

**STOCKBRIDGE AT TANGLEWOOD,  
A Condominium**

**THIRD AMENDMENT TO BY-LAWS**

WHEREAS, real property located within the condominium known as "STOCKBRIDGE AT TANGLEWOOD, A Condominium" is subject to the condominium regime established pursuant to a certain Declaration dated August 1, 1983 which was duly recorded August 2, 1983 in Liber 6142 at Folio 519, as well as certain By-Laws for the Condominium recorded in Liber 6142, Folio 531, together with the Plats and Plans thereof among the Land Records of Montgomery County, Maryland, and

WHEREAS, the Council of Unit Owners for the Condominium duly adopted at its annual meeting in May of 2001 certain amendments to the By-Laws for the Condominium in order to better govern the community; and

WHEREAS, these Amendments are necessitated because the By-Laws for the Condominium require that the annual meeting of the Council be held on the second Tuesday in May of each year, which date has proved to be impractical because of problems reserving the room intended for said meeting, and the need for more flexibility in said date; and

WHEREAS, these Amendments are further necessitated because the Condominium's fiscal year is from July 1 through June 30, but the deadline for preparing a budget is December 1, and therefore changes are required in the budget deadlines set forth in the By-Laws to coordinate them with the Condominium's fiscal year.

NOW THEREFORE, the Council of Unit Owners, hereby amends the By-Laws for the Condominium as follows:

1. Article III, Section 1.(C). entitled "Annual Meetings", is hereby amended to read as follows:

The annual meeting of the Council shall be held between May 15<sup>th</sup> and

May 30<sup>th</sup> of each year. At such meeting there shall be elected, by ballot of the Unit Owners, Directors in accordance with the requirements of Section 2 of Article III of these By-Laws and the Owners may also transact such other business of the Council as may properly come before them.

2. Article VI, Section 2 entitled "Preparation and Approval of Budget", is hereby amended to read as follows:

Each year on or before May 1<sup>st</sup>, the Board of Directors shall adopt a budget for the Condominium containing an estimate of the total amount which it considers necessary and required during the ensuing fiscal year for the administration, operation, maintenance and as provided in Section 1 of this Article. Such budget shall also include such reasonable amounts as the Board of Directors considers necessary to provide working capital for the Condominium, a general operating reserve, and reserves for contingencies and replacements. The Board of Directors shall send to each Unit Owner a copy of the budget on or before May 15<sup>th</sup>, preceding the fiscal year to which the budget applies, and if the Board of Directors deem it advisable, the assessment made against each Unit Owner for each fiscal year shall set forth separately such Unit Owner's share of the total assessment allocated to normal and recurring expense of administration, management, operation and repair, and the amount of the total assessment allocated to each category or reserves included in the budget. The said budget shall constitute the basis for determining each Unit Owner's contribution for the Common Expenses of the Condominium. The failure or delay of the Board of Directors to prepare or adopt the annual budget for any fiscal year shall not constitute a waiver or release in any manner of a Unit Owner's obligation to pay his allocable share of the Common Expense as herein provided, whenever the same shall be determined, and in the absence of any annual budget or adjusted budget, each Unit Owner shall continue to pay the monthly charge at the then existing monthly rate established for the previous fiscal period until such new annual or adjusted budget shall have been mailed or delivered and thereafter all subsequent monthly payments shall be provided by such new annual or adjusted budget. The budget, as defined in this Section, for the period ending on June 30<sup>th</sup> of each fiscal year, shall be the budget prepared by the Board of Directors for the Condominium and assessments shall be levied against the Unit Owners during said period as hereinafter provided

based upon said budget.

IN WITNESS WHEREOF, the undersigned has executed this instrument this  
day of \_\_\_\_\_, 2001.

STOCKBRIDGE AT TANGLEWOOD,  
A Condominium

By: \_\_\_\_\_ Tracey  
McCutcheon, President

By:

Sarah Berg, Vice President

\_\_\_\_\_

Third Amendment to By-Laws

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STATE OF MARYLAND :

TO WIT :

COUNTY OF MONTGOMERY :

On this \_\_\_ day of \_\_\_\_\_, 2001, before me, the undersigned Notary, personally appeared Tracey McCutcheon, who has satisfactorily proven to be President of the Stockbridge at Tanglewood, a Condominium, whose name is subscribed to this written instrument, for the purposes therein contained.

Given under my hand and seal this \_\_\_day of \_\_\_\_\_, 2001.

\_\_\_\_\_

My Commission Expires:

STATE OF MARYLAND :

TO WIT :

COUNTY OF MONTGOMERY :

On this \_\_\_ day of \_\_\_\_\_, 2001, before me, the undersigned Notary, personally appeared Sarah Berg, who has satisfactorily proven to be Vice - President of the Stockbridge at Tanglewood, a Condominium, whose name is subscribed to this written instrument, for the purposes therein contained.

Given under my hand and seal this \_\_\_day of \_\_\_\_\_, 2001.

\_\_\_\_\_

My Commission Expires:

**CERTIFICATION OF ATTORNEY**

This is to certify that the within instrument was prepared by David C. Gardner, an attorney duly admitted to practice before the Court of Appeals of Maryland.

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600 Jefferson Plaza  
Suite 308  
Rockville, Maryland 20852  
(301) 762-8475

**CERTIFICATION OF VOTE**

This is to certify that at a General Meeting of the membership duly called for May \_\_\_\_, 2001, over twenty five percent (25%) of the members of the Stockbridge at Tanglewood Condominium were either present in person, or by proxy, and that over seventy five percent (75%) of the Unit Owners attending said meeting in person or by proxy voted in favor of amending the By-Laws for the Stockbridge at Tanglewood, a Condominium, recorded at Liber 6142, folio 531 among the Land Records of Montgomery County, Maryland, in a manner consistent with the provisions of this Third Amendment to the By-Laws to which this certification is attached.

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A Condominium