

**Parcel Identification Numbers: See Attached List**

Title Insurer: None.

**AMENDMENT TO THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF LAKELANDS RIDGE HOMEOWNERS ASSOCIATION, INC.**

This Amendment to the Declaration of Covenants, Conditions and Restrictions of Lakelands Ridge Homeowners Association, Inc. ("Association"), an incorporated homeowners

association located in Montgomery County, Maryland, is made this 29<sup>th</sup> day of September, 2020

**WITNESSETH**

W-1. WHEREAS, the Association was duly created upon the recordation of the Declaration of Covenants, Conditions and Restrictions in the Land Records of Montgomery County, Maryland, on December 20, 2000 in Book 18640, at Page 080, et seq.; and,

W-2. WHEREAS, the Association wishes to amend Article VII, Section 7.11 of the Declaration as set forth hereinafter.

NOW THEREFORE, Article VII, Section 7.11 of the Declaration is hereby amended and shall read as follows:

Section 7.11. Leasing.

No Lot owner may lease his Lot for transient, hotel or temporary housing purposes, or for any period less than twelve (12) months. Leases may not be assigned and no Lots may be subleased. No Lot owner may lease less than the entire Lot.

The Board of Directors has the authority to adopt a form lease addendum ("Lease Addendum") and require it to be fully executed by the Lot owner and the tenant under any lease.

A fully executed lease, and Lease Addendum, if applicable, and/or renewal thereof must be submitted to the Board of Directors prior to the commencement of the lease term. Such a lease may be in any form as long as it is consistent with the provisions of the Association's

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Declaration, Bylaws, Community Codes, and rules and regulations. The Lot owner is responsible for providing the tenant a copy of the Declaration, Bylaws, Community Codes, or any rules and regulations. The Board of Directors may charge a reasonable fee not to exceed \$50.00 per lease to the owner of any Lot as reimbursement for the Board of Directors' expenses of reviewing any lease to ensure that it complies with this Section 7.11. The Board of Directors may in its discretion adopt rules and regulations to further effectuate this Section 7.11.

The Board of Directors has the power, after notice and an opportunity for a hearing, to terminate any lease and/or to bring summary proceedings to evict a tenant in the event of a violation of this Section 7.11, and/or non-compliance with the Association's Declaration, Bylaws, Community Codes, or rules and regulations. The Association shall have the right to receive reimbursement for the costs of any enforcement action(s), including, reasonable attorneys' fees, from the owner who owns such Lot. Such costs shall constitute a lien on the Lot and be collectible as assessments.

Subject to the requirements of this Section 7.11, any Lot that is being properly leased pursuant to a valid written lease agreement as of the date of recordation of this Amendment will be grandfathered-in ("Grandfathered Lot") and will not be affected by the requirements of this Section for the duration of the valid written lease agreement's term. Upon expiration of the valid written lease agreement's term, the Grandfathered Lot will no longer be considered a Grandfathered Lot and the Lot owner must comply with the requirements of this Section 7.11. In order for any Lot owner to avail himself or herself of rights contained in this Section 7.11 to be considered a Grandfathered Lot, the owner of the Lot must, within thirty (30) days after notification of the adoption of the Amendment, provide the Association a copy of the lease for his or her Lot in effect as of the date of the adoption of this Amendment.

Other than as expressly amended herein, the Declaration, as amended, is hereby ratified and confirmed.

IN WITNESS WHEREOF, the Association has caused this Amendment to be executed by

Elayne Kabakoff, its President, and does hereby appoint Ruth O. Katz as its true

and lawful attorney-in-fact to acknowledge and deliver this Amendment on the day and year first above written.

ATTEST:

LAKELANDS RIDGE HOMEOWNERS ASSOCIATION, INC.

Eric Schloss  
Secretary

Elayne Kabakoff  
President

[Corporate Seal]

STATE OF MARYLAND: ss

I hereby certify that on this 29<sup>th</sup> day of September, 2020, before me, the subscriber, a Notary Public in and for the jurisdiction aforesaid, Elayne Kabakoff personally appeared in said jurisdiction, personally known to me to be the person who executed the foregoing instrument bearing date on the 29<sup>th</sup> day of September, 2020, and personally well-known to me to be the President of **Lakelands Ridge Homeowners Association, Inc.**, an incorporated Maryland homeowners association, and acknowledged the same to be the act and deed of the Association, and that the same was executed for the purposes therein contained.

WITNESS my hand and seal the year and day first above written.

Arman Patala  
Notary Public

My Commission Expires: \_\_\_\_\_

ARMAN PATALA  
NOTARY PUBLIC  
MONTGOMERY COUNTY  
MARYLAND  
MY COMMISSION EXPIRES MAY 9, 2022

*P*

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CERTIFICATION OF VOTE  
OF THE OWNERS OF  
LAKELANDS RIDGE HOMEOWNERS ASSOCIATION, INC.

In accordance with Section 11B-116 of the Maryland Homeowners Association Act, this amendment was approved by the affirmative vote of at least 60% of Owners in good standing.

ATTEST:

LAKELANDS RIDGE HOMEOWNERS  
ASSOCIATION, INC.

  
Secretary

  
President

Return recorded copy to:

Ruth O. Katz, Esquire  
Lerch, Early & Brewer, Chartered  
7600 Wisconsin Avenue, Suite 700  
Bethesda, Maryland 20814

<b>Parcel Identification Number:</b>	<b>House Number:</b>	<b>Street Address:</b>
09-03291644	10	Shadow Glen Mews
09-03291861	11	Shadow Glen Mews
09-03291633	14	Shadow Glen Mews
09-03291872	15	Shadow Glen Mews
09-03291622	18	Shadow Glen Mews
09-03291883	19	Shadow Glen Mews
09-03291688	104	Shadow Glen Court
09-03291677	108	Shadow Glen Court
09-03291666	112	Shadow Glen Court
09-03291597	115	Shadow Glen Court
09-03291655	116	Shadow Glen Court
09-03291600	119	Shadow Glen Court
09-03291611	123	Shadow Glen Court
09-03291702	201	Shadow Glen Court
09-03291713	205	Shadow Glen Court
09-03291724	209	Shadow Glen Court
09-03291850	210	Shadow Glen Court
09-03291735	213	Shadow Glen Court
09-03291848	214	Shadow Glen Court
09-03291746	217	Shadow Glen Court
09-03291837	218	Shadow Glen Court
09-03291757	221	Shadow Glen Court
09-03291826	222	Shadow Glen Court
09-03291768	225	Shadow Glen Court
09-03291815	226	Shadow Glen Court
09-03291770	229	Shadow Glen Court
09-03291804	230	Shadow Glen Court
09-03291781	233	Shadow Glen Court
09-03291792	234	Shadow Glen Court
09-03291906	237	Shadow Glen Court
09-03292160	238	Shadow Glen Court
09-03291917	241	Shadow Glen Court
09-03292158	242	Shadow Glen Court
09-03291928	245	Shadow Glen Court
09-03292147	246	Shadow Glen Court
09-03291930	249	Shadow Glen Court
09-03292136	250	Shadow Glen Court
09-03292125	254	Shadow Glen Court
09-03291952	257	Shadow Glen Court
09-03292114	258	Shadow Glen Court
09-03291963	261	Shadow Glen Court
09-03292103	262	Shadow Glen Court
09-03291974	265	Shadow Glen Court

Parcel Identification Number:	House Number:	Street Address:
09-03292091	266	Shadow Glen Court
09-03291985	269	Shadow Glen Court
09-03292080	270	Shadow Glen Court
09-03291996	273	Shadow Glen Court
09-03292078	274	Shadow Glen Court
09-03292001	277	Shadow Glen Court
09-03292067	278	Shadow Glen Court
09-03292012	281	Shadow Glen Court
09-03292056	282	Shadow Glen Court
09-03292023	285	Shadow Glen Court
09-03292034	289	Shadow Glen Court
09-03292045	293	Shadow Glen Court
09-03291941	253	Shadow Glen Court
09-03302293	(Parent Account)	Lakelands Ridge Condominium - One
09-03302327	(Parent Account)	Lakelands Ridge Condominium - Two
09-03302340	(Parent Account)	Lakelands Ridge Condominium - Three
09-03302338	Parcel W	Lakelands Ridge Condominium - Four
09-03317864	Parcel NN	Lakelands Ridge Condominium - Four
09-03317875	Parcel OO	Lakelands Ridge Condominium - Four
09-03317933	Parcel UU	Lakelands Ridge Condominium - Four
09-03302316	Parcel U	Lakelands Ridge Condominium - Five
09-03317738	Parcel AA	Lakelands Ridge Condominium - Five
09-03317886	Parcel PP	Lakelands Ridge Condominium - Five
09-03317897	Parcel QQ	Lakelands Ridge Condominium - Five
09-03317900	Parcel RR	Lakelands Ridge Condominium - Five
09-03317911	Parcel SS	Lakelands Ridge Condominium - Five

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LR - Amendment  
 Recording Fee 20.00  
 Name: LAKELANDS RIDGE  
 Ref:  
 LR - Amendment  
 Surcharge 40.00  
 =====  
 SubTotal: 60.00  
 =====  
 Total: 60.00  
 10/09/2020 01:19  
 CC15-CG  
 #14166952 CC0602 -  
 Montgomery  
 County/CC06.02.06 -  
 Register 06



**DOCUMENT VALIDATION PAGE  
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**BARBARA H. MEIKLEJOHN**  
 Clerk of the Circuit Court for Montgomery County  
 50 Maryland Avenue  
 Rockville, Maryland 20850  
 Recording and Licensing  
 (240) 777-9470