
FAIRWINDS OF ANNAPOLIS CONDOMINIUM

AMENDMENT OF THE BYLAWS

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AMENDMENT OF THE BYLAWS OF
FAIRWINDS OF ANNAPOLIS CONDOMINIUM

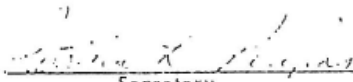
EXPLANATORY STATEMENT: On or about October 23, 1978, the original bylaws of the Council of Unit Owners of Fairwinds of Annapolis Condominium were recorded among the Land Records of Anne Arundel County, Maryland at Liber WGL 3136, folio 656. The Council of Unit Owners of Fairwinds of Annapolis Condominium, by the affirmative vote of at least 75 percent of the votes of said Council of Unit Owners and of at least 75 percent of the percentage interests of the common element ownership of said condominium, hereby amends its said Bylaws as hereinafter provided.

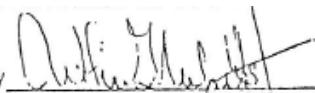
NOW, THEREFORE, on this 19th day of February, 1981, Section 6 of Article XIII of the above-described Bylaws of the Council of Unit Owners of Fairwinds of Annapolis Condominium is hereby amended by deleting the existing provisions of said section in full and by inserting, in lieu thereof, the following language:

Section 6. Amendments to Bylaws. Except as elsewhere herein or in the Declaration provided otherwise, these Bylaws may be modified or amended by the affirmative vote of that percentage required by the Maryland Horizontal Property Act of all unit owners at a meeting of the Association duly held for such purpose. The foregoing amendment shall take effect immediately.

ATTEST:

COUNCIL OF UNIT OWNERS OF
FAIRWINDS OF ANNAPOLIS CONDOMINIUM

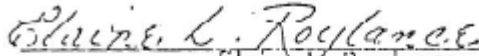

Secretary

By 
President

CERTIFICATE OF APPROVAL

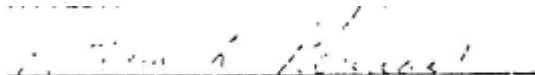
I HEREBY CERTIFY that on the 19th day of February, 1981, I was the Vice President of Fairwinds of Annapolis Condominium and that, by virtue of said office, I was the person specified by the bylaws and the Board of Directors of said condominium to count votes at all meetings of the Council of Unit Owners of Fairwinds of Annapolis Condominium. I further hereby certify that the foregoing Amendment of the Bylaws of Fairwinds of Annapolis Condominium was on that date approved by the affirmative vote of unit owners of said condominium having at least 75 percent of the votes of said Council of Unit Owners (and at least 75 percent of the percentage interests of the common elements of said condominium) at a meeting of said Council of Unit Owners for which due written notice was provided to each Unit owner in said condominium.

AS WITNESS my hand and seal.



Elaine L. Roylance
Vice President
Fairwinds of Annapolis Condominium
Council of Unit Owners

ATTEST:

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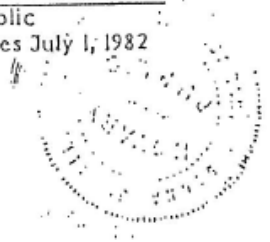
Secretary

STATE OF MARYLAND, ANNE ARUNDEL COUNTY:

I HEREBY CERTIFY that on this 11th day of March 1981, before me, the subscriber, a Notary Public in and for the aforesaid state and county, personally appeared ELAINE L. ROYLANCE who is known to me to be the person whose name is subscribed to the foregoing Certificate of Approval and she made oath in due form of law that the matters and facts stated in said Certificate of Approval are true and she acknowledged the execution of the same as her act and the execution of the foregoing Amendment of the Bylaws of Fairwinds of Annapolis Condominium as the act and deed of the Council of Unit Owners of Fairwinds of Annapolis Condominium.

Anna F. Fiedler
Notary Public
My commission expires July 1, 1982

Elaine L. Roylance



SECOND AMENDMENT OF THE BYLAWS OF
FAIRWINDS OF ANNAPOLIS CONDOMINIUM

EXPLANATORY STATEMENT: On or about October 23, 1978, the original Bylaws of Fairwinds of Annapolis Condominium were recorded among the Land Records of Anne Arundel County, Maryland at Liber WGL 3136, folio 656. These Bylaws were subsequently amended in accordance with a certain Amendment of the Bylaws of Fairwinds of Annapolis Condominium recorded on or about March 31, 1981 among said Land Records at Liber WGL 3394, folio 862. The Council of Unit Owners of Fairwinds of Annapolis Condominium, by the affirmative vote of Unit owners having sixty-six and two-thirds percent (66 2/3%) or more of the votes of said Council of Unit Owners and by the affirmative vote of Unit owners owning sixty-six and two-thirds percent (66 2/3%) or more of the percentage interests of the common element ownership of said condominium, hereby amends its said Bylaws as hereinafter provided.

NOW, THEREFORE, as of the 28th day of January, 1982, the said Bylaws of Fairwinds of Annapolis Condominium are amended as follows:

A. Section I of Article III of the above-described Bylaws of Fairwind of Annapolis Condominium is hereby amended by deleting the existing provisions of said section in full and by inserting, in lieu thereof, the following language:

Section I: Number and Qualification. The affairs of the Association shall be governed by a Board of Directors acting on behalf of the Association. The Board of Directors shall be composed of seven (7) members, all of whom shall be elected by written secret ballot by the Unit owners.

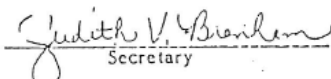
B. Section 4 of Article III of the above-described Bylaws of Fairwinds of Annapolis Condominium is hereby amended by deleting the existing provisions of said section in full and by inserting, in lieu thereof, the following language:

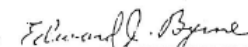
Section 4: Election and Term of Office. The term of office of each Director shall be two (2) years; provided, however, that each director shall hold office until the next meeting of the Board of Directors following the election of his successor; provided further that, if and whenever the number of directors on the Board of Directors shall be increased, the initial term of office for a sufficient number of newly created directorships shall be limited to a period of one (1) year so that, at the annual election by the Association next occurring thereafter, elections shall occur for directors comprising at least one-half of the Board of Directors. Whenever any election of directors occurs where directors are elected for terms of different length, the persons receiving the greater number of votes shall be elected to the directorships having the longer term of office.

The foregoing amendments shall take effect immediately.

ATTEST:

COUNCIL OF UNIT OWNERS OF FAIRWINDS OF
ANNAPOLIS CONDOMINIUM

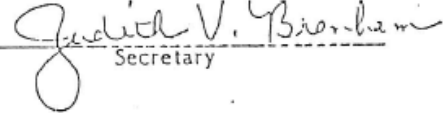

Secretary

By 
Edward J. Byrne, President

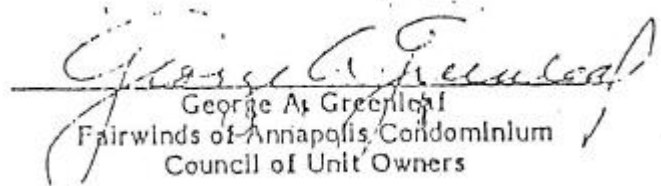
CERTIFICATE OF APPROVAL

I HEREBY CERTIFY that on the 28th day of January, 1982, I was the Vice President of Fairwinds of Annapolis Condominium and that, by virtue of said office, I was then the person specified by the Bylaws and the Board of Directors of said condominium to count votes at all meetings of the Council of Unit Owners of Fairwinds of Annapolis Condominium. I further certify that the foregoing Amendment of the Bylaws of Fairwinds of Annapolis Condominium was on that date approved by the affirmative vote of Unit owners of said condominium having sixty-six and two-thirds percent (66 2/3%) or more of the votes of said Council of Unit Owners (and at least sixty-six and two-thirds percent (66 2/3%) of the percentage interests of the common elements of said condominium) at a meeting of said Council of Unit Owners for which due written notice was provided to each unit owner in said condominium,
AS WITNESS my hand and seal.

ATTEST:



Secretary



George A. Greenleaf
Fairwinds of Annapolis Condominium
Council of Unit Owners

STATE OF MARYLAND, ANNE ARUNDEL COUNTY:

I HEREBY CERTIFY that on this 16th day of February, 1982, before me, the subscriber, a Notary Public in and for the aforesaid state and county, personally appeared GEORGE A. GREENLEAF who is known to me to be the person whose name is subscribed to the foregoing Certificate of Approval and said person made oath in due form of law that the matters and facts stated in said Certificate of Approval are true and said person acknowledged the execution of the foregoing Second Amendment of the Bylaws of Fairwinds of Annapolis Condominium as the act and deed of the Council of Unit Owners of Fairwinds of Annapolis Condominium.



Richard T. Wright
Notary Public
My commission expires July 1, 1982

Notary Public My commission expires July 1, 1982

THIRD AMENDMENT OF THE BYLAWS OF
FAIRWINDS OF ANNAPOLIS CONDOMINIUM

EXPLANATORY STATEMENT: On or about October 23, 1978, the original Bylaws of Fairwinds of Annapolis Condominium were recorded among the Land Records of Anne Arundel County, Maryland at Liber WGL 3136, folio 656. These Bylaws were subsequently amended in accordance with a certain Amendment of the Bylaws of Fairwinds of Annapolis Condominium recorded on or about March 31, 1981 among said Land Records at Liber WGL 3394, folio 862 and by a certain Second Amendment of the Bylaws of Fairwinds of Annapolis Condominium recorded on or about February 18, 1982 among said Land Records at Liber WGL 3472, folio 757. The Council of Unit Owners of Fairwinds of Annapolis Condominium, by the affirmative vote of unit owners having sixty-six and two-thirds percent (66 2/3%) or more of the votes of said Council of Unit Owners and by the affirmative vote of Unit owners owning sixty-six and two-thirds percent (66 2/3%) or more of the percentage interests of the common element ownership of said condominium, now hereby further amends its said Bylaws as hereinafter provided.

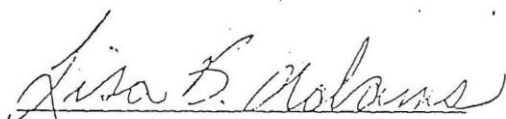
NOW, THEREFORE, as of the 16th day of February, 1984, Subsection (j) of Section 2 of Article III of the above-described Bylaws of Fairwinds of Annapolis Condominium is hereby amended by deleting the existing provisions of said subsection in full and by inserting, in lieu thereof, the following language:

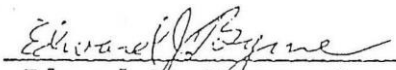
(j) Enforcing obligations of Unit owners, allocating common profits and common expenses, if any, and doing anything and everything else necessary and proper for the sound management of the property. In this connection, the Board of Directors shall have the power to levy fines against unit owners for violations of the rules and regulations. A fine of Five Dollars (\$5.00) may be levied for the first violation of any rule or regulation; a fine of Ten Dollars (\$10.00) may be levied for the second violation of the same rule or violations of the same rule or regulation. Each day a violation continues, after notice, shall be considered a separate violation. Collection of fines may be enforced against the Unit owner or Unit owners involved as if the fines are a common charge owed by the particular Unit owner or Unit owners. Where a Unit owner persists in violating the Rules and Regulations, the Board of Directors may require him to post a bond, satisfactory to it, to secure future compliance with the Rules and Regulations.

The foregoing amendments shall take effect immediately.

ATTEST:

COUNCIL OF UNIT OWNERS OF FAIRWINDS OF ANNAPOLIS
CONDOMINIUM


Secretary

By 
Edward J. Byrne, President

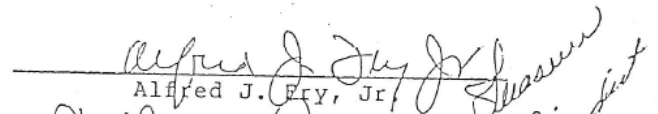
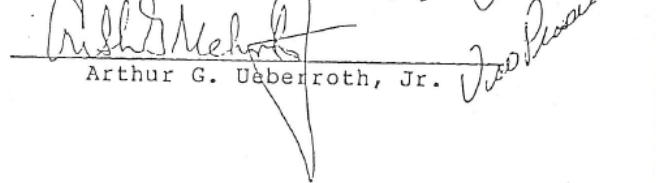
CERTIFICATE OF APPROVAL

THE UNDERSIGNED HEREBY CERTIFY that as of the 16th day of February, 1984, they were the persons specified by the Bylaws and the Board of Directors of Fairwinds of Annapolis Condominium to count votes at the meeting of the Council of Unit Owners of Fairwinds of Annapolis Condominium held on that date. The undersigned hereby further certify that the foregoing Third Amendment of the Bylaws of Fairwinds of Annapolis Condominium was on that date approved by the affirmative vote of Unit owners of said condominium having sixty-six and two-third percent (66 2/3%) or more of the votes of said Council of Unit Owners (and at least sixty-six and two-thirds (66 2/3%) of the percentage interests of the common elements of said condominium) at a meeting of said Council of Unit Owners for which due written notice was provided to each unit owner in said condominium.

AS WITNESS the signatures and seals of the undersigned.

ATTEST:


Secretary


Alfred J. Fry, Jr.

Arthur G. Ueberroth, Jr.

STATE OF MARYLAND, ANNE ARUNDEL COUNTY:

I HEREBY CERTIFY that on this 16th day of April, 1984, before me, the subscriber, a Notary Public in and for the aforesaid state and county, personally appeared ALFRED J. FRY, JR. and ARTHUR G. UEBERROTH, JR. who are known to me to be the persons whose names are subscribed to the foregoing certificate of Approval and said persons made oath in due form of law that the matters and facts stated in said Certificate of Approval are true and said persons acknowledged the execution of the foregoing Third Amendment of the Bylaws of Fairwinds of Annapolis Condominium as the act and deed of the Council of Unit Owners of Fairwinds of Annapolis Condominium.

Notary Public
My commission expires July 1, 1986



Theresa H. Byrne
Notary Public
My commission expires July 1, 1986