

SUN VALLEY CONDOMINIUM

RULES AND REGULATIONS

AFFECTING REAL PROPERTY

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 Liber 3408, folios 246 *et seq.* (Declaration of Sun Valley Condominium). The Board of Directors of the Council of Unit Owners of Sun Valley Condominium by the affirmative vote of a majority of Board members duly adopted in accordance with any and all applicable federal, state and local laws and ordinances and in accordance with the requirements of the recorded covenants as amended from time to time the following Rules and Regulations as hereinafter provided.

RECORD FEE 20.00
 PROR 2.00

NOW THEREFORE as of the 28th day of November, 1995, as represented by its attorneys, Kathleen M. Elmore and Elmore & Associates, P.A., the said following Rules and Regulations adopted and effective and intended to be recorded among the Land Records of Anne Arundel County as follows.

#114920, C767 R02 T14:14
 04/12/96
 ROBERT E. DUCKWORTH
 AA CO. CIRCUIT COURT
 RD

Return to: Elmore & Associates, P.A.
 P.O. Box 6488
 Annapolis, Maryland 21401

ANNE ARUNDEL COUNTY CIRCUIT COURT (Land Records) RPD 7394, p. 0718, MSA_CE59_7738. Date available 06/27/2005. Printed 07/03/2014.

RULES AND REGULATIONS

The Board of Directors of the Council of Unit Owners of SUN VALLEY CONDOMINIUM has adopted the following Rules and Regulations for the mutual benefit of the owners and occupants of the condominium units therein ("Units"). These Rules and Regulations may be modified from time to time by the Board of Directors as it deems necessary to promote the safety and welfare of the owners and occupants of the Units. The Managing Agent has been authorized and directed by the Board of Directors to uniformly enforce the Rules and Regulations at all times.

1. The sidewalks, paths, driveways and other areas for the use in getting to and from parking spaces, Units and/or recreation facilities shall not be obstructed or used for any other purpose other than for ingress to and egress from the parking spaces, units and /or recreational facilities.

2. The common areas shall not be used for the storage or placement of furniture or any other article, including, but not limited to, plants, boxes, shopping carts, and the like.

3. No Unit owner or occupant shall make or permit to be made any disturbing noise in the common areas or in the Units by himself, his family, friends, tenants, employees, servants or invitees; nor permit anything to be done by any such person as would interfere with the rights, comfort or convenience of other Unit owners or occupants. No Unit owner, or occupant shall play or allow to be played or allowed to be played any musical instrument, radio, TV, hi-fi, tape recorder or the like if the same shall unreasonably disturb or annoy any other Unit owners or occupants.

4. Unit owners and occupants shall not be allowed to put their names in any entry or passageway, or other common areas, except in the place designated for same by the Board of Directors, or in the mailbox provided for the use of the Unit occupied by them.

5. No rug shall be beaten on common areas, nor dust, rubbish or litter swept from the Unit or any other room thereof onto any of the common areas. Unit owners and occupants must deposit all rubbish or litter in the designated enclosed areas and receptacles provided for such purpose.

6. Persons shall not be permitted to loiter or play in any common area not specifically designated as a play or recreation area.

7. The water closets and other water, plumbing and disposal apparatus shall not be used for any purpose other than that for which they were constructed. No sweepings, rubbish, rags, newspapers, ashes or other substances shall be thrown therein. Any damage to the property of others including the common areas, resulting from the misuse or neglect of such facilities or from the misuse or neglect of any heating, cooling or electrical apparatus or facility shall be paid for by the owner of the Unit who caused the damage.

8. The repair of all damage to the property of the Council of Unit Owners resulting from the moving and/or carrying of furniture and/or other articles therein shall be paid for by the Unit owner or the person in charge of such articles.

9. Nothing shall be thrown or emptied out of the windows, patios or doors of any Unit, or thrown or emptied in the common areas, nor shall anything be hung from outside the windows or on the patios or placed on the outside window sills of any unit.

10. Water and other common utilities shall not be used for left running for unreasonable or unnecessary lengths of time.

11. No one shall interfere in any manner with the heating, cooling, hot water, lighting or similar apparatus in or about the buildings and common areas.

12. No awnings or window guards shall be used except as shall be put or approved by the Board of Directors, and no signs of any kind shall be placed in windows or on doors or other exterior surfaces or on patios or other common areas without the prior written approval of the Board of Directors. Notwithstanding the foregoing, the Declarant (under the Declaration) or its agents may place in windows or on doors or on other exterior surfaces or part of the common areas, signs relating to the sale or rent of Units which it owns.

13. The Managing Agent, by authority of the Board of Directors, shall retain a passkey to each Unit with agreement of the unit owner for emergencies. If any unit owner does not provide a passkey to the Managing agent for his/her unit, the owner will be responsible for any damage occurring in an emergency if not able to enter his/her unit.

14. Unit owners and occupants, their employees, servants, agents, visitors, licensees and their families will obey the parking regulations posted at the parking areas, and any other traffic regulations promulgated in the future for the safety, comfort and convenience of the Unit owners and occupants. Double-parking shall not be permitted, except in case of emergency.

15. The Unit owners and occupants shall not cause or permit the blowing of any horn from any vehicle on which his guest, family, tenants, invitees or employees shall be occupants, approaching or upon any of the driveways or parking areas serving the Condominium, except as may be necessary for the safe operation thereof.

16. The owners and occupants of the Units shall ion general not act or fail to act in any manner which is unreasonably interferes with the rights, comfort and convenience of other Unit owners and occupants.

17. Unit owners will faithfully observe the procedures established from time to time by the Board of Directors, the Managing Agent or the Manager with respect to the disposal of garbage, rubbish and refuse.

18. Firewood is not to be stored on common elements. When storing firewood on patios and balconies, the firewood must be contained in a rack, supporting wood at no less than 1" off the patio or balcony surface. Firewood must be placed so that no wood is closer than 4" from the structure of the building. This rule is adopted under the provisions of Maryland Condominium Act Section 11-111.

19. Use of gas or charcoal grills are strictly prohibited within 15' of the building. This rule is adopted under the provisions of Maryland Condominium Act Section 11-111.

20. Unit owners shall provide the Managing Agent with a conformed copy of any lease written for a tenant occupancy of their Unit, within fifteen (15) days of said occupancy. Re: By-Law, Article V, Section 12 (g). This rule is adopted under the provisions of Maryland Condominium Act Section 11-111.

21. All chimneys will be inspected or cleaned (if required) at least once (1) every two (2) years. The chimneys will be inspected/cleaned between the dates of June 1st - October 31st. A properly signed document showing receipt that the inspection/cleaning has been performed will be provided by the owner of record. A copy of this receipt shall be kept on record with the management company. The inspection/cleaning will be at the expense of the Unit owner. Should the owner refuse to have the inspection/cleaning performed, the Condominium Association will be forced to perform the inspection/cleaning at the Unit owners expense. Declaration, Article V, Section 12, subparagraph (f) and Article V, Section 12, subparagraph (a) (3). This rule is adopted under the provisions of Maryland Condominium Act Section 11-111.

22. Beginning December 1, 1995 the Board of Directors will begin implementing a ten (10) % late fee on all delinquent Condominium fees. The Condominium fees are due on the first (1st) of every month and considered late if not received in the managing agent's office by the fifteenth (15th) of the month. This rule is adopted under the provisions of Maryland Condominium Act Section 11-111.

23. Balcony Maintenance - Normal Maintenance implies taking care of the balconies or patios so as to preserve the existing good condition. Balconies have been painted or a wood preservative has been applied at the time of construction. The normal maintenance includes the repainting or re-application of preservative to maintain the good condition of the balcony. It is the responsibility of the Unit owner, at his expense, to maintain and preserve the balcony or patio in good condition. Failure to do so, causing the balcony or patio to deteriorate, will be the owners responsibility to repair or replace the balcony or patio. The paint color for painting the balcony is Sherwin Williams "New Bark". This rule is adopted under the provisions of Maryland Condominium Act Section 11-111.

STATEMENT OF COMPLIANCE AND ADOPTION

The foregoing Sun Valley Condominium Rules were duly adopted in accordance with §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

28th DAY OF November, 1995 :

ATTEST:

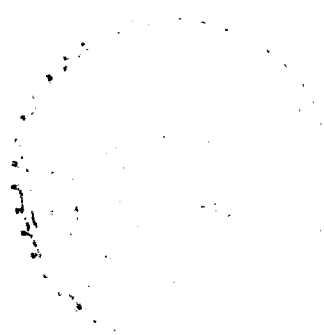
Hakky Kavrakoglu
Hakky Kavrakoglu, President

Sharon Robinson
Secretary

STATE OF MARYLAND, ANNE ARUNDEL COUNTY:

I HEREBY CERTIFY that on this 7th day of February, 1996, 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.

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



Jackson G. Elmore
Notary Public

My commission expires: August 13, 1996

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

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