or Rule and collecting said fine. All such costs, fines and attorney's fees will be added to the unit owner's account and collected in the same manner as unpaid assessments under Article VI of the By-Laws for the Condominium.

Adopted by the Board of Directors on the 23 day of May, 2007.



Ralph Henry, President
Stockbridge at Tanglewood, Board of Directors

This is to certify that a meeting of the Board of Directors for the Stockbridge at Tanglewood Condominium was duly called on May 23, 2007, 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
Condominium