

AMENDMENT OF DECLARATION AND BY-LAWS

FOR

ASPEN MILL PROFESSIONAL CONDOMINIUMS

WHEREAS, the Undersigned are all the owners and mortgagees (or trustees under a Deed of Trust) of all the Units in Aspen Mill Professional Condominiums.

WHEREAS, the undersigned desire to Amend the Declaration and By-Laws dated April 15, 1983 and recorded among the Land Records of Baltimore County in Liber E.H.K.Jr. No. 6513, folio 386, etc. as hereinafter set forth pursuant to the provisions of said Declaration and By-Laws and in compliance with the Condominium Act Title 11 Sections 103 and 104 of the Real Property Article of the Annotated Code of Maryland, 1974 Edition as amended.

NOW, THEREFORE, the Undersigned, being all of the Unit Owners and Mortgagees (including Trustees under Deeds of Trust) and pursuant to the provisions of said Declaration and By-Laws, and in compliance with said Condominium Act, as amended, hereby make the following Amendments:

1. Amend Article III Section 1 (e) of the Declaration to read as follows:

(e) The entrance doors and windows to each unit, equipment and appurtenances located within any unit or located in or on any common element and designed to serve only that unit, such as furnaces, and air-conditioning equipment, and thermostats controlling same, mechanical equipment, appliances, range hoods, non-bearing partition walls, flooring material, outlets, electrical receptable and outlets, fixtures, cabinets and the like, shall be considered a part of the condominium unit and not a part of the common elements.

2. Amend Article IV Section 2 of the By-Laws to read as follows:

Section 2. Annual Meetings. The Organizational and First Meeting of the Council of the Condominium shall be held within sixty (60) days after eighty per cent (80%) of the units in the Condominium Regime as then constituted have been sold and title to the same has been conveyed, or on the second Wednesday of November, 1984, whichever shall first occur. Thereafter, annual meetings of the Council of the condominium shall be held on the second Wednesday of November of each succeeding year and all such meetings shall be conducted in the evening hours. At such meeting there shall be elected by ballot of the Unit Owners, a Board of Directors in accordance with the requirements of Section 5 of Article V of these By-Laws. The Council may also transact such other business of the condominium as may properly come before them.

It is the intention that all the other provisions of the Declaration shall remain in full force and effect as therein more particularly set out.

It is also the intention that all other provisions of the By-Laws shall

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SELLER 0.00  
BUYER 44.00  
JUN 01 1989  
RECEIVED

IN WITNESS WHEREOF, We have executed these presents on this 22<sup>nd</sup> day of OCTOBER, 1984.

X George W. Ramsburg (SEAL)  
 GEORGE W. RAMSBURG  
 X Wilson T. Gildee (SEAL)  
 WILSON T. GILDEE  
 Units 301-303-305-307 and 302

STATE OF MARYLAND, COUNTY OF BALTIMORE, to wit:

I HEREBY CERTIFY, that on this 22<sup>nd</sup> day of October, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared GEORGE W. RAMSBURG and WILSON T. GILDEE, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Anastasia M. Piet  
 Notary Public

My Commission expires: 7-1-86

X Lawrence Boas (SEAL)  
 LAWRENCE BOAS  
 X Luis E. Rivera (SEAL)  
 LUIS E. RIVERA  
 Units 202-204

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 23<sup>rd</sup> day of October, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared LAWRENCE BOAS and LUIS E. RIVERA, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Anastasia M. Piet  
 Notary Public

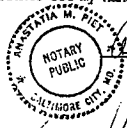
My Commission expires: 7-1-86

X Edward G. Jones (SEAL)  
 EDWARD G. JONES  
 X Lynn A. Jones (SEAL)  
 LYNN A. JONES  
 Units 304, 306 and 308

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 19th day of October, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared EDWARD G. JONES and LYNN A. JONES, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



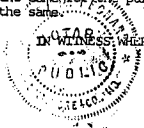
Anastasia M. Piel  
Notary Public

My Commission expires: 7-1-86

JOHN T. O'HARA (SEAL)  
Unit 206

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 22nd day of October, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared JOHN T. O'HARA, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.



IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Amanda T. Leonard  
Notary Public

My Commission expires: 7-1-86

CHARLES S. SAMORODIN (SEAL)  
LUCY DUBROWSKY-SAMORODIN (SEAL)  
Unit 201

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 22nd day of OCTOBER, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared CHARLES S. SAMORODIN and LUCY DUBROWSKY-SAMORODIN, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Anastasia M. Piel  
Notary Public

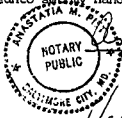
My Commission expires: 7-1-86

X Hans R. Wilhelmssen (SEAL)  
HANS R. WILHELMSEN  
X Ruben F. Ballesteros (SEAL)  
RUBEN F. BALLESTEROS  
Unit 104

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 22<sup>nd</sup> day of October, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared HANS R. WILHELMSEN and RUBEN F. BALLESTEROS, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Anastasia M. Piet  
Notary Public

My Commission expires: 7-1-86

X Gus J. Livaditis (SEAL)  
GUS J. LIVADITIS  
Unit 108

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 17<sup>th</sup> day of October, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared GUS J. LIVADITIS, known to me (or satisfactorily proven) to be the persons whose name is subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Anastasia M. Piet  
Notary Public

My Commission expires: 7-1-86

X WARREN LAND CO., INC.  
By: George F. Strutt (SEAL)  
GEORGE F. STRUTT, President  
Units 101-103 and 102

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 17<sup>th</sup> day of October, 1984, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared GEORGE F. STRUTT, President of WARREN LAND CO., INC., a corporation, and that he as such President executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Anastasia M. Piet  
Notary Public

My Commission expires: 7-1-86

STATE OF MARYLAND, BALTIMORE COUNTY, to wit;

I HEREBY CERTIFY, That on this 22<sup>nd</sup> day of OCTOBER, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared BENJAMIN V. DEL CARMEN, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Anastasia M. Piet  
Notary Public

My Commission expires: 7-1-86

YORK ROAD ANESTHESIA ASSOCIATES P.A.  
RETIREMENT PLAN (FOR THE BENEFIT OF  
ERNESTO MENDOZA, M.D.)

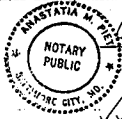
By: [Signature] (SEAL)

Unit 207

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 23<sup>rd</sup> day of October, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared [Signature] for York Road Anesthesia Associates P.A. Retirement Plan for the Benefit of Ernesto Mendoza, M.D., known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Anastasia M. Piet  
Notary Public

My Commission expires: 7-1-86

[Signature] (SEAL)  
ARTURO Q. SANTOS

[Signature] (SEAL)  
JO ANN C. SANTOS

Unit 106

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this 26<sup>th</sup> day of October, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared ARTURO Q. SANTOS and JO ANN C. SANTOS, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

[Signature]  
Notary Public

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, that on this 29<sup>th</sup> day of October, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared MUKUND S. DIDOLKAR and SHAILAJA M. DIDOLKAR, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.



IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Anastasia M. Piet

Notary Public

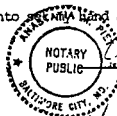
My Commission expires: 7-1-86

Chuen T. Wong (SEAL)  
CHUEN T. WONG  
Unit 205

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 23<sup>rd</sup> day of October, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared CHUEN T. WONG, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Anastasia M. Piet

Notary Public

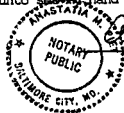
My Commission expires: 7-1-86

Rafael Alfonso (SEAL)  
RAFAEL ALFONSO  
Laura Elizabeth Alfonso (SEAL)  
LAURA ELIZABETH ALFONSO  
Units 105 and 107

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 22<sup>nd</sup> day of OCTOBER, 1984, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared RAFAEL ALFONSO and LAURA ELIZABETH ALFONSO, his wife, known to me (or satisfactorily proven) to be the persons whose names are subscribed to the within instrument and acknowledged that they executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Anastasia M. Piet

Notary Public

My Commission expires: 7-1-86

WILLIAM F. MOSNER, Trustee

(SEAL)

JOHN W. SHILLING, JR., Trustee

(SEAL)

for Municipal Savings and Loan Association, Inc.

Units 301-303-305-307-203-205-302-102-104-101 and 103

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this \_\_\_\_\_ day of \_\_\_\_\_, 1984, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared WILLIAM F. MOSNER and JOHN W. SHILLING, JR., Trustees for Municipal Savings and Loan Association, Inc., a corporation, and that they as such Trustees executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Notary Public

My Commission expires: 7-1-86

LAWRENCE J. GRADY, JR., Trustee

(SEAL)

STEPHEN F. BECKENHOLDT, Trustee

(SEAL)

for Maryland National Bank  
Units 206 and 208

CITY  
STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 19th day of November, 1984, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared LAWRENCE J. GRADY, JR. and STEPHEN F. BECKENHOLDT, Trustees for Maryland National Bank, a corporation, and that they as such Trustees executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Jacquelyn Breaux  
Notary Public

My Commission expires: 7-1-86



GORDON De GEORGE, Trustee

(SEAL)

CHARLES E. BAKER, Trustee

(SEAL)

for Union Trust Company of Maryland  
Units 202-204-105 and 107

STATE OF MARYLAND, BALTIMORE COUNTY, To wit:

I HEREBY CERTIFY, that on this 14th day of November, 1984, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared GORDON DeGEORGE and CHARLES E. BAKER, Trustees for Union Trust Company of Maryland, a corporation, and that they as such Trustees executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Michael M. Post

Notary Public

My Commission expires: 7-1-86

Mary C. Martin  
MARY C. MARTIN, Trustee  
William E. Thompson  
WILLIAM E. THOMPSON, Trustee  
for First American Bank of Maryland  
Units 304-306-308

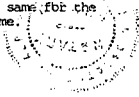
(SEAL)

(SEAL)

STATE OF MARYLAND, ~~BALTIMORE~~ MONTGOMERY COUNTY, to wit:

I HEREBY CERTIFY, That on this 30th day of November, 1984, before me, the subscriber, a Notary Public of the State of Maryland, in and for the County aforesaid, personally appeared MARY C. MARTIN and WILLIAM E. THOMPSON, Trustees for First American Bank of Maryland, a corporation, and that they as Trustees executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.



Dorothy M. Alp  
Dorothy M. Alp

Notary Public

My Commission expires: 7-1-86

X

COWENTON SAVINGS AND LOAN ASSOCIATION

Per: William E. Thompson (SEAL)  
President

Unit 106

STATE OF MARYLAND, BALTIMORE COUNTY, to wit:

I HEREBY CERTIFY, That on this 18th day of December, 1984, before me, the subscriber, a Notary Public of the State of Maryland, on and for the County aforesaid, personally appeared Herbert E. Grzeticz, President of Cowenton Savings and Loan Association, a corporation, and that he as such President executed the same for the purposes therein contained, and in my presence signed and sealed the same.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Daniel S. Sullivan Jr.

Notary Public

My Commission expires: 7-1-86

