

Parcel Identification Numbers: See Attached

Title Insurer: None.

**AMENDMENT OF AMENDED AND RESTATED
BYLAWS OF COUNCIL OF UNIT OWNERS
GEORGETOWN VILLAGE CONDOMINIUM**

This **Amendment to the Bylaws of the Council of Unit Owners of Georgetown Village Condominium** ("Amendment") is made this 18th day of November 2024, by the undersigned authorized officer of the **Council of Unit Owners of Georgetown Village Condominium**, having a mailing address of 11400 Commonwealth Drive, North Bethesda, Maryland 20852.

WITNESSETH

R1. The Declaration of Condominium for Georgetown Village Condominium was recorded March 20, 1985, among the Land Records of Montgomery County, Maryland, in Liber 6677 at folio 227 and the Bylaws of the Council of Unit Owners of Georgetown Village Condominium (the "Bylaws") were attached thereto as **Exhibit "B"** and recorded simultaneously therewith among the aforesaid Land Records; and.

R2. The Bylaws were amended by the Certificate of Amendment of the Bylaws recorded in the Land Records of Montgomery County, Maryland, on June 7, 1989, in Book 8854 at Page 490; by the Certificate of Amendment to the Bylaws in the Land Record of Montgomery County, Maryland, on October 30, 1992, in Book 10792 at Page 093; by the Certificate of Amendment of the Bylaws in the Land Records of Montgomery County, Maryland, on December 20, 1993, in Book 12135 at Page 469; and by the Amendment to the Bylaws recorded in the Land Records of Montgomery County, Maryland, on January 18, 2012 in Book 43081 at Page 016.

R3. Article XIII, Section 6 of the Bylaws provides that the Bylaws may be amended in accordance with Section 11-104(e) of the Maryland Condominium Act, Title 11, Real Property Article, Annotated Code of Maryland (1988 Replacement Volume, as amended) (the "Act"); and.

R4. Section 11-104(e)(6)(ii) of the Act provides, "Notwithstanding the provisions of the bylaws, the council of unit owners may amend the bylaws by the affirmative vote of unit owners in good standing having at least 60% of the votes in the council, or by a lower percentage if required in the bylaws.

NOW THEREFORE, Article V, Section 14 of the Bylaws to add a new subsection (q) that reads as follows:

(q) Smoking:

(i) Definitions:

- (1) "Electronic Cigarette" means any product containing or delivering nicotine, cannabis, or any other substance intended for human consumption that a person can use to simulate smoking through the inhalation of vapor or aerosol from the product. The term includes all electronic nicotine, cannabis delivery devices, and any other such device, whether manufactured, distributed, marketed, or sold as an e-cigarette, e-cigar, e-pipe, e-hookah, or vape pen, or under any other product name or descriptor.
- (2) "Smoking" means the lighting, burning, carrying, or smoking of a lighted cigarette, cigar, pipe, hookah, or any other device, matter, or substance that contains tobacco, cloves, or cannabis.

(ii) Smoking and using Electronic Cigarettes is deemed to be offensive and is prohibited anywhere on the Property, including all of the General Common Elements, Limited Common Elements, and within every Unit, except as provided in subsection (iii) below.

(iii) A resident may use an Electronic Cigarette to vaporize cannabis inside the resident's Unit (not on the General Common Elements or Limited Common Elements), provided the resident (1) has obtained and maintains a valid authorization from the State of Maryland to use medical cannabis and submits a copy of that authorization to the Board of Directors or its designee; (2) vaporizes the cannabis using an electronic delivery system (and no other form of "smoking") to treat a "qualifying medical condition" as defined by the State of Maryland; and, (3) ensures such odors do not emanate from the Unit.

(iv) For a period of ninety (90) days from the date of this Amendment's recordation in the Land Records of Montgomery County, Maryland, the prohibition on Smoking and the use of Electronic Cigarettes contained in this Section 14(q) will not apply to any resident of a Unit who is a documented resident of a Unit as of the date of the recordation of this Amendment. After the conclusion of this ninety (90) day period, this exception to the prohibition on Smoking and the use of Electronic Cigarettes within the Condominium shall terminate and apply to everyone within the Condominium.

(v) The owner of the Unit will be responsible for any violation of this Section 14(q) by any visitor, guest, tenant, or invitee to the Unit as if the owner of the Unit committed the violation.

IN WITNESS WHEREOF, the Association has caused this Amendment to the Bylaws of the Council of Unit Owners of Georgetown Village Condominium to be executed by its undersigned President, and does hereby appoint Jeremy M. Tucker as its true and lawful attorney-in-fact to acknowledge and deliver this Amendment on the day and year first above written.

ATTEST:

Meredith Elrod
Meredith Elrod, Secretary

COUNCIL OF UNIT OWNERS OF
GEORGETOWN VILLAGE CONDOMINIUM

Ed Reich
Ed Reich, President

[Corporate Seal]

State of [State] Maryland
County of [County] Montgomery

On this 18th day of November 2024, before me, Carrie Miller, personally appeared Edward Reich + Meredith Elrod, who proved to me on the basis of satisfactory evidence to be the person whose name(s) is/are subscribed to this document and acknowledged that he executed the same in his authorized capacity as the President of the Council of Unit Owners of Georgetown Village Condominium, and that by his signature on the document, the person, or the entity upon behalf of which the person acted, executed the document.

I certify under penalty of perjury under the laws of the State of Maryland that the foregoing paragraph is true and correct.

Witness my hand and official seal.

Carrie Miller
Notary Public

My Commission Expires: 6/30/28

**CERTIFICATION OF VOTE OF THE COUNCIL OF UNIT OWNERS
OF GEORGETOWN VILLAGE CONDOMINIUM**

In accordance with Section 11-104 of the Maryland Condominium Act (Annotated Code of Maryland, Real Property Article, Title 11), the Secretary, as the person authorized to count votes of the owners, hereby certifies that the Amendment to which this Certificate is attached was approved by Unit Owners having at least sixty percent 60% of the votes of the Association. This Certification is recorded for the purpose of conforming to Section 11-104 of the aforementioned Act and hereby accompanies the Amendment to the Bylaws of the Council of Unit Owners of the Georgetown Village Condominium.

Maryland J. Smith

Secretary of the Council of Unit Owners of
Georgetown Village Condominium

ATTEST:

CS. J. Smith

President

[List of units omitted]