

FIRST AMENDMENT TO BY-LAWS OF RIVER OAKS CONDOMINIUM ASSOCIATION, INC.

THIS FIRST AMENDMENT TO THE BY-LAWS OF RIVER OAKS CONDOMINIUM ASSOCIATION, INC., (hereinafter referred to as the "First Amendment") made this 2 day of November 2010 by River Oaks Condominium Association, Inc., a Maryland corporation, hereinafter referred to as the "Corporation"

WHEREAS, the "Declaration of River Oaks Condominium" dated April 24, 2000 was recorded in the Land Records of Anne Arundel County in Liber 9734, folio 446, et seq. (hereinafter referred to as the "Declaration") and attached as Exhibit B was the "By-Laws of River Oaks Condominium Association, Inc." recorded among the Land Records for Anne Arundel County at Liber 9734, folio 467 et seq. (hereinafter referred to as the "By-Laws"); and

WHEREAS, the Corporation wishes to amend the By-Laws so as to allow for fines for violations of the Declaration and Bylaws, as well as the rules and regulations; to delete a provision that caps the deductible for certain insurance required; and to modify the minimum period for the leasing of units.

NOW, THEREFORE, the Corporation hereby declares the By-Laws be amended as aforesaid:

1. Article V., Section 3(e) of the By-Laws entitled "Powers and Duties" is amended by adding the phrase "the Declaration, By-Laws, and " so that the subsection reads as follows:

To impose fines, suspend voting or impose other sanctions for the violations of the Declaration, By-Laws, and rule and regulations in accordance with the procedures set forth in Section 11-113 of the Maryland Condominium Act, as amended from time to time.

2. Article XII, Section 1 of the By-Laws entitled "Insurance through Board of Directors" is amended by deleting the first sentence in Subsection (a)(iii) which states

The maximum deductible for the Condominium blanket policy for individual Units shall be the lesser of \$1,000.00, or 1% of the Unit's replacement cost.

THE FILED OFFICE \$ 20.00
RECORDING FEE 20.00
TOTAL 40.00
Rest 4415 Rct 4 54398
Nov 23, 2010 Rik 4 2950
03:17 PM

3. Article X, Section 2 of the By-Laws entitled "Leasing" is amended by deleting in the fourth sentence, the phrase "thirty (30) days" and inserting instead "six (6) months" so that the sentence reads "No Unit may be leased or rented for less than six (6) months."

We, Jyl Dupont, President and Joe Kolb, Secretary, respectively, of River Oaks Condominium Association, Inc., a Maryland non-stock corporation, do hereby certify that the foregoing is a true and correct copy of the First Amendment to the By-Laws of River Oaks Condominium Association, Inc. as adopted at a meeting of the membership originally called on November 23, 2009 and continued until October 11, 2010 by affirmative vote of Unit Owners holding at least sixty-seven percent (67%) of the votes of River Oaks Condominium Association, Inc.

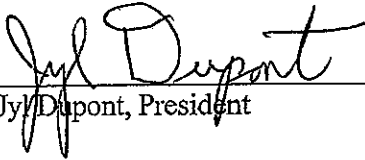
2010 NOV 23 P 3:25
RECEIVED FOR RECORD
CIRCUIT COURT, A.A. COUNTY

IN WITNESS WHEREOF, we have hereunto set our hands and affixed the corporate seal of the Corporation this 2 day of November, 2010

ATTEST:



Joe Kolb, Secretary



Jyl Dupont, President

Return To:
Sara H. Arthur, Esq.
Arthur Law Group, LLC
P.O. Box 1470
Annapolis, MD 21404-1470

