

Vantage Point East

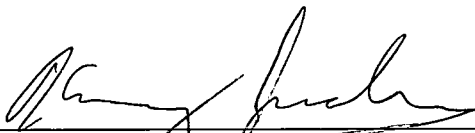
At Leisure World

CERTIFICATE OF AMENDMENT OF BYLAWS


VANTAGE POINT EAST AT LEISURE WORD, A CONDOMINIUM

This is to certify that the Bylaws of Vantage Point East at Leisure World, A Condominium referred to in the Declaration, made by Rossmoor-IDI Fairways East Limited Partnership, the developer herein, recorded among the Land Records of Montgomery County, Maryland, in **Liber 21766** at **Folio 708**, et. Seq. (said Bylaws being attached to said Declaration as "EXHIBIT B") were duly amended at a Special Meeting of the membership of said Corporation held on the 14th day of May 2019; that said amendment was duly adopted in accordance with all requirements for adoption of an amendment to said Bylaws; that the amendment attached hereto as "EXHIBIT A" is a true and complete copy of the amendment so adopted; and that attached hereto as "EXHIBIT " is a certificate of the persons appointed to count votes at said meeting of the Council of Unit Owners; that the amendment was approved by unit owners having the percentage of votes required by the Bylaws.

In witness, whereof, we hereunto set our hands and seals this 20 day of MAY, 2019.


Henry Jordan, President
Vantage Point East at Leisure World,
A Condominium

ATTEST:


Ann S. Ferren, Secretary
Vantage Point East at Leisure World,
A Condominium

I.D. No. 32-0032003

RETURN TO:

Vantage Point East Association Office
c/o India Cox
3200 N. Leisure World Boulevard
Silver Spring, Maryland 20906

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BHM 57637, p. 0349, MSA_CE63_57594. Date available 06/06/2019. Printed 06/10/2019.

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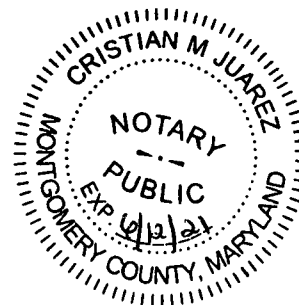
STATE OF MARYLAND)
) SS

COUNTY OF MONTGOMERY)

I HEREBY CERTIFY that on this 20th day of May, 2019, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Henry Jordan, who made oath in due form of law, that he executed in his capacity as President of the Council of Unit Owners of Vantage Point East at Leisure World, A Condominium the foregoing document (Certification of Amendments of Bylaws of said Corporation) for the purpose therein contained and acknowledges this to be his act.

WITNESS: my hand and notarial seal.

Cristian M Juarez
Notary Public
My Commission Expires: 6/12/2021



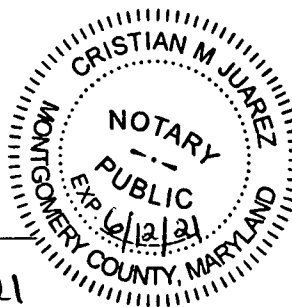
STATE OF MARYLAND)
) SS

COUNTY OF MONTGOMERY)

I HEREBY CERTIFY that on this 20th day of May, 2019, before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Ann S. Ferren, who made oath in due form of law that she executed in her capacity as Secretary of the Council of Unit Owners of Vantage Point East at Leisure World, A Condominium the foregoing document (Certification of Amendment of Bylaws of said Corporation) for the purpose therein contained and acknowledges this to be her act.

WITNESS: my hand and notarial seal.

Cristian M Juarez
Notary Public
My Commission Expires: 6/12/2021



MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BHM 57637, p. 0350, MSA_CE63_57594. Date available 06/06/2019. Printed 06/10/2019.

EXHIBIT A

VANTAGE POINT EAST AT LEISURE WORD, A CONDOMINIUM
BYLAW AMENDMENT

WHEREAS, given the health risks associated with smoking and breathing secondhand smoke, the Board deems it advisable and in the best interest of all members of the Association to amend the Bylaws to prohibit smoking in all condominium units as well as in the indoor and outdoor common elements; and

WHEREAS, nothing in Federal law, including the Federal Fair Housing Act, prevents the imposition of smoking prohibitions in multi-unit dwelling buildings.

THEREFORE, the Council of Unit Owners hereby amends the Bylaws of the condominium as follows:

Article V, Operation of the Property, Section 5.8 Restrictions on Use of Units and Common Elements and Rules, Section (a), Restrictions is amended to add new subsection (21) as follows:

(21) Effective **June 1, 2019** or such time that this amendment is recorded (if later), Vantage Point East at Leisure World, a Condominium, will become a smoke-free building and is subject to the following provisions:

(a). Smoking is prohibited in the following areas of Vantage Point East:

1. the interior of all units;
2. all indoor common elements, such as, but not limited to, lobbies, hallways, elevators, stairs, Community Room, staff offices, storage areas, restrooms, refuse rooms, and equipment rooms;
3. all outdoor limited common elements, such as, but not limited to, unit balconies, patios, and garage parking spaces;
4. within twenty (20) feet of the outside perimeter of the building, including exit stairs, garages, the loading dock, parking lot, and walkway behind the building.

(b). Smoking is defined as use of any lighted legal or illegal products, smoking devices, or use of electronic vapor smoking devices that produce airborne emissions.

(c). No owner shall smoke or permit smoking by any owner, occupant, agent, tenant, contract worker, household worker, guest, friend or family member. Any owner who rents, leases or otherwise allows someone other than the owner to reside within or occupy the unit shall notify such persons within the unit that smoking is prohibited.

(d). All owners are required by law to provide to prospective buyers of their units a Resale Disclosure Certificate that must include a description of this smoking prohibition.

Owners selling their units must advise their real estate agents and prospective buyers of the smoking prohibition prior to the time that a purchase agreement for the unit is entered into.

(e). Owners who purchased their units prior to the effective date of this amendment may continue to smoke in their unit until the unit is sold or they no longer live there, whichever comes first. Tenants who occupied a unit prior to the effective date of this amendment may continue to smoke in the unit until the earlier of the end of the lease term or one year from the effective date of this amendment. Upon the earlier of the termination of a smoking tenant's lease or one year from the effective date of this amendment, the smoke-free policy would apply to the current and all future tenants or occupants of the unit.

(f). Violation of the smoke-free policy shall be enforced as are other use restrictions for the property, including a schedule of fines which may be imposed after notice and a hearing as outlined in section 3.17 of the Bylaws. The Board of Directors shall have the authority and power to enact rules and regulations in accordance with Section 3.1 of the bylaws and section 11-111 of the Condominium Act, as it deems necessary to clarify and enforce this amendment, including but not limited to, smoker registration requirements.

EXHIBIT 1

VANTAGE POINT EAST AT LEISURE WORD, A CONDOMINIUM
CERTIFICATE AND REPORT OF INSPECTORS

- (A) The Special Meeting of the Corporation was held on the 14th day of May 2019 pursuant to due notice.
- (B) That before entering upon the discharge of our duties we were severally sworn and the oath so taken by us in annexed hereto.
- (C) That we inspected the signed absentee ballots used at the meeting and found the same to be in proper order.
- (D) That a total of 156 members representing 82.5% of the total value of the project were present at the meeting, either in person or by absentee ballot.
- (E) That we received member absentee ballots for the bylaw amendment and that the amendment received the votes representing the percentages of the total value of the project are listed as follows:

Votes Received for Amendment of Article V, Section 5.8 – new subsection (21)

Approved: 72.59%

Disapproved: 9.87%

In witness, whereof, we hereunto set our hands and seals this 20th day of May, 2019.

John M. C. Carr
Inspector

Anne M. John
Inspector

Suzanne B. Ceffert
Inspector

OATH OF INSPECTORS OF ELECTION

STATE OF MARYLAND)
) S S
COUNTY OF MONTGOMERY)

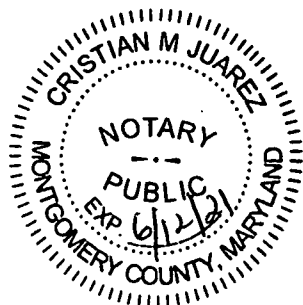
The undersigned, duly appointed Inspectors of Election of Vantage Point East at Leisure World, A Condominium being severally and duly sworn, do solemnly swear that we will fairly and impartially perform our duties as Inspectors of Election at the Special Meeting of the membership to be held on May 14, 2019, for said Bylaw amendment of the Corporation, and will faithfully and diligently canvass the votes cast at such meeting and honestly and truthfully report the results of said election.

Jose M. C. Carr
Inspector

Anna M. Jelen
Inspector

Suzanne S. Goff
Inspector

SUBSCRIBED AND SWORN to before me on this 20th day of May, 2019.



Cristian Juarez
Notary Public
My Commission Expires: 6/12/2021

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BHM 57637, p. 0354, MSA_CE63_57594. Date available 06/06/2019. Printed 06/10/2019.