

**WOODMONT OVERLOOK HOMES ASSOCIATION, INC.  
ADMINISTRATIVE RESOLUTION NO. 4  
MAINTENANCE RULES AND REGULATIONS**

WHEREAS, pursuant to Article V, Section 1 of the Declaration of Covenants, Conditions and Restrictions of Woodmont Overlook Homes Association, Inc., recorded in Liber 6342, at Folio 240, among the land records of Montgomery, County, Maryland (the "Declaration"), Lot owners are responsible for the maintenance of their Lots and the improvements thereon (with the exception of painting of wood surfaces, grass at front of each townhouse, walks and driveways); and

WHEREAS, pursuant to Article V, Section 1 of the Declaration, in the event that the need for maintenance or repair of a Lot or the improvements thereon is caused through the willful or negligent acts of its Owner, through malicious actions directed at specific Owners, or negligent acts of the family, guests, or invitees of the Owner of the Lot needing such maintenance or repair, as determined by the Board of Directors in its reasonable discretion, the cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject; and

WHEREAS, pursuant to Article V, Section 3 of the Declaration, in the event an owner of any Lot in the Properties shall fail to maintain the premises and the improvements thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agent and employees, to enter upon said parcel and to repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject; and

WHEREAS, the Board recognizes the need to sustain property values, and, the Board has determined in order to maintain the property values at Woodmont Overlook, this Resolution and the processes stated herein will be implemented;

WHEREAS, the Board believes that implementation and enforcement needs to be made to provide proper and adequate maintenance on the Property, including, but not limited to, the Lots, fences, landscaping, trash, recycling, gutters, downspouts, roofs, shrubs, lawns, walk and walkways, etc.;

NOW THEREFORE, BE IT RESOLVED THAT the Board of Directors, at a duly convened meeting of the Board, after notice and an opportunity for owners to comment on the proposed rules, duly adopts the following Maintenance Regulations.

1. The Association will continue to maintain the common areas and paint the exterior wood surfaces of the premises, and maintain the grass at the front of each townhouse, and the front walks and driveways. The individual Owners will continue to be responsible for the maintenance and repair of all portions of their Lots, including, but not limited to, the following:

- a. repair and maintenance of gutters;
  - b. downspouts;
  - c. roofs;
  - d. shrubs;
  - e. lawns (side and rear);
  - f. fences, bushes and surrounding structures;
  - g. landscaping;
  - h. house numbers;
  - i. exterior fixtures, including lighting;
  - j. exterior structures, including steps and railing;
  - k. party walls;
  - l. windows and frames; and
  - m. doors and door frames.
2. This Resolution is in addition and a supplement to any and all enforcement procedures as permitted by law, including, but not limited to, Article XI, Section 1, which provides:

Section 1. Enforcement. The Association may, or any Owner, shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, charges now or hereafter imposed by the provisions of this Declaration. Failure by the Association or by any owner to enforce any covenant or restriction herein contained shall in not event be deemed a waiver of the right to do so thereafter.

3. Pursuant to Article V, Section 3 of the Declaration, in the event an owner of any Lot in the Properties shall fail to maintain the premises and the improvements thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, shall have the right, through its agent and employees, to enter upon said parcel and to repair, maintain, and restore the Lot and the exterior of the buildings and any other improvements erected thereon. The cost of such exterior maintenance shall be added to and become part of the assessment to which such Lot is subject.
4. A copy of this resolution shall be filed in the Homeowners Association Depository at the Circuit Court for Montgomery County, Maryland.

The undersigned hereby certify that the foregoing Resolution was adopted by, and made a part of the minutes of the meeting of, the Board of Directors of the Association on the 21 day of October, 2013.

Woodmont Overlook Homes Association, Inc.

BY: Krista Zanetti  
Krista Zanetti, President

ATTEST:

Nicholas Zagorski  
Nicholas Zagorski, Secretary