

AMENDMENT TO BY-LAWS

FARMINGTON VILLAGE AT SCHRAMM'S CROSSING HOMEOWNERS ASSOCIATION, INC.

THIS AMENDMENT TO BY-LAWS ("Amendment") is made this 17 day of SEPT., 2002, by Farmington Village at Schramm's Crossing Homeowners Association, Inc. (the "Association").

WITNESSETH:

WHEREAS, the Association is a duly created homeowners association by virtue of the recordation of its Declaration and By-Laws among the Land Records of Anne Arundel County in Liber 18, Folio 528 and Liber 8194, Folio 308 et seq. (the "Declaration"); and

WHEREAS, the Board of Directors has determined that it is necessary to amend the current By-Laws in order to enhance the powers and duties of the Board of Directors and to enhance the voting requirements; and

WHEREAS, pursuant to Article XIII, Section 1 of the By-Laws, the By-Laws may be amended by the affirmative vote of two-thirds (2/3) of a quorum of Members present in person or by proxy at a regular or special meeting of the Members; and

WHEREAS, Members representing two-thirds (2/3) of a quorum of Members present at a duly constituted meeting able to vote on the Amendment have approved this Amendment.

NOW THEREFORE, the Association hereby amends the By-Laws of Farmington Village at Schramm's Crossing Homeowners Association, Inc. as follows:

1. Article VII, Section 1(c) shall be deleted in its entirety and replaced with the following provision:

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association for the purpose of Day-To-Day Operations of the community, and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration. Any request brought to the Board of Directors, that may be deemed a long term effect or commitment to the community, shall be voted upon by a majority of members present or by proxy, at a regular or special meeting, after prior notice is given to the members of the Association.

AFTER RECORDING RETURN TO:

FOUNTAINHEAD TITLE GROUP - MATS DIV.
10025 GOVERNOR WARFIELD PARKWAY
SUITE 400, ONE COLUMBIA CENTER
COLUMBIA, MD 21044

04 JAN 29 AM 10:51

IMP FD SURE \$ 20.00
RECORDING FEE 20.00
TOTAL 40.00
REF # 0115 Acpt # 10455
RFD KLC Blk # 445
JAN 29 2005 08:52 AM

REC 6262

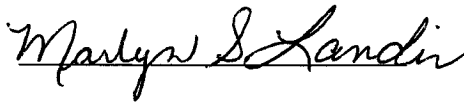
2. By adding a new Section 6 to Article III:

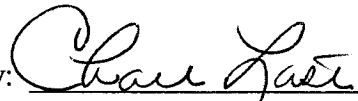
Section 6. Membership Voting. Any proposal that is to be voted on by the Members at an annual or special meeting must be added to the agenda for such meeting. Agenda items may be added by the President or by the Board of Directors, or upon written request of the Members who are entitled to vote one-tenth (1/10) of all of the votes of the Class A membership. Such agenda items must be received by the Secretary no later than thirty (30) days prior to such meeting. Written notice of each proposal to include the language of the proposal to be voted on by the Members shall be given by, or at the direction of, the Secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days but not more than sixty (60) days before such meeting to each Member entitled to vote thereat, addressed to the Member's address last appearing on the books of the Association, or supplied by such Member to the Association for the purpose of notice. Any proposal voted on by the Members at an Annual or Special meeting, not otherwise governed by this document, shall be ratified by a majority vote of the quorum present as defined in Article III Section 4 above.

IN WITNESS WHEREOF, the Association has executed this Amendment, the day and year first above written.

AMENDMENT APPROVED BY:

BOARD OF DIRECTORS OF FARMINGTON
VILLAGE AT SCHRAMM'S CROSSING
HOMEOWNERS ASSOCIATION, INC.



By: 
, President



By: 
, Secretary

CERTIFICATE OF THE SECRETARY OF
FARMINGTON VILLAGE AT SCHRAMM'S CROSSING HOMEOWNERS
ASSOCIATION, INC.

I hereby certify that on the 17 day of SEPT, 2002, that I was acting Secretary of Farmington Village at Schramm's Crossing Homeowners Association, Inc. at the meeting of the Association at which the aforesaid Amendment was approved, and that I was the person authorized pursuant to the Association's By-Laws to count the votes at said meeting. I further certify that said approval was by Members having the required percentage of votes required by the Association's By-Laws, and that, accordingly, the aforesaid Amendment shall be effective.

FARMINGTON VILLAGE AT SCHRAMM'S
CROSSING HOMEOWNERS ASSOCIATION, INC.

By: Rita M. Marlowe
Secretary

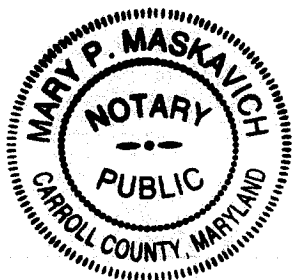
ATTEST:
Chae Rust
President

STATE OF MARYLAND

COUNTY OF Carroll, TO WIT:

I HEREBY CERTIFY that on this 17th day of Sept., 2002 before me, the subscriber, a Notary Public in and for the State of Maryland; personally appeared Rita Marlowe, who acknowledged himself/herself to be the Secretary of Farmington Village at Schramm's Crossing Homeowners Association, Inc. named in the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who acknowledged that he/she executed the same for the purpose therein contained

AS WITNESS my hand and seal.



Mary P. Maskavich
Notary Public

My Commission expires: 1/14/2004

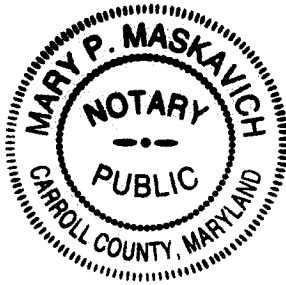
STATE OF MARYLAND

COUNTY OF Carrol, TO WIT:

BOOK 14345 PG. 561

I HEREBY CERTIFY that on this 17th day of Sept., 2002 before me, the subscriber, a Notary Public in and for the State of Maryland, personally appeared Charles Laster, who acknowledged himself/herself to be the President of Farmington Village at Schramm's Crossing Homeowners Association, Inc. named in the foregoing instrument, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and who acknowledged that he/she executed the same for the purpose therein contained

AS WITNESS my hand and seal.



Mary P. Maskavich
Notary Public

My Commission expires: 1/14/2004