

**NORTH FREDERICK LAND CONDOMINIUM**  
**FIRST AMENDMENT TO CONDOMINIUM DECLARATION AND BYLAWS**

THIS FIRST AMENDMENT TO THE DECLARATION AND BYLAWS ("First Amendment") is made this 27<sup>th</sup> day of February, 2016, by Ganze Macher LLLP, a Maryland limited liability limited partnership ("Declarant").

**WITNESSETH:**

WHEREAS, Declarant made, executed and caused to be recorded that certain Declaration for North Frederick Land Condominium ("Declaration") and Bylaws, both dated the 1st day of July, 2015, and recorded among the Land Records of Frederick County, Maryland ("Land Records") in Liber 10631, folio 331 et seq.; and

WHEREAS, pursuant to Section 7 of the Declaration, the Declaration may only be amended in accordance with the Maryland Condominium Act and with the consent of one hundred percent (100%) of the Owners; and

WHEREAS, under Article 10.5. of the Bylaws, the Bylaws may be amended with the written consent of all Unit Owners and Declarant; and

WHEREAS, the Declarant, which constitutes one hundred percent (100%) of the Owners, has consented to this Amendment; and

WHEREAS, Declarant desires to amend the Declaration and Bylaws for the purposes set forth below.

NOW, THEREFORE, Declarant hereby declares the following:

1. The Recitals herein shall form a substantive portion of this First Amendment and are incorporated herein by reference and made a part hereof and any capitalized terms shall have the meanings ascribed to them in the Declaration and Bylaws, unless otherwise provided herein.

2. In the Declaration, each Unit Owner's Percentage Interest in the Common Elements, Common Expenses and votes appurtenant to each Land Unit is amended, as set forth in Exhibit "C", attached hereto.

3. Under Section 4.1. of the Bylaws, the following sentences are added at the end: "Except for the Declarant's right to appoint the President as set forth in Section 4.4. (a) below, the Owner of Land Unit 64 shall have the unilateral right to select the President of the Council from year to year, unless thirty (30) days' prior to the end of the term of the President, written notice is provided to the other Owners for any given year, in which event the Council shall elect the President. The remaining Officers shall be elected by the Council. All Officers shall serve for a term of one (1) year or until their successor is appointed or elected, as applicable."

4. In Section 4.3. of the Bylaws, the following language is deleted in the first (1<sup>st</sup>) sentence: ", all of whom shall be elected by the Council." Further, in Section 4.3. (a), the

following is added at the end of the third (3<sup>rd</sup>) sentence after the word "Council": "and has the authority to pursue enforcement actions on behalf of the Council without a vote of the Owners".

5. Section 4.9. is modified by inserting the following at the beginning of the first (1<sup>st</sup>) sentence: "Other than as set forth above,".

6. Except as amended and supplemented by this First Amendment, all other provisions of the Declaration and Bylaws remain unchanged and in full force and effect.

IN WITNESS WHEREOF, the undersigned, being Declarant herein, has caused this Declaration to be executed and delivered in its name and on its behalf as of this 3<sup>rd</sup> day of FEBRUARY, 2016.

WITNESS/ATTEST:

[Signature]  
[Signature]

DECLARANT:  
GANZE MACHER LLLP

By: [Signature] [SEAL]  
Steven Nagel, General Partner

By: [Signature] [SEAL]  
Alan Nagel, General Partner

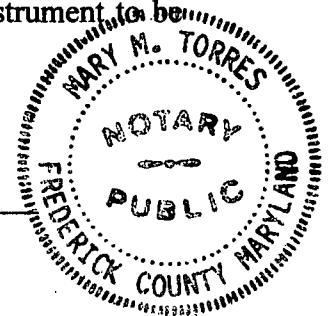
STATE OF MARYLAND, COUNTY OF Frederick TO WIT:

I HEREBY CERTIFY, that on this 3<sup>rd</sup> day of Feb, 2016, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Steven Nagel, General Partner of Ganze Macher LLLP, and he acknowledged the foregoing instrument to be the act and deed of said entity.

AS WITNESS my hand and Notarial Seal.

[Signature]  
Notary Public

My Commission Expires: 8/23/17



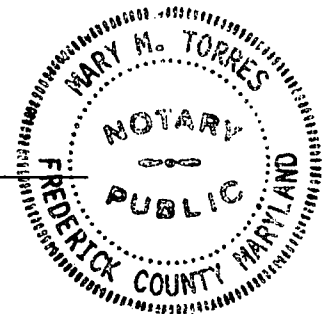
STATE OF MARYLAND, COUNTY OF FREDERICK TO WIT:

I HEREBY CERTIFY, that on this 3<sup>rd</sup> day of Feb, 2016, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Alan Nagel, General Partner of Ganze Macher LLLP, and he acknowledged the foregoing instrument to be the act and deed of said entity.

AS WITNESS my hand and Notarial Seal.

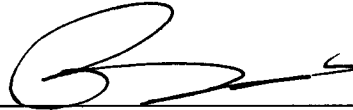
[Signature]  
Notary Public

My Commission Expires: 8/23/17



**ATTORNEY'S CERTIFICATION**

I HEREBY CERTIFY that the foregoing instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.



\_\_\_\_\_  
Rachel M. Hess

## EXHIBIT "C"

## Amended Schedule of Percentage Interests and Votes

The Percentage Interests in the Common Elements, Common Expenses and Votes appurtenant to each Land Unit are as follows:

<u>Unit Designation</u>	<u>Percentage Interests</u>	<u>Votes</u>
Land Unit 60	50%	50
Land Unit 64	50%	50
TOTAL	100%	100

AFTER RECORDATION, PLEASE RETURN TO:

RACHEL M. HESS, ESQUIRE  
WINEGRAD, HESS, FRIEDMAN & LEVITT, LLC  
400 REDLAND COURT, SUITE 212  
OWINGS MILLS, MARYLAND 21117

REGISTER 02  
 LR - Amendment  
 Recording Fee 20.00  
 Grantor/Grantee Name:  
 ganze macher/north  
 frederick land  
 Reference/Control #:  
 10997/494  
 LR - Amendment  
 Surcharge 40.00  
 =====  
 SubTotal: 60.00  
 =====  
 Total: 60.00  
 02/22/2016 01:30  
 CC10-EM  
 #5629865 CC0601 -  
 Frederick  
 County/CC06.01.02 -  
 Register 02

DOCUMENT VALIDATION

(excluded from page count)

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CIRCUIT COURT FOR FREDERICK COUNTY

SANDRA K. DALTON  
100 WEST PATRICK STREET  
FREDERICK, MD 21701

LICENSE AND RECORDING  
301-600-1976