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**AMENDMENT OF THE RULES AND REGULATIONS
OF SUN VALLEY CONDOMINIUM**

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EXPLANATORY STATEMENT: The original recorded covenants for Sun Valley Condominium, a Maryland condominium, located entirely within Anne Arundel County, Maryland and formed and existing pursuant to title 11 Maryland Real Property Code Annotated, were recorded among the Land Records of Anne Arundel County, Maryland in Book 3408, pages 246 *et seq.* (Declaration of Sun Valley Condominium). Said covenants provide authority to the Board of Directors to adopt rules and regulations from time to time governing the use of the common elements and the conduct of residents upon said common elements. By Amendment to the Rules and Regulations recorded among the Land Records of Anne Arundel County in Book 7394, pages 718, recorded April 12, 1996, the Rules and Regulations of the Condominium were amended and restated. The Board of Directors of the Council of Unit Owners of Sun Valley Condominium by the affirmative vote of a majority of Board members has duly adopted in accordance with any and all applicable federal, state and local laws and ordinances and in accordance with the requirement of the recorded covenants as amended from time to time, the following amendments to the Rules and Regulations as recorded in Book 7394, pages 718 as hereinafter provided.

NOW THEREFORE as of the 3rd day of May, 1999, as represented by its attorneys, Kathleen M. Elmore and Elmore & Associates, P.A., the said following amendments to the Rules and Regulations are adopted and effective and intended to be recorded among the Land Records as follows:

24. Parking areas shall be used for the parking of operable motorized vehicles only. No commercial vehicle, untagged, abandoned or junk vehicle (including a vehicle with one or more flat or partially flat tires), mobile home, trailer or fifth wheel trailer, derelict vehicle, vehicle on which current registration plates for that vehicle are not displayed, machinery or equipment of any kind or character, and any other vehicle not defined herein which could not normally or regularly be used for daily transportation, including dune buggies, go karts, or non-operative automobile collections or other automotive equipment not licensed for use on the highways of Maryland, shall be kept on any Common Parking Area, or elsewhere on the Property.

25. All vehicles must be kept in proper operating condition and must not be a hazard or nuisance by noise, exhaust or emission.

26. No vehicle may be parked in any location other than a space intended for vehicle parking. This restriction specifically prohibits the parking or storage of vehicles on lawn, dirt or grassy areas, sidewalks, or patio areas.

RECORDED
CIRCUIT COURT
ANNE ARUNDEL COUNTY

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27. No vehicle of any type whatsoever shall be driven on any lawn areas. This includes any vehicle used for the purpose of moving furniture and other personal property.

28. No major repair to any vehicle, such as engine overhaul, brake relining, replacement of transmission or rear end, etc., or the painting of any vehicle, shall be permitted on the Property. Minor repairs or adjustments, such as the rotating of tires, adjusting the timing or idle, replacement of spark plugs, etc. is permitted. Any trash or spillage of oil or grease in connection with such repairs must be promptly removed and properly disposed of by the responsible party. Nothing is permitted to be done that may cause damage to the Common Element or that may pose a threat to the environment.

29. Only operable motorized vehicles shall be placed on any of the parking areas. This excludes such objects as storage bins, boat cradles, construction equipment such as ladders, scaffolding, cement mixers, tar trailers, etc.

30. The excessive blowing of horns is not permitted.

31. No signs, initials, numbers, or any other additions or alterations to parking areas may be painted or erected or displayed by any resident without the express written consent of the Board.

32. A vehicle parked in violation of any of the provisions of this Section is subject to towing at the owner's risk and expense at the direction of the Board of Directors, or the Managing Agent, and/or the Unit Owner or tenant may be assessed a fine, by the Board, or the Board may exercise any other enforcement action available to it.

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CERTIFICATE OF APPROVAL

THE UNDERSIGNED HEREBY CERTIFY that the foregoing Amendments to the Sun Valley Condominium Rules and Regulations were duly adopted in accordance with Section 11-111 of the Maryland Real Property code Annotated and all other applicable federal, state, and local laws and ordinances and in accordance with any and all requirements of the recorded covenants, and were further APPROVED BY A MAJORITY OF THE BOARD OF DIRECTORS ON the 3rd day of May, 19 99.

AS WITNESS the signature and seal of the undersigned.

Hakky Kavrakoglu
Hakky Kavrakoglu, President

ATTEST:

Vicky Stanley
Secretary

STATE OF MARYLAND, ANNE ARUNDEL COUNTY:

I HEREBY CERTIFY that on this 3rd day of May, 1999, before me, the subscriber, a Notary Public in and for the state and county aforesaid, personally appeared Hakky Kavrakoglu, President of Sun Valley Condominium, who is personally known to me (or satisfactorily proven) to be the person named in the foregoing instrument and he acknowledged that he executed the same for the purposes contained therein as the act of said Board of Directors of Sun Valley Condominium.

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

Marcus Shelton
Notary Public

My commission expires: 03/04/00

RETURN TO: **ELMORE & ASSOCIATES, P.A.**, P.O. Box 6488, Annapolis, Maryland 21401.
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