

STATE OF MARYLAND  
COUNTY OF PRINCE GEORGE'S

WESTCHESTER PARK SECTION ONE  
AMENDMENT TO THE BYLAWS  
(EXHIBIT "B" OF THE MASTER DEED)

WHEREAS, the Master Deed and Bylaws (Exhibit "B" of the Master Deed) of Westchester Park Section One Condominium (hereinafter "Condominium") are recorded amongst the Land Records of Prince George's County, Maryland, at Liber 4381. Folio 309, et seq.: and

WHEREAS, under Section 11-109 of the Maryland Condominium Act, Annotated Code of Maryland, Real Property Article. Title amended, (hereinafter referred to as the "Act"), the affairs of the Condominium are governed by the Council Co-Owners, which is comprised of all unit owners at Westchester Park Section One Condominium, Inc.; and

WHEREAS, Article XIII of the Bylaws of Westchester Park Section One Condominium, Inc. (and Section 11-104 of the Act) provide that, except as otherwise provided, the Bylaws may be amended by a vote by the unit owners of at least sixty-six and two-thirds percent (66 2/3%) of the votes appertaining to all of the units, present in person or by proxy, at any regular or special meeting of the Council, or (ii) pursuant to a written instrument duly executed by the unit owners having at least sixty-six and two-thirds percent (66 2/3%) of the votes appertaining to all of the units. This section further provides that no amendment shall become effective until it is recorded in the Land Records for Prince George's County, Maryland; and

WHEREAS, Article IX, Section 1, of the Bylaws of Westchester Co-Owners states that "[t]he Condominium be used only for only those uses and purposes set out in the Master Deed;" and

WHEREAS, Article IX, Section 4, of the Bylaws, in its entirety provides:

Section 4. Residential Use. Except as provided in Section 3 above, all condominium units shall be and are restricted exclusively to residential use and no business or commercial use may be conducted upon the

Condominium property. The Board of Directors may permit temporary nonresidential uses from time to time.

and

WHEREAS, the Council of Co-Owners of Westchester Park Section One Condominium, Inc., is of the opinion that permitting daycare centers to be administered within the Condominium would create potential liability and excessive disturbance to the unit owners therein; and

WHEREAS, the Council of Co-Owners of Westchester Park Section One Condominium, Inc.. has resolved to prohibit the commercial care and maintenance of children in day-care centers within the Condominium, in response to recent changes in the laws of the State of Maryland; and

WHEREAS, the Board of Directors of Westchester Park Section One Condominium, Inc.. has proposed that the Bylaws be amended to prohibit day-care centers; and

WHEREAS, the owners of units in Westchester Park Section One Condominium, Inc.. representing at least sixty-six and two-thirds percent (66 2/3%) of the aggregate percentage interest of the Condominium have voted in favor of amending Article XI. Section 4, of the Bylaws, as evidenced by the Certificate attached to this Amendment to the Bylaws of Westchester Park Section One Condominium, Inc., Council of Co-Owners.

NOW THEREFORE, in accordance with the Master Deed and Bylaws of Westchester Park Section One Condominium, Inc. Article IX, Section 4, of the Bylaws is hereby amended by the insertion of the following sentence after the last sentence of the current provision:

Day-care centers or the use of any portion of the condominium for the commercial care and maintenance of children are prohibited.

IN TESTIMONY WHEREOF, the undersigned officers of Westchester Park Section Co-Owners, this 14 day of \_\_\_\_ - 1990, have caused this Amendment to the Bylaws of Westchester Park Section One Condominium, Inc., to be executed on behalf of the Westchester Park Section One Condominium, Inc. Council of Co-Owners by William Pleam, its President, as the lawful attorney-in-fact. and attested by ~~Suzan Fugate~~ Anne R. Harker, Secretary, to acknowledge and

CERTIFICATE OF WESTCHESTER PARK SECTION ONE  
CONDOMINIUM, INC. 'S SECRETARY

In accordance with Section 11-104 of the Maryland Condominium Act Annotated Code of Maryland. Real Property Title 11, as amended, and in accordance with Article XIII, Section 1. of the Bylaws of Westchester Park Section One Condominium, Inc., the Secretary, as the person authorized to count votes of certifies that the Amendment to which this Certificate is attached was approved by unit owners having at least sixty-six and two-thirds percent (66 2/3%) of the votes of the Association. This certificate is recorded for the purpose of conforming to Section 11-104 of the aforementioned Act and hereby accompanies the amendments to the Bylaws for Westchester Park Section One Condominium, Inc.

\_\_\_\_\_  
Secretary of Westchester Park  
Section One Condominium, Inc.

Attest: \_\_\_\_\_  
President

TO WIT:

On this 16th day of February 1990, before me. Bruce Blumberg, the undersigned, personally appeared the Secretary of Westchester Park Anne R. Harker, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed the same for the purposes therein contained.

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

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: July 1, 1990

deliver this Amendment as the act and deed of the Council of Co-Owners done in accordance with the Condominium Act. Condominium Master Deed and Bylaws referred to herein.

WESTCHESTER PARK SECTION ONE  
CONDOMINIUM, INC.

By : \_\_\_\_\_  
William Pleam, President

ATTEST:

\_\_\_\_\_  
Suzan Fugate, Secretary

STATE OF MARYLAND  
COUNTY OF PRINCE GEORGE'S            to Wit:

I, Bruce Blumberg, a Notary Public in and for the stated jurisdiction, do hereby certify that William Pleam, President of the Westchester Park Section One Condominium, Inc. Council of Co-Owners (“Condominium”) and the person named as attorney-in-fact in the foregoing Amendment to the Bylaws of Westchester Park Section One Condominium, Inc.. bearing the date of 2/16/1990, personally appeared before me and as attorney-in-fact as aforesaid and by virtue of the power vested in him and said Amendment, acknowledged the same to be the act and deed of the Association.

Given under my hand and seal this \_\_\_ day of \_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: July 1, 1990