

**RESOLUTION  
OF THE BOARD OF DIRECTORS  
OF THE VILLAS AT SNOWDEN OVERLOOK CONDOMINIUM, INC.**

**(Policy Relative to Maintenance and Repair of Walkways)**

WHEREAS, The Villas at Snowden Overlook Condominium, Inc. (hereinafter the "Condominium") is a duly created condominium by virtue of the recordation of its Declaration and By-Laws among the Land Records of Howard County, Maryland at Liber 9349, Folio 007, *et seq.*; and

WHEREAS, the Condominium Developer installed two walkways located on the boundaries of Units 13, 14, 22, 23, 64, 65, 72 and 73, as shown on the highlighted Condominium Plat, Phase 24 for the Condominium, which is attached hereto as Exhibit A; and

WHEREAS, the two walkways connect Secret Waves Way and Warm Waves Way to Warm Granite Drive; and

WHEREAS, the two walkways were not fully set forth on the original plans for the Condominium; and

WHEREAS, the Board of Directors, on behalf of the Council of Unit Owners of the Condominium (the "Council"), has determined that it is necessary to clarify the Condominium's maintenance obligations with respect to the walkways located on the boundaries of Units 13, 14, 22, 23, 64, 65, 72 and 73 connecting Secret Waves Way and Warm Waves Way to Warm Granite Drive; and

WHEREAS, Article XIII, Section 2 of the Condominium's By-Laws sets forth the maintenance obligations of the Condominium, which includes the maintenance, repair and replacement of the roads and sidewalks within the Condominium; and

WHEREAS, Article XIII, Section 2 of the Condominium's By-Laws sets forth the maintenance obligations of the Condominium, which includes the removal of snow and ice from the driveways, front leadwalks, stoops, roads and sidewalks within the Condominium; and

WHEREAS, Article XIII, Section 2 of the Condominium's By-Laws sets forth the maintenance obligations of the Condominium, which includes and the repair and replacement of structural components within the boundaries of each Unit and

WHEREAS, the Board of Directors has determined that it is necessary to clarify and adopt procedures regarding the maintenance, repair and replacement of the walkways located on the boundaries of Units 13, 14, 22, 23, 64, 65, 72 and 73, and which connect Secret Waves Way and Warm Waves Way to Warm Granite Drive.

NOW THEREFORE, BE IT RESOLVED that, pursuant to Section 11-111 of the Maryland Condominium Act, the following Procedures related to the maintenance, repair and replacement of the walkways located on Unit boundaries connecting Secret Waves Way and Warm Waves Way to Warm Granite Drive are hereby adopted:

**Maintenance, Repair and Replacement of Walkways.**

The Council shall maintain, repair and replace the two walkways located on the boundaries of Units 13, 14, 22, 23, 64, 65, 72 and 73 connecting Secret Waves Way and Warm Waves Way to Warm Granite Drive as an item of Common Expense. Such walkways are maintained for the use and enjoyment of the Council as a whole and each and every Unit Owner has an easement for ingress and egress over such walkways.

The Council shall be responsible for the removal of snow and ice from the walkways, and shall maintain any landscaping necessary to keep the walkways in good order and repair.

ATTEST:

**BOARD OF DIRECTORS  
THE VILLAS AT SNOWDEN  
OVERLOOK CONDOMINIUM, INC.**

Barbara W. Dunker  
Secretary

By: Neil Gordon  
President

Date: July 17, 08 Date: 7/17/08

**CERTIFICATE**  
**OF THE SECRETARY**

I hereby certify that, in accordance with the provisions of the Declaration and ByLaws of The Villas at Snowden Overlook Condominium, Inc. (the "Condominium") and the provisions of the Maryland Condominium Act, the foregoing Resolution of the Board of Directors of the Condominium (the "Resolution") was duly adopted by the Board of Directors, at a duly constituted meeting thereof, held on July 17, 2008; and I further certify that, in accordance with relevant provisions of the Declaration and ByLaws of the Condominium and the Maryland Condominium Act, I caused a copy of the foregoing Resolution to be mailed or hand delivered to the Unit Owners of the Condominium on \_\_\_\_\_, 2008.

7/17/08  
Date

Barbara W. Tucker  
Secretary

ATTEST:

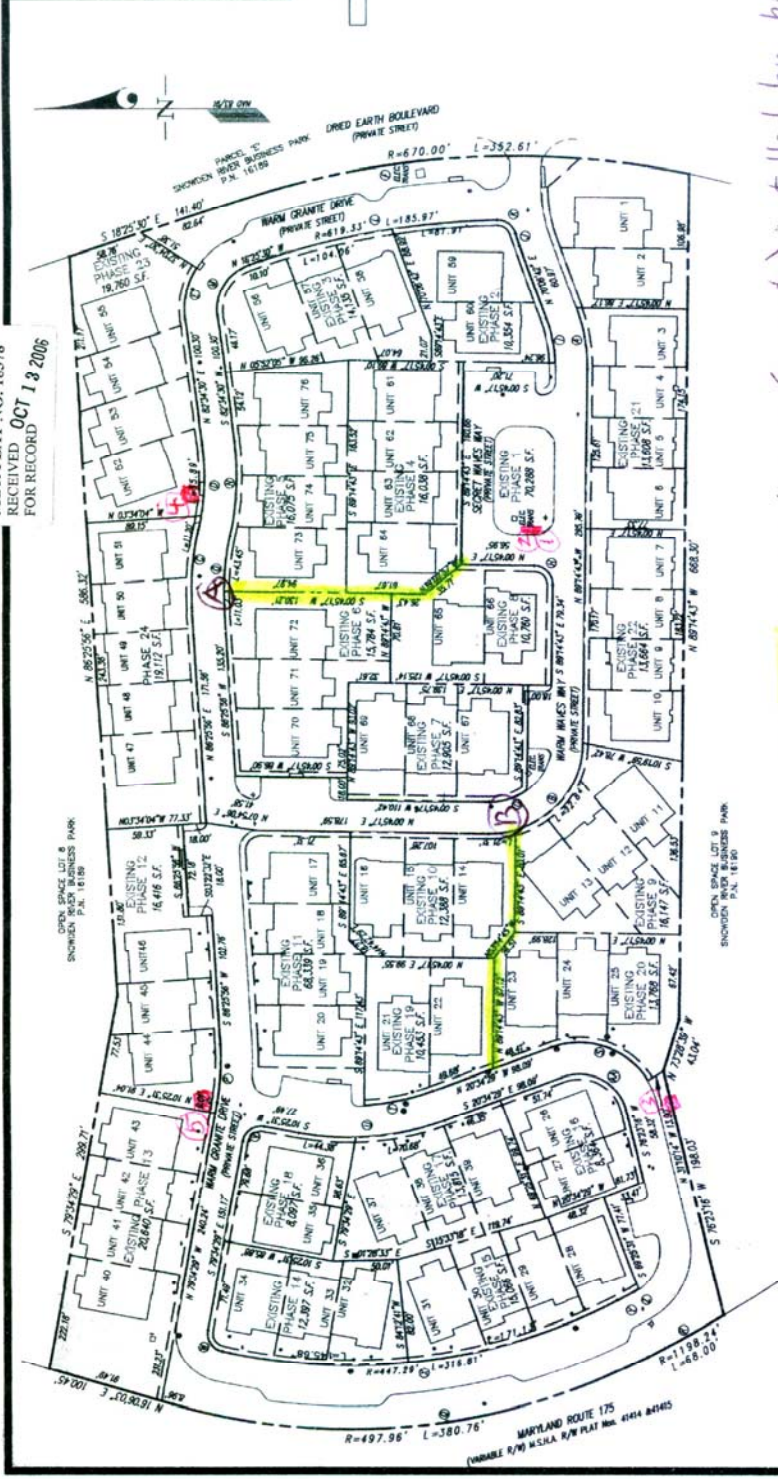
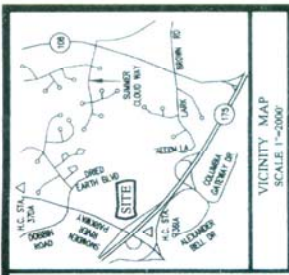
7/17/08  
Date

Neil F. Gordon  
President

12/23/07

Villas 1 - Walks and mailboxes

MDR PLAT NO. 18578  
RECEIVED OCT 13 2006  
FOR RECORD



**A** - Walkways (concrete) installed by builder.  
**1** - Mailbox pads, existing.

**OWNER'S DEDICATION**  
 U.S. HOME CORPORATION, A REJUBINE CORPORATION SUCCESSOR BY MERGER TO PARROT HOMES, INC. BY CINDY A. HUNTERBY, ESQ. HONORARY PRESIDENT, OWNER OF THE PROPERTY DESCRIBED IN THE SUPERIOR'S CORPORATE RECORD ADopts THIS CONDOMINIUM PLAT.

*Cindy Campbell*  
 CINDY A. HUNTERBY, ESQ. HONORARY PRESIDENT

**LEGEND**

- ⊕ - FIRE HYDRANT
- ⊙ - WED IN LF
- ⊖ - SEW MAIN MANHOLE
- ⊖ - SEW SANI MANHOLE
- ⊖ - CLEAN OUT
- ⊖ - LIGHT POLE
- ⊖ - CONCRETE CURB
- ⊖ - STREET MANHOLE
- ⊖ - WEG MANHOLE

**CURVE TABULATION**

| CHORD BEARS | CHORD LENGTH | CHORD BEARS | CHORD LENGTH | CHORD BEARS | CHORD LENGTH |
|-------------|--------------|-------------|--------------|-------------|--------------|
| 1           | 10.00        | 1           | 10.00        | 1           | 10.00        |
| 2           | 20.00        | 2           | 20.00        | 2           | 20.00        |
| 3           | 30.00        | 3           | 30.00        | 3           | 30.00        |
| 4           | 40.00        | 4           | 40.00        | 4           | 40.00        |
| 5           | 50.00        | 5           | 50.00        | 5           | 50.00        |
| 6           | 60.00        | 6           | 60.00        | 6           | 60.00        |
| 7           | 70.00        | 7           | 70.00        | 7           | 70.00        |
| 8           | 80.00        | 8           | 80.00        | 8           | 80.00        |
| 9           | 90.00        | 9           | 90.00        | 9           | 90.00        |
| 10          | 100.00       | 10          | 100.00       | 10          | 100.00       |

**SURVEYOR'S CERTIFICATE**

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, THAT THIS CONDOMINIUM PLAT, CONSISTING OF THE (2) SHEETS IS A CONDOMINIUM PLAT OF PHASE 24 OF THE VILLAS AT SNOWDEN OVERLOOK CONDOMINIUM, A REJUBINE CORPORATION SUCCESSOR BY MERGER TO PARROT HOMES, INC. A MARYLAND CORPORATION, PART OF THE LAND CONVEYED FROM THE HOWARD ROSSBY AND DEVELOPMENT CORPORATION TO U.S. HOME CORPORATION, A REJUBINE CORPORATION SUCCESSOR BY MERGER TO PARROT HOMES, INC. A MARYLAND CORPORATION, BY A DEED DATED SEPTEMBER 30, 2003 AND RECORDED IN LIBERTY 7785 AT FOLD 577, SAID PROPERTY ALSO BEING PART OF PHASE 24-1, AS SHOWN ON SUBDIVISION PLAT ENTITLED, "THE SNOWDEN PLAT, COLUMBIA, SNOWDEN NEAR BUSINESS PARK, SECTION 1, AREA 1, PHASES 24-1, 24-2, 24-3, 24-4, 24-5, 24-6, 24-7, 24-8, 24-9, 24-10, 24-11, 24-12, 24-13, 24-14, 24-15, 24-16, 24-17, 24-18, 24-19, 24-20, 24-21, 24-22, 24-23, 24-24, 24-25, 24-26, 24-27, 24-28, 24-29, 24-30, 24-31, 24-32, 24-33, 24-34, 24-35, 24-36, 24-37, 24-38, 24-39, 24-40, 24-41, 24-42, 24-43, 24-44, 24-45, 24-46, 24-47, 24-48, 24-49, 24-50, 24-51, 24-52, 24-53, 24-54, 24-55, 24-56, 24-57, 24-58, 24-59, 24-60, 24-61, 24-62, 24-63, 24-64, 24-65, 24-66, 24-67, 24-68, 24-69, 24-70, 24-71, 24-72, 24-73, 24-74, 24-75, 24-76, 24-77, 24-78, 24-79, 24-80, 24-81, 24-82, 24-83, 24-84, 24-85, 24-86, 24-87, 24-88, 24-89, 24-90, 24-91, 24-92, 24-93, 24-94, 24-95, 24-96, 24-97, 24-98, 24-99, 24-100, 24-101, 24-102, 24-103, 24-104, 24-105, 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24-981, 24-982, 24-983, 24-984, 24-985, 24-986, 24-987, 24-988, 24-989, 24-990, 24-991, 24-992, 24-993, 24-994, 24-995, 24-996, 24-997, 24-998, 24-999, 2500.



*GLW*  
 FOR GUTSCHICK LITTLE & WEBER, P.A.  
 PROFESSIONAL LAND SURVEYOR  
 NO. REG. NO. 10854

DATE OF LATEST FIELD WORK: OCTOBER 2, 2006

RECORDED: \_\_\_\_\_  
 PLAT NO.: \_\_\_\_\_

GLW GUTSCHICK LITTLE & WEBER, P.A.  
 CIVIL ENGINEERS, LAND SURVEYORS, LAND PLANNERS, LANDSCAPE ARCHITECTS  
 3809 NATIONAL BOULEVARD, SUITE 200 - NATIONAL OFFICE PARK  
 COLFORD ELECTION DISTRICT NO. F  
 HOWARD COUNTY, MARYLAND  
 SCALE: 1"=40' OCTOBER 2006 SHEET 1 OF 2

DRAWN BY: *pac* OK'D BY: *707* G.L.W. FILE NO. 04-110  
 P130691 HSA CUL 2195 3607-1