

**AMENDMENT TO DECLARATION**  
**KENDALL OVERLOOK CONDOMINIUM II, INC.**  
**(No-Impact Home-Based Business)**

THIS AMENDMENT TO THE DECLARATION ("Amendment") is made this 15<sup>th</sup> day of October, 2007, by Kendall Overlook Condominium II, Inc. (the "Condominium").

**WITNESSETH:**

WHEREAS, the Condominium is a duly created homeowners Condominium by virtue of the recordation of its Declaration and Bylaws among the Land Records of Howard County in Liber 10078, Folio 270 *et seq.* (the "governing documents"); and

WHEREAS, the Board of Directors desires to amend the current Declaration in order to prohibit the operation of no-impact home-based businesses within the Condominium; and

WHEREAS, pursuant to Section 11-111.1(d) of the Real Property Article of the Annotated Code of Maryland, no-impact home-based businesses may be prohibited by a simple majority vote of the total eligible votes of the Condominium; and

WHEREAS, Members representing a simple majority of the total eligible votes of the Condominium have approved this Amendment.

NOW THEREFORE, the Condominium hereby amends the Declaration of Kendall Overlook Condominium II, Inc. as follows:

1. Article X, Section (a)(ii)-(iv) shall be deleted in their entirety and replaced with the following:

(ii) The use of any Unit within the Condominium Land as a "no-impact home-based business," as defined in Section 11-111.1 of the Condominium Act, is prohibited. Units shall be used for residential purposes only.

(iii) Notwithstanding the foregoing, the prohibition against "no-impact home-based businesses" may be eliminated and "no-impact home-based businesses" may be approved by a simple majority of the total eligible voters of the Condominium under the voting procedures contained in the Declaration or Bylaws of the Condominium.

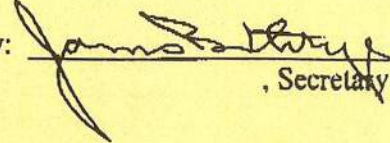
IN WITNESS WHEREOF, the Condominium has executed this Amendment, the day and year first above written.

AMENDMENT APPROVED BY:

BOARD OF DIRECTORS OF KENDALL  
OVERLOOK CONDOMINIUM II, INC.

Alan M. Letow

By:   
, President

JAMES HENRY ETHRIDGE By:   
, Secretary



STATE OF MARYLAND

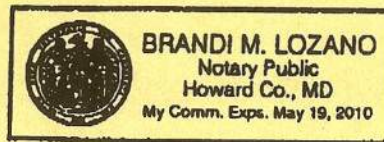
COUNTY OF Howard TO WIT:

I HEREBY CERTIFY that on this 16 day of October, 2007 before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared James H. Ethridge, who acknowledged himself/herself to be the President of Kendall Overlook Condominium II, Inc. named in the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who acknowledged that he/shc executed the same for the purpose therein contained

AS WITNESS my hand and seal.

Brandi M. Lozano  
Notary Public

My Commission expires: May 19, 2010





State of Maryland, Howard County

I, MARGARET D. RAPPAPORT Clerk of the Circuit Court for Howard County, Maryland, a court of Record

do hereby certify that

**BRANDI M. LOZANO**

was a commissioned/appointed and qualified a Notary Public commencing on 06/09/2006 . In Testimony

Whereof, I have hereunto set my hand and affixed the seal of the Court this 16th day of October , 2007 .

*Margaret D. Rappaport*

Clerk of the Circuit Court for Howard County, Maryland



CERTIFICATE OF THE SECRETARY OF  
KENDALL OVERLOOK CONDOMINIUM II, INC.

I hereby certify that on the 16 day of October, 2007, that I was acting Secretary of Kendall Overlook Condominium II, Inc. at the meeting of the Condominium at which the aforesaid Amendment was approved, and that I was the person authorized pursuant to the Condominium's Bylaws to count the votes at said meeting. I further certify that said approval was by Members having the required percentage of votes required by Maryland law, and that, accordingly, the aforesaid Amendment shall be effective.

KENDALL OVERLOOK CONDOMINIUM II, INC.

By: [Signature], Secretary

ATTEST:  
[Signature], President

STATE OF MARYLAND

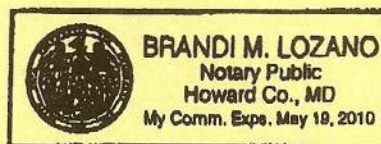
COUNTY OF Howard, TO WIT:

I HEREBY CERTIFY that on this 16 day of October, 2007 before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared Alan M. Letow, who acknowledged himself/herself to be the Secretary of Kendall Overlook Condominium II, Inc. named in the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who acknowledged that he/she executed the same for the purpose therein contained

AS WITNESS my hand and seal.

[Signature]  
Notary Public

My Commission expires: May 19, 2010





**KENDALL OVERLOOK CONDOMINIUM #2, INC.**

c/o COMANCO, Inc.  
2139 Defense Highway  
Post Office Box 3637  
Crofton, Maryland 21114

Annapolis (410) 721-7171  
Baltimore (410) 793-0034  
Washington Metro (301) 261-6400  
Facsimile (410) 721-3842

October 22, 2007

**NOTICE**

RE: **Amendment to By-Laws**

Dear Homeowner(s):

Effective October 15, 2007, the Kendall II Community Association overwhelmingly voted in support of the attached amendment to the Association By-Laws. This amendment required a simple majority to be accepted and has been filed with the Howard County land records. It should be noted that this amendment can be overturned by a simple majority vote of all Kendall II Community unit owners.

Accordingly, the use of any Unit within the Condominium Land as a "no impact home-based business", as defined in Section 11-111.1 of the Condominium Act, is now prohibited. Units shall be used for residential purposes only.

All Kendall II unit owners must herewith cease and desist from performing or supporting any type of business within any Kendall II residential unit.

Respectfully,

Your Board of Directors  
Kendall Overlook Condominium #2, Inc.