

**WOODMONT OVERLOOK HOMES ASSOCIATION, INC.
ADMINISTRATIVE RESOLUTION NO. 7
DISPUTE RESOLUTION RULES AND REGULATIONS**

WHEREAS, pursuant to Article VIII, Section 1(m) 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"), the Board of Directors has the authority to adopt rules for the use of the Common Areas and community facilities; and

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 Dispute Resolution Regulations.

1. Prior to imposing a sanction for a rule violation, the following procedure shall be followed:

(a) Written demand to cease and desist from an alleged violation shall be served upon the alleged violator specifying:

(i) The alleged violation;

(ii) The action required to abate the violation; and

(iii) A time period, not less than 10 days, during which the violation may be abated without further sanction, if the violation is a continuing one, or a statement that any further violation of the same rule may result in the imposition of sanction after notice and hearing if the violation is not continuing.

(b) Within 12 months of the demand, if the violation continues past the period allowed in the demand for abatement without penalty or if the same rule is violated subsequently, the board shall serve the alleged violator with written notice of a hearing to be held by the board in session. The notice shall contain:

(i) The nature of the alleged violation;

(ii) The time and place of the hearing, which time may be not less than 10 days from the giving of the notice;

(iii) An invitation to attend the hearing and produce any statement, evidence, and witnesses on his or her behalf; and

(iv) The proposed sanction to be imposed.

(c) A hearing shall occur at which the alleged violator has the right to present evidence and present and cross-examine witnesses. The hearing shall be held in executive session pursuant to

this notice and shall afford the alleged violator a reasonable opportunity to be heard. Prior to the effectiveness of any sanction hereunder, proof of notice and the invitation to be heard shall be placed in the minutes of the meeting. This proof shall be deemed adequate if a copy of the notice, together with a statement of the date and manner of delivery, is entered by the officer or director who delivered the notice. The notice requirement shall be deemed satisfied if the alleged violator appears at the meeting. The minutes of the meeting shall contain a written statement of the results of the hearing and the sanction, if any, imposed.

2. 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.

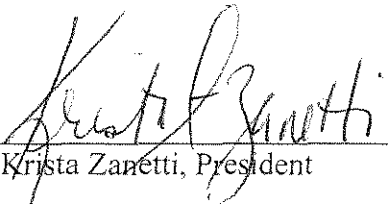
3. Pursuant to Article V, Section 3 of the Declaration, in the event an owner of any Lot in the Properties shall fail to maintain the premises and the improvements thereon in a manner satisfactory to the Board of Directors, the Association, after approval by two-thirds (2/3) vote of the Board of Directors, 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.

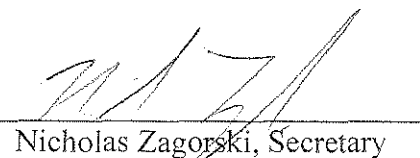
4. Nothing herein shall limit in any manner the right of the Association, or any owner, to enforce, by any proceeding at law or in equity, pursuant to Article XI, Section 1 of the Declaration all restrictions, conditions, covenants, reservations, liens and charges imposed by the provisions of the Declaration.

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, President

ATTEST: 
Nicholas Zagorski, Secretary