

**EXHIBIT A**

**VANTAGE POINT EAST AT LEISURE WORD, A CONDOMINIUM  
BYLAW AMENDMENT**

Article V, Section 5.8(6). Restrictions on Use of Units and Common Elements and Rules of Vantage Point East Bylaws is amended as follows:

**LEASE RESTRICTION - LIMITATION ON THE TOTAL NUMBER OF LEASED UNITS - NEW**  
**Article V, Section 5.8(6a-g) AS APPROVED on Thursday, October 20, 2016.**

The number of leased residential units shall be limited to a maximum of ten percent (10 %) of the total percentage interests (100%) of residential units within Vantage Point East at Leisure World, A Condominium, SUBJECT TO THE FOLLOWING PROVISIONS:

- (a) unit owners who are leasing their unit as of the effective date of this amendment may continue to lease their unit as long the unit owner continues to own the unit without regard to the 10% maximum;
- (b) unit owners who as of the effective date of this amendment own and occupy a unit and who may desire to lease their unit in the future, may lease their units without regard to the 10% maximum.
- (c) In the event a person who owns a unit as of the effective date of this amendment transfers the unit during the owner's lifetime or in the event the transfer occurs as a result of the unit owner's death to a transferee who is a member of the unit owner's immediate family (defined as a spouse, parent, child, or sibling) or if transfer of the unit is made by a unit owner to a trust for estate planning purposes, the transferee shall be considered to occupy the same status the transferor occupied as of the effective date of this amendment with regard to leasing the unit, except that an immediate family member transferee is (as this term is defined above) other than the spouse of a unit owner, who is under the age of fifty-five (55) years of age as of the date of the transfer, will only occupy the same status the transferor occupied with regard to leasing the unit only until said transferee attains the age of fifty-five (55).

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BHM 53843, p. 0096, MSA\_CE63\_53800. Date available 03/02/2017. Printed 02/28/2018.

(d) All persons who acquire ownership of a condominium unit at Vantage Point East at Leisure World, A Condominium on or after the effective date of this amendment, other than certain transferees specifically exempted in paragraph (c) above, shall be subject to the aforementioned ten percent (10%) limitation in connection with leasing a condominium unit and shall also be required to reside in the subject unit for a period of at least one (1) year prior to leasing the unit.

(e) All Unit Owners desiring to lease their unit must submit an application to the Board of Directors and obtain approval of the application prior to taking any steps toward leasing of the residential unit. Approval of the applications for leasing units which are subject to the ten (10%) limitation set forth in this amendment will be granted solely on the percentage of units leased and only in the event that the maximum percentage of leased units (10 %) has not been reached. Approval will be granted to the first applicants until the ten percent (10%) maximum is reached. Applications for approval to lease units received after the maximum has been reached will be placed on a Waitlist for possible approval at such time as the percentage interest of leased units falls below the maximum. The Board of Directors reserves the right to move an applicant up on the Waitlist or grant an exception to a unit owner if, in the sole discretion of the Board of Directors, to do otherwise would cause extreme hardship on a Unit Owner.

f) The Board of Directors shall have the authority to promulgate rules, regulations, and procedures in connection with the interpretation, implementation, and enforcement of the foregoing leasing restrictions.

(g) In the event of any violation of the lease restrictions contained in this amendment or any other leasing/use restrictions contained in the Condominium's Bylaws, the Board of Directors may assess a fine not to exceed \$25.00 per day for each day the violation continues until the violation is abated; provided, that the Condominium follows the notice and hearing requirements set forth in the Maryland Condominium Act, Section 11-113, and/or brings an appropriate action in law and/or in equity in a court or administrative agency of competent jurisdiction to enforce the leasing/use restrictions herein, and in that event the Condominium shall be entitled to an award of reasonable attorney's fees, costs, and litigation expenses incurred in connection with such enforcement action.