

GALLATIN WOODS CONDOMINIUM  
THIRD AMENDMENT OF  
CONDOMINIUM REGIME DECLARATION

THIS THIRD AMENDMENT TO THE DECLARATION OF GALLATIN WOODS CONDOMINIUM is made this 4<sup>th</sup> day of August, 2004 by the Developer Lake Shore, LLC, a Maryland Limited Liability Company and by the Council of Unit Owners of the Gallatin Woods Condominium.

20.00  
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40.00  
REF: 0401 REF: # 13668  
2003 2003 Bk: # 1761  
AUG 23, 2004 03:15 PM

RECITALS

The Office of the Secretary of State of Maryland, on or about May 30, 2003 issued an Order of Registration for Gallatin Woods Condominium. The Declaration and Bylaws of the condominium were duly recorded among the Land Records of Garrett County on June 4, 2003 in Liber 973 at folio 242. On July 21, 2003 the Developer filed the First Amendment to the Declaration of Condominium. Said Amendment was recorded in Liber 983 at folio 395 among said Land Records. On November 7, 2003 the Developer recorded the Second Amendment and First Expansion of the Condominium in Liber 1009 at folio 409. The Council of Unit Owners met on March 27, 2004 and unanimously adopted certain clarifications to the provisions of Exhibit D of the Declaration as Amended. Said clarifications were unanimously adopted at said meeting of the Council of Unit Owners.

NOW THEREFORE, THIS THIRD AMENDMENT OF THE DECLARATION  
WITNESSETH:

Exhibit D of the Declaration of Condominium is hereby deleted in its entirety and, in its place is substituted the following:

GALLATIN WOODS CONDOMINIUM  
CONDOMINIUM REGIME DECLARATION

EXHIBIT D

COVENANTS, RESTRICTIONS, IMPROVEMENT FOOTPRINTS AND ARCHITECTURAL  
STANDARDS

1. All building plans pertaining to the exterior elevations and specifications shall be selected from one of the pre-selected plans provided by the Developer.(permitted models). The Developer retains the right to approve additional models, which, once approved, may be constructed within units located in any phase of the condominium. All permitted models may be increased in size by up to an additional four (4) feet in overall length, width or both. In addition, any permitted model may be constructed as a mirror image of the filed plans. Any change in the size, type or location of windows and /or doors as shown on standard, enlarged or modified permitted models shall require the prior written approval of the Developer so long as the Developer is entitled to enhanced voting authority under Article VIII of the Declaration and Section 2.2 of the Bylaws and

subsequent to that point by the Council of Unit Owners

2. All units shall have full log exterior walls or exterior walls covered with log siding giving the appearance of log walls. Log corner details shall be of a design approved by the Developer so long as the Developer is entitled to augmented voting rights under Article VIII hereof and by the Council of Unit Owners thereafter.
3. All masonry foundation walls shall be constructed using brown split-face concrete blocks or native field stone. Below-grade masonry may utilize another concrete block, which must be parged with a stucco appearance but cannot extend more than 12"-16" above the ground surface.
4. All roofing shall be 29 gauge g-rib metal and ivy green (or its equivalent) in color.
5. The exterior of all doors and windows (except front door) must be green in color to match the ivy green roof. The front door may be an alternative color submitted and approved by the developer or Council of Unit Owners.
6. The exterior of all log and wood surfaces shall be coated with Cetol SRD, natural oak color, or its equivalent.
7. A site plan, drawn to scale, must be provided with the approval submission showing the location of the proposed improvements including house, walkways, storage buildings, etc. with distances from the buildings or improvements to the unit boundaries. Site plan must show North direction.
8. An "As-Built Foundation Survey" is required prior to completion of the foundation walls to verify compliance with the site plan and unit boundaries.
9. A landscaping plan and exterior lighting plan shall be submitted and approved by the developer or Council of Unit Owners. All landscaping must be completed within 15 months of building permit issuance. Lighting should be designed to prevent neighbor interference.
10. No above-ground fuel tanks are permitted. The developer or Council of Unit Owners may waive this requirement and require alternative screening in the event that rock or site conditions prevent underground tank placement. A porta-john must be at the construction site for the use of workers.
11. Retaining walls may be constructed at or near parking areas or in other places as may be dictated by the natural slope of the land. Said retaining walls shall be constructed of landscape timbers with a minimum size of 6" x 6".
12. Exterior decks shall be built in accordance with the plans and specifications as provided in the pre-selected plans by the Developer. Decks may be enlarged or modified only with the approval of the Developer or Council of Unit Owners.
13. Storage buildings – Buildings designed for the storage of recreational accessories, tools, and equipment may be built within the area of each unit provided the storage building does not exceed 120 square feet in area and has the same exterior appearance as the main unit structure; that is, logs or log siding and green metal roof.
14. Trash – No lumber, metals, bulk materials, garbage, refuse or trash shall be kept, stored or allowed to accumulate on any unit; no unit shall be used or maintained as a dumping ground for any material, trash, garbage or other waste shall not be kept on any unit. To maintain the neat and orderly appearance of the community and to reduce the nuisance behavior of bears and

- other animals, the Council of Unit Owners will maintain a bear-proof common trash disposal receptacle and area that is available to all unit owners. No household garbage or trash shall be stored in the open on any Lot.
15. Fences—No fences are permitted with the exception of fencing to contain household pets. Said fencing plan may only be installed with the permission of the developer or Council of Unit Owners and said fencing design and construction should be of the nature to blend with the house and exterior decks.
  16. Signs—Subject to the provisions of § 11-111.2 of the Condominium Act, no signs, billboards, or advertising structures of any kind (including for rent or for sale signs) shall be placed or erected on any unit unless such sign has been approved by the developer or Council of Unit Owners. Signs on common elements or limited common elements shall only be placed by the Developer or with the approval of the Council of Unit Owners, and then only with content that is directional or safety-oriented for the common good.
  17. Noises and nuisances – No nuisance shall be maintained, allowed or permitted on any part of the Property and no use thereof shall be made or permitted which may be noxious or detrimental to health or which may become an annoyance or nuisance to the neighborhood between the hours of 11:00 P.M. and 8:00 A.M. No owner or occupant of a unit shall make any loud or unusual noises. Musical instruments, radios, televisions or record players, phonographs and the like shall be used at all times only in such manner so as to not unreasonably disturb persons elsewhere on the Property. Construction activities are specifically prohibited except between the hours of 7:00 A.M. and 5:00 P.M. Mondays through Saturdays, except with written permission from the Council of Unit Owners or developer, because of the nuisance and noise associated with the activities.
  18. Antennas and dishes. So long as underground cable television service is available at the boundary of a unit, exterior antennas and satellite dishes shall not be permitted.
  19. Cutting trees. It is intended that the community retain its wooded aesthetic character; accordingly, no cutting of any unit is permitted, except those trees which must be removed to allow construction of a residence or installation of utilities on a unit.
  20. Animals. No animals may be kept, maintained or bred on any unit, except that dogs, cats or similar domestic household pets may be kept on a unit, provided they are not kept, bred or maintained for any commercial purpose and provided further that they are kept in such a manner as to avoid becoming a nuisance to neighbors or adjoining unit owners. No more than 3 domestic household pets may be kept on any unit. Upon request by any unit owner, the Council of Unit Owners shall determine, in its sole discretion, whether a particular animal shall be considered a "similar domestic household pet" or whether it constitutes a nuisance."
  21. All units shall be used for single family residential purposes only. No structure of a temporary character whether a basement, tent, shack, trailer, camper, or other out-building will be placed on any unit at any time as a permanent or temporary residence.
  23. Motor vehicles. All vehicles, boats, trailers, campers, non-passenger vehicles and the like may be parked only in designated parking areas. No boats, recreational vehicles, trailers, unlicensed automobiles, junked vehicles, or trucks rated more than ¾ ton may be parked or stored in a designated parking area for longer than seven days in any calendar year.

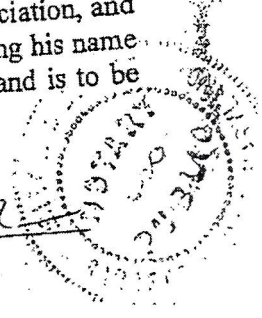
STATE OF MARYLAND, COUNTY OF GARRETT, to wit:

I HEREBY CERTIFY, that on this 22<sup>nd</sup> day of July, 2004 before me, the subscriber, a Notary Public in and for the State and County aforesaid, personally appeared Michael S. Gallatin, who acknowledged himself to be the President of the Council of Unit Owners of the Gallatin Woods Condominium, and that he, as such President, being authorized so to do, acknowledged the foregoing document to be the act of said condominium association, and that he executed the foregoing document for the purposes therein contained, by signing his name as president, being authorized to do so, and that the said document was executed and is to be recorded for the purposes as therein provided.

AS WITNESS my hand and Notarial Seal.

6/1/05

Theresa A. Butz  
Notary Public



I hereby certify that this document was prepared under the supervision of the undersigned attorney who is duly admitted to practice law in the State of Maryland.

[Signature]