

MD HOMEOWNERS ASSOCIATION RESALE CERTIFICATE

Seasons HOA

Current Owner: Claudia Smith Revocable Trust
Property Address: 8597 Seasons Way Unit: # 41B
Lanham, MD 20706-3820

Date Prepared: 11-08-2021

This Resale Certificate is being furnished to the selling unit owner named above by the Association.

The following items are attached to this certificate:

1. A copy of the Articles of Incorporation
2. A copy of the Declaration (other than plats)
3. A copy of the by-laws; and
4. A copy of the rules and regulations of the association
5. The following information should be conveyed by the selling unit owner to the purchaser.

The effect on the proposed conveyance of any right of first refusal or other restraint on the free alienability of the selling unit other than any restraint created by the selling unit owner is as follows:

none

The selling unit is subject to a common expense assessment as follows:

290.00 monthly

As of the date of this Certificate, the following unpaid common expenses or special assessments adopted by the Association that is due and payable from the selling unit owner are:

\$90.00

Common expense assessments will continue to accrue in the stated amount, subject to the adoption of any budget changes, and will be due and payable by the selling unit owner until the selling unit has been conveyed. **yes**

Assessments which become due and payable after the date of this Certificate and prior to the conveyance of the selling unit, and which remain unpaid by the selling unit owner, may constitute a lien against the selling unit. If unpaid, this accrual must be added to the unpaid amount, if any, stated above, as of the date of conveyance of the selling unit. **yes**

Other than common expenses and special assessments, the following fees are payable by the unit owners to the Association:

none

Capital expenditures approved by the Association planned at the time of conveyance which are not reflected in the current operating budget are:

none

The current operating budget of the Association is attached and is for fiscal year:

2021

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Does the budget include the current reserve study report or a summary of the report, a statement of the status and amount of any reserve or replacement fund?

No

Judgments against the Association as of the date of this Certificate are:

none

Unsatisfied judgments as of the date of this certificate are listed here. As of the date of this Certificate, the Association is a party to the following pending lawsuits, excluding assessment collection suits:

none

The insurance policies provided for the benefit of the Association can be obtained from:

SEE COI

The policy is available for inspection during normal business hours at the offices of Metropolis Condominium Management, 4307 Gallatin Street, Hyattsville, MD 20781. The terms of the policy prevail over the description given in this Certificate.

SEE COI

The Association has actual knowledge of the following violation of the applicable health or building codes with respect to the common elements of the Association:

none

The recreational or other facilities which are to be used or maintained by the unit owners or the Association are:

Pool, basket ball court, tot lot

To the best of the knowledge, information, and belief of the Board of Directors of the association, and its agents engaged in the preparation of this Resale Certificate, the statements contained in this Certificate are accurate and complete as of the date of issuance.

yes

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By purchasing a lot within this development, you will automatically be subject to various rights, responsibilities, and obligations, including the obligation to pay certain assessments to the Homeowners Association within the development. The lot you are purchasing may have restrictions on:

- a. Architectural changes, design, color, landscaping, or appearance;
- b. Occupancy density;
- c. Kind, number or use of vehicle;
- d. Renting, leasing, mortgaging, or conveying property;
- e. Commercial activity; or
- f. Other matters.

TO BE COMPLETED BY THE SELLING UNIT OWNER

The selling unit owner has knowledge that the following alteration to the selling unit or to the limited common elements assigned to the selling unit violates a provision of the declaration, by-laws, or rules and regulations:

The selling unit owner has knowledge of the existence of the following violation of the health or building codes with respect to the selling unit or the limited common elements assigned to the selling unit:

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Comments

Please collect a \$75 new account set up fee payable to Metropolis Management 4307 Gallatin Street Hyattsville MD 20781. This check should be separate from any other fees/dues.

New owners will need a GATE KEY CARD. Please have the seller provide the key card linked to the unit. If lost please contact the board of directors for a replacement at Shoa20706@gmail.com

THIS DISCLOSURE IS INTENDED STRICTLY FOR THE USE OF REAL ESTATE AND LENDING PROFESSIONALS. THIS INFORMATION, WHILE DEEMED TO COME FROM RELIABLE SOURCES, IS NOT GUARANTEED. PROSPECTIVE BUYERS OF REAL ESTATE SHOULD SEEK APPROPRIATE AND COMPLETE DISCLOSURES FROM THE SELLER OF THE SUBJECT PROPERTY. THE RESPONSES HEREIN ARE MADE IN GOOD FAITH AND TO THE BEST OF MY ABILITY AS TO THEIR ACCURACY.

Send a copy of the settlement sheet to the manager Carey Porter carey.metropolis@gmail.com

Articles of Incorporation
Seasons HOA

Order: 9XFPLV457
Address: 8597 Seasons Way # 41B
Order Date: 11-05-2021
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Nº 604 A



STATE OF MARYLAND
STATE DEPARTMENT OF ASSESSMENTS AND TAXATION
301 WEST PRESTON STREET
BALTIMORE 21201

THIS IS TO CERTIFY THAT the within instrument is a true copy of the
ARTICLES OF INCORPORATION
OF
SEASONS HOME OWNERS ASSOCIATION, INC.

as approved and received for record by the State Department of Assessments
and Taxation of Maryland, August 30, 1972

at 8:30 o'clock A. M.

AS WITNESS my hand and official Seal of the said Department at
Baltimore this 18th day of September, 1972

Richard H. Keller
RICHARD H. KELLER,
SUPERVISOR-CHARTER DIVISION

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Order Date: 11-05-2021
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4151 295

NO 604 A



STATE OF MARYLAND

STATE DEPARTMENT OF ASSESSMENTS AND TAXATION

301 WEST PRESTON STREET
BALTIMORE 21201

THIS IS TO CERTIFY THAT the within instrument is a true copy of the

ARTICLES OF INCORPORATION

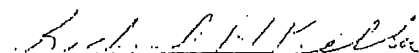
OF

SEASONS HOME OWNERS ASSOCIATION, INC.

as approved and received for record by the State Department of Assessments
and Taxation of Maryland, August 30, 1972

at 8:30 o'clock A. M.,

AS WITNESS my hand and official Seal of the said Department at
Baltimore this 18th day of September, 1972


RICHARD H. KELLER,
SUPERVISOR-CHARTER DIVISION

Order: 9XFPLV457
Address: 8597 Seasons Way # 41B
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Re: Seasons Home Owners Association

Exhibit "D"

P.O. Box 174
Lanham, Maryland 20706

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ARTICLES OF INCORPORATION

OF THE

SEASONS HOME OWNERS ASSOCIATION, INC.

I, the Subscriber, KAREN E. HAKEL whose post office address is 4321 Hartwick Road, College Park, Maryland, 20740, being at least twenty-one (21) years of age, do under and by virtue of the General Laws of the State of Maryland authorizing the formation of corporations, hereby certify for the purpose of forming a corporation by the execution and filing of these Articles.

FIRST:

That the name of the Corporation (which is hereinafter called the Corporation) is SEASONS HOME OWNERS ASSOCIATION, INC.

SECOND:

That the purpose for which the Corporation is formed is:

(a) To own, manage and maintain all of the access, utility and recreational facilities and related equipment and buildings, including the land on which the same are located, being the Common Community Area of the Development Area in the Four Seasons Condominium project located in Prince George's County, State of Maryland, both of which are described in Appendix A attached hereto.

(b) To own, purchase, manage, maintain, repair and replace any or all of the structures, equipment and buildings used in connection with the operation of these facilities.

(c) The Corporation shall not be conducted or operated for profit, and no part of the net earnings of the Corporation, if any, shall inure to the benefit of or be distributed to any director, officer or member of the Corporation, or any other private individual or corporation or association, nor shall any of such net earnings of the property or assets of the Corporation be used other than for the purposes set forth herein.

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(d) To establish an orderly and efficient system of billing to pay for the expenses incurred in the furtherance of the aforesaid purposes.

(e) To promulgate such rules and regulations and perform such deeds as are deemed necessary to achieve the aforesaid objectives.

(f) Subject to any specific written limitations or restrictions imposed by statute or by these Articles of Incorporation, and solely in furtherance of, but not in addition to, the purposes set forth in Paragraphs (a) to (e) of this Article, the Corporation shall have and exercise all the powers expressly granted to it under the Laws of the State of Maryland, now or hereafter in effect, except as limited herein, and in addition the following specific powers:

(1) To have the capacity to act possessed by natural persons.

(2) To elect or appoint officers and agents of the Corporation, and define their duties and fix their compensation.

(3) To act in the capacity of agent or representative for any individual, association, council, corporation, or other legal entity, respecting any business, the purpose of which is similar to the purposes set forth in this Article.

(4) To purchase, exchange, lease, hire, or otherwise acquire, hold, own, improve, manage, operate, lease, sell, convey or mortgage, either alone or in conjunction with others, real estate of every kind, character and description, whatsoever, and wheresoever situated and any interest therein.

(5) To purchase, exchange, lease, hire or otherwise acquire, hold, own, manage, operate, mortgage, pledge,

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hypothecate, exchange, sell, deal in and dispose of, either alone or in conjunction with others, personal property and commodities of every kind, character and description whatsoever and wheresoever situated, for any interest therein.

(6) To enter into a Regulatory Agreement with the Federal Housing Administration to carry out the provisions of Section 234 of the National Housing Act and any amendments thereto. Upon execution, the Regulatory Agreement shall be binding upon the Corporation, its successors and assigns, for such period of time as it shall be provided herein.

(7) To enter into and make, perform, and carry out, or cancel and rescind contracts for any lawful purpose pertaining to its business.

(8) To borrow or raise moneys for any of the purposes of the Corporation set forth in this Article.

(9) To pay all assessments, charges, and taxes for water and sewerage services on behalf of the owners of condominium units in the Development Area.

(10) To promulgate such rules and regulations and perform such acts as are deemed necessary to achieve the foregoing purposes.

THIRD:

The post office address of the principal office of the Corporation in the State of Maryland is 4321 Hartwick Road, Collece Park, Maryland 20740. The name of the resident agent is Edward S. Horowitz, whose post office address is 4321 Hartwick Road, Collece Park, Md.. Said resident agent is a citizen of the State of Maryland and actually resides therein.

NOTE: The correct address is Seasons Homeowners Association

(July 1981)

Order: 98111437
Address: 18507 Greenway # 41B
Lanham, Maryland 20706



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FOURTH:

The Corporation shall not be authorized to issue capital stock. Every person or entity who is a record owner of a condominium unit in the Development Area project which is subject to covenants of assessment by the Corporation shall be a member of the Corporation. Membership shall be appurtenant to and may not be separated from ownership of any such condominium unit. Each member shall be entitled to one vote for each condominium unit owned. When more than one person holds an interest in any condominium unit, all such persons shall be members. The vote for such condominium unit shall be exercised as they among themselves shall determine, but in no event shall more than one vote be cast with respect to any condominium unit.

FIFTH:

The affairs of the Corporation shall be managed by a Board of nine (9) Directors who must be members of the Corporation. The number of Directors may be changed by amendment of the By-Laws of the Corporation. Until such time as a Board of Directors shall be selected according to the provisions contained in the By-Laws, the affairs of the Corporation shall be governed by an Interim Board of Directors, who need not be members of the Corporation, composed of the following three (3) persons:

..... Robert J. Garner

..... William G. Johnson

..... Davis Crickenberger

Except as otherwise provided, the Interim Board of Directors shall have the same powers and duties enumerated in these Articles of Incorporation and in the By-Laws for the elected Board of Directors.

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SIXTH:

Section 1. Each member, for each condominium unit owned, shall pay to the Corporation an annual assessment equal to 1/72nd of the total sum necessary to provide for the insurance, reserve fund for replacements, general operating reserve, maintenance and operation of its facilities, and ad valorem taxes and front foot benefit assessments levied by the Washington Suburban Sanitary Commission. For so long as there are less than seventy-two (72) condominium units sold in the Development Area, the balance of said total sum not covered by the assessment against the members shall be assessed by the Corporation against, and be payable by, the Declarant to the Corporation.

Section 2. The amount of assessment against each member, and if any, against the Declarant, as provided for in Section 1 shall be assessed by the Corporation as a lien at the beginning of each annual assessment period. Each assessment shall be due and payable within thirty (30) days of assessment, and upon default of payment within such period of time, shall be a lien against each condominium unit owned by the defaulting member and against that Part of the Development Area, if any, owned by the defaulting Declarant, and the Corporation shall be entitled to enforce the payment of said lien according to the laws of the State of Maryland and to take any other actions for collection from the defaulting parties. Any such lien against a condominium unit or against the Part of the Development Area, if any, owned by the Declarant shall be subordinate to any recorded first mortgage or first Deed of Trust covering such condominium unit, or, as the case may be, covering the Part of the Development Area, if any, owned by the Declarant.

Section 3. In addition to the annual assessments authorized above, the Corporation may levy in any assessment year, special assessments for the purpose of defraying, in whole or in part, (a) the cost of any construction, reconstruction, repair or replacement of a capital

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improvement, including fixtures and personal property related thereto, or (b) the expense of any other contingencies; provided that any such assessments shall have the assent of two-thirds (2/3rds) of the votes of the members who are voting in person or by proxy at a meeting duly called for this purpose. To be valid, the amount of any special assessment must have the approval of the Secretary of Housing and Urban Development in accordance with Article TWELFTH.

Section 4. Each member for each condominium unit owned shall pay to the Corporation a special assessment equal to 1/72nd of the total sum approved by the Corporation to meet the costs and expenses as provided in Section 3 hereof. For so long as there are less than 72 condominium units sold in the Development Area, the balance of any such total sum not covered by the special assessment against the members shall be assessed by the Corporation against, and be payable by, the Declarant to the Corporation.

Section 5. The amount of the special assessment provided for in Sections 3 and 4 shall be assessed as a lien by the Corporation. Each such assessment shall be due and payable within thirty (30) days of assessment, and upon default of payment within such period of time, shall be a lien against each condominium unit owned by the defaulting member and against that Part of the Development Area, if any, owned by the defaulting Declarant, and the Corporation shall be entitled to enforce the payment of said lien according to the laws of the State of Maryland and to take any other actions for collection from the defaulting parties. Any such lien against a condominium unit or against the Part of the Development Area, if any, owned by the Declarant.

Section 6. Both annual and special assessments may be collected on a monthly basis.

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SEVENTH:

After the first annual meeting any elected Board of Directors, at their discretion, may from time to time issue permits to persons residing outside the horizontal property regimes located in the Development Area. Such permit holders may use the facilities subject to such fees, rules and regulations and cancellation terms as promulgated by the Board of Directors. The Interim Board of Directors may not issue such permits.

EIGHTH:

The Corporation shall establish and maintain a reserve fund for replacements by the allocation and payment annually to such reserve fund in such amounts as are established by the Board of Directors. Such fund shall be deposited in a special account with a safe and responsible depository and may be in the form of a cash deposit or invested in obligations of, or fully guaranteed as to principal by, the United States of America ^{or the State of Maryland}. The reserve fund is for the purpose of effecting replacements for structural elements and mechanical equipment of the facilities owned by the Corporation and for such other purposes as may be determined by the Board of Directors.

NINTH:

The Corporation shall establish and maintain a general operating reserve by allocation and payment thereto monthly of a sum equivalent to not less than three percent (3%) of the monthly assessments chargeable to the owners of condominium units in the Development Area pursuant to the By-Laws. Upon accrual in said General Operating Reserve Account of an amount equal to fifteen percent (15%) of the current annual amount of assessments chargeable to the owners of condominium units in the Development Area pursuant to the By-Laws, the rate of such monthly allocations may, by appropriate action of the Corporation, be reduced from three percent (3%) to two percent (2%) provided, however, that in the event withdrawals from such account reduce it below said fifteen percent (15%)

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accrual, the rate of such monthly deposits shall immediately be restored to three percent (3%); at any time thereafter upon accrual in said General Operating Reserve Account of an amount equal to twenty-five percent (25%) of the current annual amount of assessments chargeable to the owners of condominium units in the Development Area pursuant to the By-Laws, such monthly deposits may, by appropriate action of the Corporation, be discontinued and no further deposits need be made into such General Operating Reserve so long as said twenty-five percent (25%) level is maintained and provided, further, that upon reduction of such reserve below said twenty-five percent (25%) level, monthly deposits shall forthwith be made at the three percent (3%) rate until the twenty-five percent (25%) level is restored. This reserve shall remain in a special account and may be in the form of cash deposit or invested in obligations of, or fully guaranteed as to principal by, the United States of America, ^{or the state of Maryland} and shall at all times be under the control of the Corporation. This cumulative reserve is intended to provide a measure of financial stability during periods of special stress and may be used to meet deficiencies from time to time as a result of delinquent payments of assessments by owners of condominium units in the Development Area and other contingencies. Disbursements totalling in excess of twenty percent (20%) of the total balance in the reserve as of the close of the preceding annual period may not be made during any annual period without the consent of the Secretary. Reimbursements shall be made to the account upon payment of delinquencies for which funds were withdrawn from the reserve.

TENTH:

The Corporation shall keep the improvements now existing or hereafter erected on the property of the Corporation insured against loss by fire and other hazards. Such insurance shall be evidenced by standard Fire and Extended Coverage Insurance policy or policies in an amount not less than eighty percent (80%) of the insurable value of the improvements.

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ELEVENTH:

The Corporation may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3rds) of the members. Upon dissolution of the Corporation, other than incident to a merger or consolidation, the assets of the Corporation shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Corporation was created. In the event that such dedication is refused acceptance, such assets shall be granted, conveyed and assigned to any nonprofit corporation, association, trust or other organization to be devoted to such similar purposes.

TWELTH:

Amendment of these Articles shall require seventy-five percent (75%) of the entire membership.

THIRTEENTH:

So long as a contract of mortgage insurance continues in effect with respect to a unit or property located on the Development Area, and during such further period of time as the Secretary of Housing and Urban Development shall be the owner of such unit or holder, or re-insurer of any such mortgage, or during any such time the Secretary is obligated to insure a mortgage on any such unit or property, the following actions of the Board of Directors shall require the prior written approval of the Secretary:

- (1) failing to allocate a minimum amount equal to \$3.50 per unit for monthly payment to the reserve fund for replacements (amount to be approved by HUD);
- (2) make disbursements from the reserve fund for replacements.
- (3) the amount of each annual assessment and each special assessment, if any. The annual assessment shall be submitted to HUD sixty (60) days prior to the beginning of each fiscal year on a HUD model form of budget.

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- (4) disbursements totalling in excess of twenty percent (20%) of the total balance in the general operating reserve as of the close of the preceding annual period,
- (5) annexation of additional properties, mergers and consolidations,
- (6) leasing, mortgaging, or selling of any real or personal property of the Corporation,
- (7) execution of management contract,
- (8) dedication of any such property,
- (9) dissolution of the Corporation, and
- (10) amendment of the Articles and By-Laws of the Corporation.

FOURTEENTH:

As used in these Articles --

"Unit" or "condominium unit" shall mean a condominium unit in a horizontal property regime approved by the Secretary of Housing and Urban Development which is located in the Development Area.

"Declarant" shall mean any owner or owners of a Part of the Development Area.

"Part of the Development Area" shall mean any part of the Development Area on which a horizontal property regime approved by the Secretary of Housing and Urban Development has not been established.

"Secretary of Housing and Urban Development" shall mean the Secretary or his duly appointed representatives.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation this 25th day of August, 1972.

WITNESS:

[Handwritten signature]

[Handwritten signature]
Subscriber

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[Illegible text]

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STATE OF MARYLAND

COUNTY OF Prince George's, SS.

On this 30th day of August, 1972, before me, DEANNA PETERSON, the undersigned officer, personally appeared KAREN E. HAKEL, known to me to be the person whose name subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

IN WITNESS WHEREOF I hereunto set my hand and official seal.

Deanna Peterson
Notary Public

My Commission Expires July 31, 1977

[seal]

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Budget
Seasons HOA

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	<u>2019 Budget</u>	<u>2019 Actual</u>	<u>2020 Adopted</u>	<u>2020 Projected</u>	<u>2021 Approved</u>	<u>Change from '20 Budget</u>	<u>Home/ Month \$</u>	<u>% Total</u>
INCOME								
Homeowner Assmts (Accrual Basis)	\$224,640.00	\$241,920.00	\$241,920.00	\$241,920.00	\$250,560.00	4%	290.00	98%
Collection losses	-	\$0.00	\$0.00	\$0.00	-			
Current Year Delinquencies not collected	-\$8,000.00	\$0.00	-\$8,000.00	\$0.00	-\$8,000.00	0%	(9.26)	-3%
Prior Year Assessments collected	\$8,000.00	\$0.00	\$10,000.00	\$0.00	\$10,000.00	0%	11.57	4%
Homeowner Assmts (Cash Basis)	\$241,920.00	\$241,920.00	\$243,920.00	\$241,920.00	\$252,560.00	4%	292.31	99%
Admin Fees (Late notice/Pkg spot #)	\$150.00	\$0.00	\$400.00	\$0.00	\$0.00	-100%	-	0%
Late charges	\$900.00	\$3,495.00	\$3,000.00	\$2,100.00	\$2,100.00		2.43	1%
NSF Fee Recovery	\$200.00	\$0.00	\$320.00	\$0.00	\$0.00			
Utility Reimbursement	-200	\$0.00	\$0.00	\$0.00	\$0.00			
Reimb Damage Charges	\$300.00	\$95.00	\$0.00	\$0.00	\$100.00	0%	0.12	0%
Legal Fee Recovery	\$3,000.00	\$4,009.00	\$2,150.00	\$320.00	\$300.00	-86%	0.35	0%
Interest Income (Checking Acct)	\$60.00	\$116.00	\$60.00	\$115.00	\$115.00	92%	0.13	0%
Interest on Past Due Owner Accts	\$1,200.00	\$0.00	\$1,200.00	\$0.00	\$0.00	-100%		
TOTAL INCOME	\$247,730.00	\$249,635.00	\$251,050.00	\$244,455.00	\$255,175.00	2%	295.34	100%
OPERATING EXPENSES								
Administrative								
Legal - Cost of Collections	\$13,000.00	\$16,224.00	\$13,000.00	\$11,650.00	\$12,000.00	-8%	13.89	5%
Legal - General	\$1,000.00	\$2,500.00	\$1,000.00	\$500.00	\$1,000.00	0%	1.16	0%
Pool Permits and Registrations	\$0.00	\$0.00	\$800.00	\$0.00	\$0.00	-100%	-	0%
Meeting Expense	\$100.00	\$38.00	\$100.00	\$10.00	\$20.00	-80%	0.02	0%
Community Activities	\$160.00	\$0.00	\$160.00	\$0.00	\$0.00	-100%	-	0%
Bank Charges	\$60.00	-\$2.00	\$60.00	\$0.00	\$0.00	-100%	-	0%
Postage	\$390.00	\$636.00	\$390.00	\$340.00	\$400.00	3%	0.46	0%
Printing & Copies	\$360.00	\$742.00	\$360.00	\$302.00	\$360.00	0%	0.42	0%
Uncollected Delinquencies Write Off	\$500.00	\$0.00	\$0.00	\$0.00	\$500.00		0.58	
Supplemental Management	\$1,200.00	\$0.00	\$1,200.00	\$0.00	\$0.00	-100%	-	0%
Misc General & Admin	\$132.00	\$645.00	\$132.00	\$80.00	\$100.00	-24%	0.12	0%
Assessment Processing	\$0.00	\$1,053.00		750	\$800.00		0.93	0%
Management Admin Fees	\$0.00	\$363.00	\$0.00	\$140.00	\$150.00		0.17	0%
LAC Activities	\$72.00	\$0.00	\$0.00	\$0.00	\$0.00		-	
Total Administrative	\$16,974.00	\$22,199.00	\$17,202.00	\$13,022.00	\$15,330.00	-11%	17.74	7%

	2019 Budget	2019 Actual	2020 Adopted	2020 Projected	2021 Proposed	Change from '20 Budget	Home/ Month \$	% Total
UTILITIES								
Water & Sewer	\$74,000.00	\$53,994.00	\$66,000.00	\$70,000.00	\$70,000.00	6%	81.02	32%
Electricity	\$6,000.00	\$6,215.00	\$4,650.00	\$5,070.00	\$5,100.00	10%	5.90	2%
Telephone	\$510.00	\$537.00	\$500.00	\$552.00	\$560.00	12%	0.65	0%
Total Utilities	\$80,510.00	\$60,746.00	\$71,150.00	\$75,622.00	\$75,660.00	6%	87.57	34%
MAINTENANCE								
Bldg & Site Maintenance	\$3,012.00	\$4,026.00	\$2,000.00	\$3,500.00	\$3,332.00	67%	3.86	2%
Electrical Repair	\$2,000.00	\$4,069.00	\$3,000.00	\$1,800.00	\$2,000.00	-33%	2.31	1%
Plumbing Repairs (Sump Pumps, Sewer)	\$5,700.00	\$5,984.00	\$7,000.00	\$8,600.40	\$8,600.00	23%	9.95	4%
Painting	\$1,000.00	\$0.00	\$1,000.00	\$0.00	\$1,000.00	0%	1.16	0%
Roof Repairs /Gutter Cleaning	\$1,000.00	\$480.00	\$1,000.00	\$960.00	\$1,000.00		1.16	0%
Grounds Maintenance (Courtyards)	\$800.00	\$0.00	\$800.00	\$0.00	\$800.00	0%	0.93	0%
Tree Removal/Pruning	\$2,000.00	\$6,650.00	\$2,000.00	\$6,500.00	\$5,000.00	150%	5.79	2%
Back Gate Keycard System Repairs	\$200.00	\$0.00	\$200.00	\$0.00	\$200.00	0%	0.23	0%
Landscaping Improvement	\$0.00	\$0.00	\$279.00	\$0.00	\$0.00	0%		
Parking Lot Maintenance (Parking space p	\$0.00	\$0.00	\$0.00	\$100.00	\$100.00	0%	0.12	0%
Snow Removal	\$9,000.00	\$7,412.00	\$12,000.00	\$4,000.00	\$8,400.00	-30%	9.72	4%
Pool Repairs	\$2,000.00	\$4,000.00	\$2,000.00	\$0.00	\$2,000.00	0%	2.31	1%
Pool Supplies	\$1,800.00	\$0.00	\$1,800.00	\$1,800.00	\$1,800.00	0%	2.08	1%
Fence Maintenance/Repair	\$500.00	\$1,350.00	\$1,407.00	\$2,600.00	\$1,600.00	14%	1.85	
Playground Maintenance	\$500.00	\$195.00	\$500.00	\$0.00	\$500.00	0%	0.58	
Misc Repairs & Maintenance	\$0.00	\$11,042.00	\$0.00	\$0.00	\$0.00			
Total Maintenance	\$29,512.00	\$45,208.00	\$34,986.00	\$29,860.40	\$36,332.00	4%	42.00	16%
CONTRACT SERVICES								
Audit/Accounting	\$2,000.00	\$0.00	\$2,000.00	\$0.00	\$2,000.00	0%	2.31	1%
Management Fee	\$15,000.00	\$15,000.00	\$15,000.00	\$15,000.00	\$15,450.00	3%	17.88	7%
Lawn Maintenance	\$15,450.00	\$15,450.00	\$15,450.00	\$13,190.00	\$15,119.00	-2%	17.50	7%
Fire Equip/System Maint	\$280.00	\$0.00	\$280.00	\$0.00	\$280.00		0.32	0%
Pool Management	\$16,200.00	\$14,122.00	\$16,200.00	\$6,620.00	\$16,550.00	2%	19.16	7%
Pest Control	\$2,000.00	\$0.00	\$2,100.00	\$2,200.00	\$2,200.00	5%	2.55	1%
Litter Pickup	\$3,810.00	\$3,358.00	\$3,810.00	\$3,810.00	\$3,810.00		4.41	2%
Total Contract Services	\$48,930.00	\$47,930.00	\$48,930.00	\$40,820.00	\$55,409.00	0%	64.13	25%

	<u>2019 Budget</u>	<u>2019 Actual</u>	<u>2020 Adopted Budget</u>	<u>2020 Projected</u>	<u>2021 Proposed</u>	<u>Change from '20 Budget</u>	<u>Home/ Month \$</u>	<u>% Total</u>
INSURANCE								
Package Policy	\$35,323.00	\$32,311.00	\$31,066.00	\$31,126.00	\$31,784.00	2%	36.79	14%
Umbrella Insurance	\$390.00	\$5,998.00	\$390.00	\$390.00	\$850.00	118%	0.98	0%
Director&Officer Liability Insurance	\$577.00	\$0.00	\$577.00	\$577.00	\$577.00			
Workmans Comp Insurance	\$586.00	\$0.00	\$570.00	\$586.00	\$570.00		0.66	-
Deductible Paid by Association 1 claim	\$10,000.00	\$0.00	\$5,000.00	\$0.00	\$5,000.00		5.79	-
Total Insurance	\$46,876.00	\$38,309.00	\$37,603.00	\$32,679.00	\$38,781.00	3%	44.89	18%
Capital Replacement								
TOTAL OPERATING EXPENSES	\$222,802.00	\$214,392.00	\$209,871.00	\$192,003.40	\$221,512.00	6%	256.38	100%
OPERATING INCOME (pre-tax)	\$24,928.00	\$35,243.00	\$41,179.00	\$52,451.60	\$33,663.00	-18%	38.96	
Federal Income Tax	-		-					
State Income Tax	-	\$0.00	-	\$0.00	\$0.00			
County Taxes	\$300.00	\$244.00	\$300.00	\$300.00	\$300.00			
Workman's Compensation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00			
Total Taxes				\$300.00	\$300.00			
Net Operating Income (After Tax)	\$24,928.00	\$35,243.00	\$41,179.00	\$52,151.60	\$33,363.00	-19%	38.61	
NON-OPERATING ITEMS								
USIF (Underground Self-Insurance Fund)	\$7,440.00	\$7,440.00	\$7,440.00	\$7,440.00	\$15,630.00	110%	18.09	
GORF (General Operating Reserve Fund)	\$8,330.00	\$1,749.00	\$8,330.00	\$8,330.00	\$8,330.00	0%	9.64	
RRF (Reserve Replacement Fund)	\$4,030.00	\$7,111.00	\$18,699.00	\$18,699.00	\$9,403.00	-50%	10.88	
RRF (Concrete)			\$0.00	\$0.00			-	
Total Reserve Contributions	\$19,800.00	\$16,300.00	\$34,469.00	\$34,469.00	\$33,363.00	-3%	38.61	
OPERATING CASH FLOW	\$5,128.00	\$18,943.00	\$6,710.00	\$17,682.60	\$0.00	(0)		
		RESERVE BUDGETS						
	USIF	GORF	RRF	Total				
Beginning Balance (Jan 1, 2020)	84106	10110	18535	\$0.00				
Interest on Reserves	\$150.00	\$75.00	\$75.00	\$300.00				

Transfer from Assessments	\$7,440.00	\$8,330.00	\$4,030.00	\$19,800.00
Total Increases	\$7,590.00	\$18,515.00	\$4,105.00	\$30,210.00
Expenditures	\$8,675.00		\$7,834.00	
Ending Balance (Dec 31, 2020) estimated	\$83,021.00	\$28,625.00	\$14,806.00	\$30,210.00
	\$0.00	\$0.00	\$0.00	-
Beginning Balance (Jan 1, 2021) estimated	\$83,021.00	\$28,625.00	\$14,806.00	\$30,210.00
Interest on Reserves	\$150.00	\$75.00	\$75.00	\$300.00
Transfer from Assessments	\$15,630.00	\$8,330.00	\$9,403.00	\$33,363.00
Total Increases	\$15,780.00	\$8,405.00	\$9,478.00	\$33,663.00
Projected Expenditures (2021)	\$0.00	\$0.00	\$0.00	\$0.00
Ending Balance (Dec 31, 2021) estimated	\$114,581.00	\$45,435.00	\$33,762.00	\$193,778.00
USIF: Underground Self Insurance Fund repairs underground water pipes				-
GORF: General Operating Reserve Fund is used for cash flow shortages in the operating account				
RRF: Reserve Replacement Fund repairs and replaces capital assets				

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Exhibit "E"

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BY-LAWS

OF

SEASONS HOME OWNERS ASSOCIATION

Article I.

NAME AND LOCATION: The name of the Corporation is SEASONS HOME OWNERS ASSOCIATION, INC., hereinafter referred to as the Corporation. The principal office of the Corporation shall be located at 4321 Hartwick Road, College Park, Maryland 20740, but meetings of members and directors may be held at such places within the State of Maryland, County of Prince George's, as may be designated by the Board of Directors.

Article II.

Section 1. Annual Meeting. The first annual meeting of the members shall be held within forty-five (45) days after the establishment of Four Seasons Condominium Summer Five, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter, at the hour of seven (7) o'clock P.M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the President or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth (1/4th) of all of the votes of the membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of the secretary or person authorized to call

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the meeting, by mailing a copy of such notice, postage prepaid, at least fifteen (15) days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Corporation, or supplied by such member to the Corporation for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-tenth (1/10th) of the votes of the membership shall constitute a quorum for any action except as otherwise provided in the Articles or these By-Laws. If, however, such quorum shall not be present or represented at any meetings, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Condominium unit.

Article III.

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. Except as provided in Article FIFTH of the Articles of Incorporation, the affairs of this Corporation shall be managed by a Board of nine (9) Directors, who must be members of the Corporation.

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Section 2. Composition. The Board shall be composed of the presidents of each Condominium Group and one member elected by the other members of the Board. In the event of a tie vote, the choice shall be made by lot.

Section 3. Term of Office. Members of the Board of Directors shall serve for so long as they are also president of their respective Condominium Group. The "at-large" member shall serve for a term of one year.

Section 4. Removal and Vacancies. The "at-large" member may be removed from the Board with or without cause, by a majority vote of the members of the Corporation. In the event of death, resignation or removal of the "at-large" Director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor. The Condominium Group members shall not be removed except upon failure to be re-elected as president of their respective Condominium Group. In the event of death or resignation of a Condominium Group member, the Condominium Group for which he served as president shall either hold an election for a new president or designate the vice president to serve until the next Condominium Group election.

Section 5. Compensation. No director shall receive compensation for any service he may render to the Corporation. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 6. Action Taken Without a Meeting. The Directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtain-

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ing the written approval of all the Directors. Any action so approved shall have the same effect as though taken at a meeting of the Directors.

Article IV.

MEETING OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the President of the Corporation or by any two Directors, after not less than three (3) days' notice to each Director.

Section 3. Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

Article V.

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have the power to:

- (a) adopt and publish rules and regulations governing the use of the facilities of the Corporation, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

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(b) suspend the voting rights and right to use of the facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Corporation. Such rights may also be suspended after notice and hearing, for a period not to exceed sixty (60) days for infraction of published rules and regulations;

(c) exercise for the Corporation all powers, duties and authority vested in or delegated to this Corporation and not reserved to the membership by other provisions of these By-Laws or the Articles;

(d) declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board of Directors; and

(e) employ a manager, an independent contractor, or such other employees as they deem necessary, and to prescribe their duties.

Section 2. Duties. It shall be the duty of the Board of Directors to:

(a) cause to be a complete record of all its acts and corporate affairs and to present a statement thereof to the members at the annual meeting of the members, or at any special meeting when such statement is requested in writing by one-fourth (1/4th) of the members who are entitled to vote;

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- (b) supervise all officers, agents, and employees of this Corporation, and to see that their duties are properly performed;
- (c) establish the annual assessment period and fix the amount of the annual assessment against each member for each condominium unit owned and against the Declarant, if any, at least thirty (30) days in advance of each annual assessment;
- (d) send written notice of each assessment to every condominium unit owner and, where appropriate, to the Declarant, at least thirty (30) days in advance of each annual assessment period, and levy all such assessments as liens;
- (e) foreclose the lien against any property for which assessments are not paid within thirty (30) days after due date or to bring an action at law against the owner personally obligated to pay the same;
- (f) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment had been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment;
- (g) procure and maintain liability, fire and other hazard insurance on property owned by the Corporation;

- (h) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate; and
- (i) cause all of the facilities to be maintained.

Article VI.

OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Officers. The officers of this Corporation shall be a president and vice president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Corporation shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Corporation may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

(a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments; and shall co-sign all checks and promissory notes.

Vice President

(b) The vice president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Corporation and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members;

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keep appropriate current records showing the members of the Corporation together with their addresses, and shall perform such other duties as required by the Board.

Treasurer

(d) The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Corporation and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Corporation; keep proper books of account; cause an annual audit of the Corporation books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

Article VII.

COMMITTEES

The Board of Directors shall appoint such committees as deemed appropriate in carrying out its purpose.

Article VIII.

BOOKS AND RECORDS

The books, records and papers of the Corporation shall at all times, during reasonable business hours, be subject to inspection by any member. The Articles of Incorporation and the By-Laws of the Corporation shall be available for inspection by any member at the principal office of the Corporation, where copies may be purchased at reasonable cost.

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Article IX.

ASSESSMENTS

As more fully provided in the Master Deed of each Horizontal Property Regime located in its respective section of the Development Area and in the covenants of the part of the Development Area owned by the Declarant, each member and the Declarant are obligated to pay to the Corporation such assessments which are secured by a continuing lien upon the property against which the assessment is made. Such annual assessment shall include a pro rata charge to each member and the Declarant for payment of ad valorem taxes levied and front foot benefit assessments levied by the Washington Suburban Sanitary Commission against the Development Area. Any assessments, annual or special, which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of six percent (6%) per annum, and the Corporation may bring an action at law against the member or Declarant obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. Neither a member nor the Declarant may waive or otherwise escape liability for the assessment provided for herein of the property of the Corporation or abandonment of any property.

Article X.

AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority

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of a quorum of members present in person or by proxy, except that such amendment shall not be effective without the prior written approval of the Secretary of Housing and Urban Development.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles of Incorporation shall control.

Article XI.

MISCELLANEOUS

The fiscal year of the Corporation shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of recordation of the Articles.

Article XII.

DEFINITIONS

As used in these By-Laws:

- (a) "Unit" or "condominium unit" shall mean a condominium unit in a Horizontal Property Regime approved by the Secretary of Housing and Urban Development which is located in the Development Area;
- (b) "Declarant" shall mean any owner or owners of a Part of the Development Area;
- (c) "Part of the Development Area" shall mean any part of the Development Area on which a Horizontal Property Regime approved by the Secretary of Housing and Urban Development has not been established.
- (d) "Secretary of Housing and Urban Development" shall mean the Secretary or his duly appointed representative.

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A G R E E M E N T

THIS AGREEMENT made and entered into this 6th day of December 1972, by and between DAVIS CRICKENBERGER, PHILIP G. MENGE, ALBERT L. LEDGARD, ROBERT J. GARNER, WILLIAM GUY JOHNSON, and JOHN J. CURTIN, JR., CO-PARTNERS Trading As SPACE VENTURES (hereinafter called "the Venture"); and the SEASONS HOMEOWNERS ASSOCIATION (hereinafter called "the Association"), a corporation of the State of Maryland; and the WASHINGTON SUBURBAN SANITARY COMMISSION, (hereinafter called "the Commission"), a public and municipal corporation of the State of Maryland.

WHEREAS, the Venture is the owner of property known as Parcel "A", Four Seasons Subdivision, located on Cipriano Road in Prince George's County, Maryland, as per plat recorded among the Land Records of Prince George's County in Plat Book WM59 at Plat No. 44, and by deed from J. Willard Harriott, Jr., Robert E. Koehler and Sterling D. Colton, Trustees for the Marriott Corporation Employees Profit Sharing, Savings and Retirement Trust, to Davis Crickenberger, Philip G. Menge, Albert L. Ledgard, Joseph W. Bortnick, Robert J. Garner, William Guy Johnson, and John Curtin, co-partners t/a, General Space Ventures, dated August 11, 1972, recorded among the aforesaid Land Records in Liber 4110 at Folio 755; and

WHEREAS, the said Four Seasons Subdivision is improved with seventy-two (72) townhouses and the Venture intends to convert and then sell the townhouses in the said subdivision to individual purchasers under a condominium form of ownership, pursuant to the provisions of Article 21, Section 117A through and inclusive of Section 142, of the Annotated Code of Maryland (1957); and

WHEREAS, due to technical regulations and requirements of the Federal Housing Administration, the said conversion can only be undertaken in units of eleven (11) townhouses or less; and

WHEREAS, on the 19th day of October, 1972 and 20th day of November, 1972, the Venture filed for record in the Office of the Clerk of the Circuit Court for Prince George's County, Maryland, eight (8) certain instruments bearing dates as follows: October 17, 1972, October 30, 1972, October 30, 1972, November 14, 1972, November 14, 1972, November 14, 1972, November 14, 1972 and November 14, 1972.

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each entitled "Master Deed," each with exhibits appended thereto, which said Master Deeds and exhibits were on the aforesaid date recorded among the Land Records of Prince George's County, Maryland, respectively, as follows: Liber 4137 at Folio 175, Liber 4150 at Folio 927, Liber 4151 at Folio 13, Liber 4151 at Folio 87, Liber 4151 at Folio 161, Liber 4151 at Folio 235, Liber 4151 at Folio 309, and Liber 4151 at Folio 383; and

WHEREAS, the Venture by the filing of the aforesaid eight (8) Master Deeds and Plans of Condominium Subdivision for record, submitted the land and premises therein described to the provisions of Article 21, supra, as a condominium property regime; and

WHEREAS, the Venture intends that Four Seasons Subdivision be operated as if it were a single condominium to the fullest extent possible and to this end has caused to be formed the Association, and has deeded to the said Association a fee simple interest in all utility installations, all parking facilities and roads, and all recreational facilities located in said Parcel "A" of Four Seasons Subdivision; and

WHEREAS, each individual homeowner of a condominium unit in the said subdivision will be a member of the Association by virtue of his purchase of a unit in said subdivision; and

WHEREAS, the Association will own, operate and maintain these facilities on behalf of the owners of the individual townhouses and will make assessments against such owners for their proportionate share of the charges levied by the Commission for the use of the water and sewer system, as determined by a majority vote of the members of the Association; and

WHEREAS, the eight (8) Master Deeds filed with respect to each condominium contain an agreement by each homeowner to be bound by this Agreement and to pay any charges levied by the said Association, for the express benefit of the Commission, and further provides that the Association shall have a lien against the townhouse of any unit owner who does not make his proportionate payment to the Association; and

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WHEREAS, the aforesaid groups of buildings has been considered as one building for purposes of the Plumbing Regulations of the Commission and is, accordingly, served by one common sewer house connection and one common water house connection, and by a single meter; and

WHEREAS, the parties hereto desire to define their respective responsibilities, each to the other, now and in the future, respecting the land and premises hereinabove described.

NOW, THEREFORE, in consideration of the premises and other good and valuable consideration, the Venture and the Association do hereby covenant and agree for themselves, and each of their respective successors and/or assigns, to and with the Commission as follows:

1. The Association covenants that it will be responsible for payment of ad valorem taxes levied and front foot benefit assessments levied by the Washington Suburban Sanitary Commission on the property hereinabove described and the Commission shall be entitled to impose front foot benefit assessments on the basis of 18 assessable feet per townhouse for the water benefit and 18 assessable feet per townhouse for the sewer benefit, computed at the multi-unit residential rate.

2. The Association agrees that before any subdivision of the hereinabove described property is made for the purpose of sale, and before any part thereof is divided by metes and bounds for the purpose of sale and/or conveyance, and before any part thereof is sold and conveyed, resulting in a separate fee simple ownership other than in the form of a condominium unit, separate water and sewer house connections will be provided to the individual building(s) to be so sold or conveyed, subdivided, divided or separated by metes and bounds, and to such other building(s) in the group as may be required by the Washington Suburban Sanitary Commission, and further, that each of such individual buildings so conveyed, sold, separated or divided, as required, shall be made to comply fully with effective Plumbing Regulations of the Washington Suburban Sanitary District pertaining to sewer and water services.

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The subdivision of the hereinabove described property into a condominium property regime, pursuant to the provisions of Article 21, Section 117, et seq., Annotated Code of Maryland (1957), as hereinabove, recited, and specifically the recordation of the eight (8) Master Deeds and Plats of Condominium Subdivision hereinabove referenced and the sale of the condominium units therein and herein described, shall not, however, be construed as a division or subdivision of the said property for purposes of sale, or as a sale or conveyance for purposes of, or within the meaning of, this Agreement.

3. That each of the eight (8) Master Deeds hereinabove referenced have incorporated therein the following language: "In the event that any sewer or water use charge, or front foot benefit charge, or sewer charge, or ad valorem tax, imposed pursuant to the Laws of the Washington Suburban Sanitary District is not paid by the Association, or by one or more of the members thereof, the Washington Suburban Sanitary Commission shall have the right, within the time provided by the Laws of the WSSD, to terminate sewer and/or water service to any and all of the condominium units."

4. That in the event the aforementioned Master-Meter is abandoned by use of individual meters, as provided in this Agreement, the said Association will pay any and all costs or expenses of the Commission incurred incidental thereto.

The foregoing covenants shall be deemed to run with and bind the land hereinabove described and shall inure to the benefit of and be enforceable by the parties hereto, and their respective successors and/or assigns.

IN WITNESS WHEREOF, the said SPACE VENTURES and the said SEASONS HOMEOWNERS ASSOCIATION, have on this 17th day of November, 1972, caused these presents to be executed by Robert J. Garner and Davis Crickenberger, and attested and sealed by Kenneth C. Johnson, Jr., and hereby constitute, authorize and appoint Robert J. Garner and Davis Crickenberger to acknowledge this Agreement and deliver these presents as the act and deed of said SPACE VENTURE and said SEASONS HOMEOWNERS ASSOCIATION.

Order: 9XEPLV457

Address: 8597 Seasons Way # 41B

Order Date: 11-05-2021

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All as of the 6th day of December, 1972.

SPACE VENTURES

By: Robert Garner
Robert Garner

ATTEST:

Kenneth C. Johnson, Jr.
Kenneth C. Johnson, Jr.

SEASONS HOMEOWNERS ASSOCIATION

By: Davis Crickenberger
Davis Crickenberger

ATTEST:

Kenneth C. Johnson, Jr.
Kenneth C. Johnson, Jr.

AND, IN WITNESS WHEREOF, the said WASHINGTON SUBURBAN SANITARY COMMISSION, a public corporation of the State of Maryland, has caused these presents to be executed by ROBERT J. McLEOD, its General Manager, and its corporate seal to be affixed and attested by John T. Bonifant, its Secretary, as thereunto duly authorized.

The same being done as of the 6th day of December, 1972.

WASHINGTON SUBURBAN SANITARY COMMISSION

By: Robert J. McLeod
Robert J. McLeod, General Manager

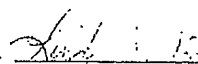
ATTEST:

John T. Bonifant
John T. Bonifant Secretary

STATE OF MARYLAND :
 : ss.,
COUNTY OF Prince Georges :

On this 17th day of November, 1972, before me, a Notary Public in and for the State and County aforesaid, personally appeared Robert J. Garner and Davis Crickenberger who acknowledged themselves to be the persons whose names are affixed to the within instrument for SPACE VENTURES and SEASONS HOMEOWNERS ASSOCIATION, respectively, and that they being authorized so to do, executed the within instrument for the purposes therein contained, by signing the same as Managing Partner and President, respectively.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Linda J. Bresnahan Notary Public

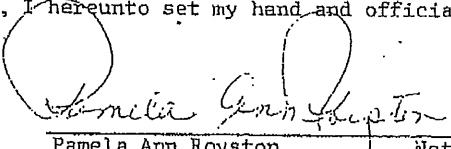
My Commission expires:

MY COMMISSION EXPIRES JULY 1, 1974

STATE OF MARYLAND :
 : ss.,
COUNTY OF PRINCE GEORGE'S :

On this 5th day of December, 1972, before me, a Notary Public in and for the State and County aforesaid, personally appeared ROBERT J. McLEOD, who acknowledged himself to be General Manager, of the said WASHINGTON SUBURBAN SANITARY COMMISSION, party to the foregoing instrument, who stated that he executed the same for the purposes contained therein, being authorized so to do, by signing the same himself as General Manager.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.


Pamela Ann Royston Notary Public

My Commission expires:

7/1/74

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CC&Rs
Seasons HOA

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This document is currently either not available or not applicable for this association.

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Insurance Dec Page
Seasons HOA

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SEASHOM-01

VBOSTON

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY)

9/22/2021

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Schoenfeld Insurance Associates, Inc. 6225 Smith Ave Suite B-150 Baltimore, MD 21209	CONTACT NAME: PHONE (A/C, No, Ext): (410) 602-2000 FAX (A/C, No): (410) 602-1160 E-MAIL ADDRESS: condo@schoenfeldins.com	
	INSURER(S) AFFORDING COVERAGE	
INSURED Seasons Homeowners Association c/o Metropolis Management LLC 4307 Gallatin Street Hyattsville, MD 20781	INSURER A : Nationwide Assurance Company NAIC # 10723	
	INSURER B : Nationwide Mutual Insurance Company NAIC # 23787	
	INSURER C :	
	INSURER D :	
	INSURER E :	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER: REVISION NUMBER:

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS-MADE <input checked="" type="checkbox"/> OCCUR <input checked="" type="checkbox"/> D&O \$1 Million GEN'L AGGREGATE LIMIT APPLIES PER: <input type="checkbox"/> POLICY <input type="checkbox"/> PRO-JECT <input type="checkbox"/> LOC OTHER:			ACBPB013029463813	9/28/2021	9/28/2022	EACH OCCURRENCE	\$ 1,000,000
							DAMAGE TO RENTED PREMISES (Ea occurrence)	\$ 300,000
							MED EXP (Any one person)	\$ 5,000
							PERSONAL & ADV INJURY	\$ 1,000,000
							GENERAL AGGREGATE	\$ 2,000,000
							PRODUCTS - COMP/OP AGG	\$ 2,000,000
								\$
	AUTOMOBILE LIABILITY <input type="checkbox"/> ANY AUTO OWNED AUTOS ONLY <input type="checkbox"/> HIRED AUTOS ONLY <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> NON-OWNED AUTOS ONLY						COMBINED SINGLE LIMIT (Ea accident)	\$
							BODILY INJURY (Per person)	\$
							BODILY INJURY (Per accident)	\$
							PROPERTY DAMAGE (Per accident)	\$
								\$
B	<input checked="" type="checkbox"/> UMBRELLA LIAB <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> EXCESS LIAB <input type="checkbox"/> CLAIMS-MADE DED <input checked="" type="checkbox"/> RETENTION \$ 0			ACPCU013029463813	9/28/2021	9/28/2022	EACH OCCURRENCE	\$ 1,000,000
							AGGREGATE	\$ 1,000,000
								\$
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY <input type="checkbox"/> ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N If yes, describe under DESCRIPTION OF OPERATIONS below		N/A				PER STATUTE	OTH-ER
							E.L. EACH ACCIDENT	\$
							E.L. DISEASE - EA EMPLOYEE	\$
							E.L. DISEASE - POLICY LIMIT	\$
A	Property Section			ACBPB013029463813	9/28/2021	9/28/2022	Blanket Building	13,696,200
A	Extended Repl. Cost			ACBPB013029463813	9/28/2021	9/28/2022	Deductible	10,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

PROOF OF INSURANCE
PROOF OF INSURANCE
PROOF OF INSURANCE

CERTIFICATE HOLDER PROOF OF INSURANCE PROOF OF INSURANCE PROOF OF INSURANCE PROOF OF INSURANCE	CANCELLATION SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS. Order: 9XFP/PLV/457 Address: 8531 Seasons Way # 41B Order Date: 11-05-2021 AUTHORIZED REPRESENTATIVE: <i>[Signature]</i>
---	--



ADDITIONAL REMARKS SCHEDULE

AGENCY Schoenfeld Insurance Associates, Inc.		NAMED INSURED Seasons Homeowners Association c/o Metropolis Management LLC 4307 Gallatin Street Hyattsville, MD 20781	
POLICY NUMBER SEE PAGE 1		EFFECTIVE DATE: SEE PAGE 1	
CARRIER SEE PAGE 1	NAIC CODE SEE P 1		

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,
 FORM NUMBER: ACORD 25 FORM TITLE: Certificate of Liability Insurance

Certificate of Liability Remarks

Additional Insurance:

Fidelity Bond (\$210,000 Limit) Policy# 30BDDIE8185 Eff. 9/29/21-9/29/22 Issued with The Hartford Insurance

Additional Coverage Notes:

The Master Policy for Seasons Homeowners Association is written in accordance with the Maryland Condominium Act, Section 11-114, to include revisions implemented in October 2009, updated/posted in January 2011. Property Section/Replacement Cost of the Master Policy is written on an All Risk/SPECIAL Form basis, excluding ANY Betterments & Improvements installed by Unit owner's, other than the Developer. Homeowners are recommended to purchase a Homeowners Policy designed for Condominium Owners, commonly known as a HO6 Policy.

Fidelity Bond is included, as per the Maryland Condominium Act, Section 11-114, to include the Management Company as an Employee at Full Limit scheduled on the Fidelity Bond Policy.

72 Residential Units

Wind/Hail Coverage - Included (no separate deductible)

Equipment Breakdown Coverage - Included for Common Areas and Association Responsibility (please refer to Association By Laws)

Ordinance Coverage - Included

Seasons Homeowners Association consists of 8 Condominium Associations:

Winter I Condo; Winter II Condo; Spring III Condo; Spring IV Condo; Summer V Condo; Summer VI Condo; Fall VII Condo; Fall VIII Condo

Order: 9XFPLV457
 Address: 8597 Seasons Way # 41B

Order Date: 11-05-2021 © 2008 ACORD CORPORATION. All rights reserved.

Rules and Regulations
Seasons HOA

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32312 566

**AMENDMENT TO BYLAWS OF
FOUR SEASONS SUMMER FIVE CONDOMINIUM**

WHEREAS, the Four Seasons Summer Five Condominium (hereinafter "Condominium") is a duly created condominium by virtue of the recordation of its Master Deed and Bylaws among the Land Records of ^{Prince Georges} ~~Montgomery~~ County, Maryland in Liber 4151, folio 161, *et. seq.* and the recordation of its Condominium Plat among the Plat Records of ~~Montgomery~~ ^{Prince Georges} County in Condominium Plat Book WWW 59 at plat 44; and

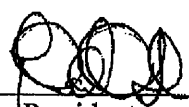
WHEREAS, Article VI of the Bylaws provides that the Bylaws may be amended by the affirmative vote of at least 75% of the total value of all of the units in the Condominium; and

WHEREAS, unit owners representing at least 75% of the total value of all units in the Condominium approved the an amendment and restatement of the Bylaws at a duly held meeting on September 30, 2009 as certified below by the President of the Condominium at such meeting.

NOW, THEREFORE, in accordance with Article IV of the Bylaws of the Four Seasons Summer Five Condominium, the President, as the person who was authorized to count the votes of the unit owners, hereby certifies that the Amended and Restated Bylaws attached hereto as Exhibit A were approved by unit owners having at least seventy-five percent (75%) of the total value of all of the units in the Condominium and such Amended and Restated Bylaws do hereby replace and supersede any existing or previous Bylaws.

Signed and certified this 28th day of October, 2010.

FOUR SEASONS SUMMER FIVE
CONDOMINIUM

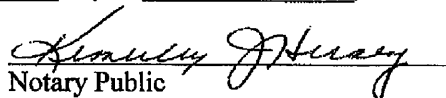
By: 
President

RECORDING FEE 95.00
TOTAL 95.00
Rees PC04 Rec # 13143
PM CAL BK # 1396
Jan 05 2011 02:08 PM

STATE OF MARYLAND)
COUNTY OF MONTGOMERY)

I, Kimberly Heciga a Notary Public in and for the State of Maryland, so hereby certify that DALE SHAMA known to me (or satisfactory proven) to be the person named above as the President of the Four Seasons Summer Five Condominium, personally appeared before me in the above-referenced jurisdiction, and by virtue of the authority vested in him/her, acknowledged the Amended and Restated Bylaws to be the lawful act and deed of Four Seasons Summer Five Condominium.

Given my hand and seal this 28th day of October, 2010.


Notary Public

My commission expires: 9.18.14

K:\4747093\00001\DOCK\1100728 Summr Five Amendment Certificate.doc

Prepared by and return to:

Rees Broome, PC Attn: Ursula Koenig Burgess
Order: 9XF8133457 Leesburg Pike, 9th Fl
Address: 8507 Seasons Way # 41B Vienna, VA 22182
Order Date: 11-05-2021
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See Exhibit A attached hereto for addresses and property account numbers

32312 567

AMENDED AND RESTATED BYLAWS
OF
FOUR SEASONS SUMMER FIVE CONDOMINIUM

Article I
PLAN OF APARTMENT OWNERSHIP

Section 1. Apartment Ownership. The project located at 8565-8583 Seasons Way, City of Lanham, State of Maryland. Known as "Four Seasons Summer Five Condominium" is submitted to the provisions of the Horizontal Property Act of the State of Maryland (Article 21, Section 117A, et. seq. of the Annotated Code of Maryland 1965 Edition, as amended).

Section 2. By-Laws Applicability. The provisions of these By-Laws are applicable to the project. (The Term "project" as used herein shall include the land.)

Section 3. Personal Application. All present or future owners, tenants, future tenants, or their employees, or any other person that might use the facilities of the project in any manner, are subject to the regulations set forth in these By-Laws and to the Regulatory Agreement, attached as Exhibit "C" to the recorded Master Deed.

The mere acquisition or rental of any of the family units (hereinafter referred to as "units") of the project or the mere act of occupancy of any of said units will signify that these By-Laws and the provisions of the Regulatory Agreement are accepted, ratified, and will be complied with.

Article II
VOTING, MAJORITY OF OWNERS, QUORUM, PROXIES

Section 1. Voting. Voting shall be a percentage basis and the percentage of the vote to which the owner is entitled is the percentage assigned to the family unit or units in the Master Deed.

Section 2. Majority of Owners. As used in these By-Laws the term "majority of owners" shall mean those owners holding fifty-one percent (51%) of the votes in accordance with the percentages assigned in the Master Deed.

Section 3. Quorum. Except as otherwise provided in these By-Laws, the presence in person or by proxy of a "majority of owners" as defined in Section 2 of this Article shall constitute a quorum.

Section 4. Proxies. Votes may be cast in person or by proxy. Proxies must be filed with the secretary of the Seasons Homeowners Association (SHOA) before the appointed time of each meeting.

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Article III
ADMINISTRATION

Section 1. Association Responsibilities. The owners of the units will constitute the Council of Co-Owners (hereinafter referred to as "Council"). Except as otherwise provided, decisions and resolutions of the Council shall require approval of a majority of Co-Owners. Notwithstanding any provision in the Council Master Deed or these By-Laws, the Council delegates and assigns all of its powers or duties to the SHOA, including, but not limited to, the duty to obtain insurance, collect assessments, maintain reserves, enforce rules and regulations, hire a management agent, set a budget for the Council's communal expenses and engage in legal action.

Section 2. Place of Meeting. Meetings of the Council shall be held at the principal office of the project or such other suitable place convenient to the owners as may be designated by the President of the SHOA.

Section 3. Annual Meeting. The annual meeting of the Council shall be held as set forth in the By-Laws of the Seasons Homeowners Association (SHOA) and together with all of the condominium sections in one combined meeting. The purpose of the Council annual meeting is for the owners to elect a President of the Council who shall be a Director on the Board of Directors of the SHOA.

Section 4. Special Meetings. The president of the SHOA may call a special meeting of the Council owners and a special meeting shall be called upon a petition signed by a majority of the owners and having been presented to the Secretary of the SHOA, or at the request of the Federal Housing Commissioner of his duly authorized representative. No business shall be transacted at a special meeting except as stated in the notice unless by consent of four-fifths (4/5ths) of the owners present, either in person or by proxy.

Section 5. Notice of Meetings. Notice of meetings shall be sent by the Secretary of the SHOA pursuant to the SHOA By-Laws. If a special meeting of the Council is called, notice shall be sent by the managing agent pursuant to the SHOA Bylaws and the Maryland Condominium Act ("Act"). The Secretary of the SHOA is authorized to send notices to owners by electronic transmission pursuant to section 11-139.1 of the Act.

Section 6. Adjourned Meetings. If any meeting of owners cannot be organized because a quorum has not attended, the owners who are present, either in person or by proxy, may adjourn the meeting to a time not less than forty-eight (48) hours from the time the original meeting was called.

Section 7. The principal office of the Council shall be maintained at the current office of the managing agent of the SHOA.

Section 8. The SHOA, on behalf of the Council, shall carry in effect a policy of property and liability insurance on the common and limited common areas of the condominium and such other areas as required by law or the best judgment of the SHOA.

Article IV
OFFICER

Section 1. Designation. There shall be one officer of the Council who shall be President and who shall be a Director on the SHOA Board of Directors.

Section 2. Election of President. The President shall be elected annually by the Council at the annual meeting of the Council referenced above in Article III, Section 3.

Section 3. Removal of President. Upon an affirmative vote of a majority of the members of the Council, the President may be removed, either with or without cause, and his successor elected at any regular meeting of the Council, or at a special meeting of the Council for such purpose.

Section 4. Vacancies. Vacancies in the office caused by reason other than the removal of the President by a vote of the Council shall be filled by a mail-in vote by a majority of the Council owners. If such majority is not forthcoming 30 days after notice, such vacancy shall be filled by a vote of the SHOA Board. The Secretary of the SHOA shall coordinate such mail-in vote. The person so elected shall be an officer until a successor is selected at the next annual meeting of the Council.

Section 5. Power and Duties. The SHOA shall have:

(a) the power and duties necessary for the administration of affairs of the Council and may do all such acts and things as are not by law or these By-Laws directed to be exercised and done by the owners;

(b) in addition to duties imposed by these By-Laws or by resolution of the Council, the SHOA shall be responsible for the following:

- (1) care, upkeep and surveillance of the project and the common areas and facilities and the limited common areas and facilities;
- (2) collection of monthly assessments from the owners;
- (3) designation and dismissal of the personnel necessary for the maintenance and operation of the project, the common area and facilities and the limited common areas and facilities.

(c) notwithstanding anything else in this Article or these Bylaws to the contrary, all of the powers and duties of the Council or Officers specified herein or by law shall be delegated to the Seasons Homeowners Association including, but not limited to, obtaining insurance policies, assessments collection, bringing legal action to enforce the Bylaws and rules and regulation, hiring of a management agent, setting a budget for the Council's communal expenses, etc.

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However, the Council members shall have the sole authority to elect and remove the President of the Council, to call special meetings and to amend these Bylaws.

Section 6. Fidelity Bonds. All officers and employees of the Council handling or responsible for Council funds shall be required to furnish fidelity bonds. The premiums on such bonds shall be paid by the SHOA

Article V
OBLIGATIONS OF OWNERS

Section 1. Assessments. All owners are obligated to pay assessments imposed by the SHOA to meet all project communal expenses or which are necessary to fulfill Council responsibilities delegated to the SHOA, which may include a liability insurance policy premium and an insurance premium for a policy to cover repair and reconstruction work in a case of hurricane, fire, earthquake or other hazard. The assessments shall be made pro rata according to the percentage assigned to the family unit or units in the Master Deed and/or the SHOA. The SHOA may allocate certain expenses or costs which benefit less than all of its members or condominiums, or which were caused by the conduct of less than all the members, to such responsible or benefitted members/condominiums. Such assessments by the SHOA shall include payments to a General Operating Reserve and a Reserve Fund for Replacements as required in the Regulatory Agreement attached as Exhibit "C" to the Master Deed.

Such charges shall be due and payable as determined by the SHOA, shall be subject to late charges as imposed by the SHOA and permitted under Maryland law, bear interest at a rate of six percent (6%) per annum from due date until paid or such other maximum rate allowed under Maryland law, and with such interest shall be a lien on the unit, assessed prior in right to all other charges whatsoever except assessments, liens, and charges in favor of the State of Maryland for taxes past due and unpaid on such unit and amounts and liabilities secured by mortgage instruments duly recorded. In the event any owner is delinquent in the payment of any assessment to the SHOA for a period in excess of thirty (30) days, the SHOA is authorized to accelerate the balance of the annual or special assessment, to recover its legal fees and costs of collection and to sever or disconnect all utility connections to the unit.

Section 2. The SHOA has the right to enforce the lien through sale, foreclosure, or otherwise as permitted under the Act and the Maryland Contract Lien Act. The president of the SHOA shall have the power to bid and acquire such unit at a foreclosure sale. The delinquent owner shall be required to pay to the SHOA a reasonable rent for subject unit until sale or foreclosure, together with all costs and reasonable attorney's fees. Suit to recover money judgment for unpaid common expenses shall be maintainable by the SHOA with all costs and reasonable attorney's fees without foreclosing or waiving the lien securing the same.

Section 3. Maintenance and Repair.

(a) Every owner must promptly perform all maintenance and repair work within his own unit, which, if omitted, would affect the project in its entirety or in a part belonging to other owners, being expressly responsible for the damages and liabilities that his failure to do so may engender.

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(b) All repairs of internal installations and other portions of the unit such as water, light, gas, power, sewage, telephones, air conditioners, sanitary installations, doors, windows, lamps and all other accessories belonging to or constituting part of the unit shall be at the owner's expense.

(c) Any owner shall reimburse the SHOA for any expenditure incurred in repairing or replacing any common area facility damaged through his fault.

Section 4. Use of Family Units – Internal Change

(a) All units shall be utilized for residential purposes only.

(b) An owner shall not make structural modifications or any other additions or alterations (not including paint colors) in or to his unit or installations located therein without previously notifying the SHOA in writing, through the management agent, if any, or through the president of the SHOA, if no management agent is employed. The SHOA shall have the obligation to answer within thirty (30) days of receipt and failure to do so within the stipulated time shall mean that there is no objection to the proposed modification or alteration.

Section 5. Use of Common Areas and Facilities and Restricted Common Areas and Facilities. An owner shall not place or cause to be placed in project areas and facilities, both common and limited, or in any access areas for the individual condominium units, any furniture, packages or objects of any kind. Such areas shall be used for no other purpose than for normal transit through them.

Section 6. Right of Entry.

(a) An owner shall grant a right of entry to the management agent or to any other person authorized by the SHOA in case of any emergency originating in or threatening his unit, whether the owner is present at the time or not.

(b) An owner shall permit other owners, or their representative, when so required, to enter his unit for the purpose of performing installations, alterations or repairs to the mechanical or electrical services, provided that requests for entry are made in advance and that such entry is at a time convenient to the owner. In the case of an emergency, such right of entry shall be immediate.

Section 7. Rules of Conduct.

(a) No resident of the project shall post any advertisements, or posters of any kind, in or on the project except as authorized by the SHOA.

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(b) Residents shall exercise extreme care about making noises or the use of musical instruments, radios, television and amplifiers that may disturb other residents. Residents keeping domestic animals will abide by the Municipal Sanitary Regulations.

(c) It is prohibited to hang garments, rugs, etc., from the windows or from any of the facades of the project.

(d) It is prohibited to dust rugs, etc., from the windows or to clean rugs, etc., by beating on the exterior part of the project.

(e) It is prohibited to throw garbage or trash outside the disposal containers provided for such purposes in the service areas.

(f) No owner, resident or lessee shall install wiring for electrical or telephone installation, television antennae, machines or air conditioning units, etc. on the exterior of the project or that protrudes through the walls or the roof of the project except as authorized by the SHOA.

(g) No vehicle belonging to an owner or a member of his family, guest, subtenant or employee, shall be parked in such a manner as to impede or prevent ready access to another parking space.

Article VI AMENDMENTS TO PLAN OF APARTMENT OWNERSHIP

These By-Laws may be amended by the Council in a duly constituted meeting for such purpose and no amendment shall take effect unless approved by owners representing at least seventy-five percent (75%) of the total value of all units in the project as shown in the Master Deed. A decision to amend provisions of these Bylaws which delegate Council powers, duties and responsibilities to the SHOA (e.g., Article III, Section 1) shall require the approval of four-fifths of all of the total number of unit owners in the Council at a meeting called for such purpose and after written notice to all of the SHOA members; any such amendment shall not take effect for at least twenty-four (24) months from the date of such approval.

Article VII MORTGAGEES

Section 1. Notice to SHOA. An owner who mortgages his unit, shall notify the SHOA through the SHOA management agent, if any, or the president of the SHOA in the event there is no management agent, the name and address of his mortgagee; and the SHOA shall maintain such information in a book entitled "Mortgagees of Units".

Section 2. Notice of Unpaid Assessments. The SHOA shall at the request of a mortgagee of a unit report any unpaid assessments due from the owner of such unit.

Order: 9XFPLV457
Address: 8597 Seasons Way # 41B
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**Article VIII
COMPLIANCE**

These By-Laws are set forth with the requirements of the Act. In case any of these By-Laws conflict with the provisions of said statute or the SHOA Articles, Bylaws or rules, it is hereby accepted that the provisions of the Act will control and then the SHOA Articles, Bylaws or rules.

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Exhibit A
Amendment to Bylaws of Four Seasons Summer Five Condominium

32312 574

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Account Identifier: District - 21 Account Number - 2387173

Owner Information

Owner Name:	SHAMA, DALE D	Use:	RESIDENTIAL CONDO
		Principal Residence:	YES
Mailing Address:	8565 SEASONS WAY LANHAM MD 20706-3820	Deed Reference:	1) / 7111/ 460 2)

Location & Structure Information

Premises Address	Legal Description
8565 SEASONS WAY LANHAM 20706-3820	CONDOMINIUM SUMMER 5 UNIT 10-D

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	A-8037
35	C3			3910				1		
										Plat Ref:

Special Tax Areas

Town Ad Valorem Tax Class	08
----------------------------------	----

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1967	1,923 SF	2,628.00 SF	081

Stories	Basement	Type	Exterior
		CONDO TOWNHOUSE	

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments	
			As Of 07/01/2010	As Of 07/01/2011
Land	55,000	43,500		
Improvements:	165,000	130,500		
Total:	220,000	174,000	174,000	174,000
Preferential Land:	0	0	0	0

Transfer Information

Seller:	MAIERS, PAUL F &	Date:	10/11/1988	Price:	\$95,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 7111/ 460	Deed2:	
Seller:		Date:	10/26/1987	Price:	\$43,000
Type:	UNKNOWN	Deed1:	/ 6809/ 374	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO	Special Tax Recapture:
Exempt Class:	* NONE *

Order: 9XFPLV457
 Address: 8597 Seasons Way # 41B
 Order Date: 11-05-2021
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Account Identifier: District - 21 Account Number - 2421352

Owner Information

Owner Name:	MCCALLUM,DEBORA L	Use:	RESIDENTIAL CONDO
Mailing Address:	8567 SEASONS WAY LANHAM MD 20706-3820	Principal Residence:	YES
		Deed Reference:	1) / 9645/ 749 2)

Location & Structure Information

Premises Address	Legal Description
8567 SEASONS WAY LANHAM 20706-3820	CONDOMINIUM SUMMER 5 UNIT 9-B

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	A-8037
35	C3			3910				1	Plat Ref:	

Special Tax Areas	Town Ad Valorem Tax Class	08
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Primary Structure Built	Enclosed Area	Property Land Area	County Use
1967	1,580 SF	2,626.00 SF	061

Stories	Basement	Type	Exterior
		CONDO TOWNHOUSE	

Value Information

	Base Value	Phase-In Assessments		
		Value As Of 01/01/2010	As Of 07/01/2010	As Of 07/01/2011
Land	55,000	43,500		
Improvements:	165,000	130,500		
Total:	220,000	174,000	174,000	174,000
Preferential Land:	0	0	0	0

Transfer Information

Seller:	WEINER,BARBARA A	Date:	08/28/1994	Price:	\$93,000
Type:	IMPROVED ARMS-LENGTH	Deed1:	/ 9645/ 749	Deed2:	
Seller:	WEINER,SIDNEY &	Date:	09/27/1989	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/ 7436/ 334	Deed2:	
Seller:	UNKNOWN	Date:	07/21/1975	Price:	\$0
Type:		Deed1:	/ 4508/ 206	Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO	Special Tax Recapture: * NONE *
Exempt Class:	

Order: 9XFPLV457
 Address: 8597 Seasons Way # 41B
 Order Date: 11-05-2021
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Account Identifier: District - 21 Account Number - 2381218

Owner Information

Owner Name: FIRST HORIZON HOME LOANS **Use:** RESIDENTIAL CONDO
Mailing Address: MAIL CODE 6205 **Principal Residence:** NO
 4000 HORIZON WAY **Deed Reference:** 1) /31510/ 160
 IRVING TX 75063 2)

Location & Structure Information

Premises Address: 8569 SEASONS WAY **Legal Description:** CONDOMINIUM
 LANHAM 20706 SUMMER 5 UNIT 8-B CAE07-
 33405 W/TDT 3/16/10

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	A-8037
35	C3			3910				1	Plat Ref:	

Special Tax Areas: **Town Ad Valorem Tax Class:** 08

Primary Structure Built: 1967 **Enclosed Area:** 1,560 SF **Property Land Area:** 2,628.00 SF **County Use:** 081

Stories: **Basement:** **Type:** CONDO TOWNHOUSE **Exterior:**

Value Information

	Base Value	Value		
		As Of 01/01/2010	As Of 07/01/2010	As Of 07/01/2011
Land	55,000	43,500		
Improvements:	165,000	130,500		
Total:	220,000	174,000	174,000	174,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: OREAGBA,BOLARINWA A **Date:** 03/16/2010 **Price:** \$174,250
Type: NOT ARMS-LENGTH **Deed1:** /31510/ 160 **Deed2:**

Seller: FAKOYA,SHERIFAT **Date:** 06/07/2005 **Price:** \$175,000
Type: IMPROVED ARMS-LENGTH **Deed1:** **Deed2:**

Seller: SECRETARY OF H U D **Date:** 02/26/2001 **Price:** \$95,000
Type: NOT ARMS-LENGTH **Deed1:** /14400/ 458 **Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO **Special Tax Recapture:** * NONE *
Exempt Class:

Order: 9XFPLV457
 Address: 8597 Seasons Way # 41B
 Order Date: 11-05-2021
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Account Identifier: District - 21 Account Number - 2360840

Owner Information

Owner Name: ALLGOOD, KIMBERLY D **Use:** RESIDENTIAL CONDO
Mailing Address: UNIT 6B **Principal Residence:** YES
 8573 SEASONS WAY **Deed Reference:** 1) /15404/ 244
 LANHAM MD 20706-3820 2)

Location & Structure Information

Premises Address: 8573 SEASONS WAY **Legal Description:** CONDOMINIUM
 LANHAM 20706-3820 **Summer 5 UNIT 6-B**

Map	Grtd	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	A-8037
35	C3			3910				1	Plat Ref:	

Special Tax Areas: **Town Ad Valorem Tax Class** 08

Primary Structure Built: 1967 **Enclosed Area:** 1,580 SF **Property Land Area:** 2,628.00 SF **County Use:** 061

Stories: **Basement:** **Type:** CONDO TOWNHOUSE **Exterior:**

Value Information

	Base Value	Value		
		As Of 01/01/2010	As Of 07/01/2010	As Of 07/01/2011
Land	55,000	43,500		
Improvements:	165,000	130,500		
Total:	220,000	174,000	174,000	174,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: MARTIN, BRENDA A & TIMOTHY A **Date:** 01/24/2002 **Price:** \$109,000
Type: IMPROVED ARMS-LENGTH **Deed1:** /15404/ 244 **Deed2:**
Seller: EXLER, RANDEE S **Date:** 05/29/1997 **Price:** \$97,900
Type: IMPROVED ARMS-LENGTH **Deed1:** /11455/ 581 **Deed2:**
Seller: LEWIS, NANCY H **Date:** 06/29/1987 **Price:** \$76,000
Type: UNKNOWN **Deed1:** / 6682/ 354 **Deed2:**

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO **Special Tax Recapture:**
Exempt Class: * NONE *

Order: 9XFPLV457
 Address: 8597 Seasons Way # 41B
 Order Date: 11-05-2021
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Account Identifier: District - 21 Account Number - 2399111

Owner Information

Owner Name: SMITH,EBONY R & DERRICK L **Use:** RESIDENTIAL CONDO
Principal Residence: YES
Mailing Address: UNIT 6 B **Deed Reference:** 1)
 8575 SEASONS WAY 2)
 LANHAM MD 20706-3820

Location & Structure Information

Premises Address: 8575 SEASONS WAY **Legal Description:** CONDOMINIUM
 LANHAM 20706-3820 SUMMER 5 UNIT 5-B

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	A-8037
35	C3			3910				1	Plat Ref:	

Special Tax Areas: **Town Ad Valorem Tax Class:** 08

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1967	1,580 SF	2,628.00 SF	061

Stories: **Basement:** **Type:** CONDO TOWNHOUSE **Exterior:**

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments	
			As Of 07/01/2010	As Of 07/01/2011
Land	55,000	43,500		
Improvements:	165,000	130,500		
Total:	220,000	174,000	174,000	174,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: EVERETT,EBONY	Date: 12/07/2005	Price: \$0
Type: NOT ARMS-LENGTH	Deed1:	Deed2:
Seller: HARRISON,DEBRA A	Date: 10/24/2003	Price: \$145,000
Type: IMPROVED ARMS-LENGTH	Deed1: /16255/ 275	Deed2:
Seller: JUDD,KATHRYN A	Date: 11/06/1998	Price: \$99,000
Type: IMPROVED ARMS-LENGTH	Deed1: /12589/ 163	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO **Special Tax Recapture:** * NONE *
Exempt Class:

Order: 9XFPLV457
 Address: 8597 Seasons Way # 41B
 Order Date: 11-05-2021
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 PRINCE GEORGE'S COUNTY

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Account Identifier: District - 21 Account Number - 2387686

Owner Information

Owner Name: OSBORNE,AMANDA L **Use:** RESIDENTIAL CONDO
Mailing Address: 8577 SEASONS WAY, #4B **Principal Residence:** YES
 LANHAM MD 20706-3820 **Deed Reference:** 1) / 9594/ 565
 2)

Location & Structure Information

Premises Address: 8577 SEASONS WAY **Legal Description:** CONDOMINIUM
 LANHAM 20706-3820 SUMMER 5 UNIT 4-B

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	A-8037
35	C3			3910				1		

Special Tax Areas: **Town Ad Valorem Tax Class:** 08

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1967	1,580 SF	2,628.00 SF	061

Stories: **Basement:** **Type:** CONDO TOWNHOUSE **Exterior:**

Value Information

	Base Value	Value As Of 01/01/2010	Phase-in Assessments	
			As Of 07/01/2010	As Of 07/01/2011
Land	55,000	43,500		
Improvements:	165,000	130,500		
Total:	220,000	174,000	174,000	174,000
Preferential Land:	0	0	0	0

Transfer Information

Seller: LE COMPTE,GEORGE I & MARGOT G	Date: 06/01/1984	Price: \$93,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 9594/ 565	Deed2:
Seller: ROSENBERG,GERROLD	Date: 07/28/1980	Price: \$54,000
Type: IMPROVED ARMS-LENGTH	Deed1: / 5285/ 159	Deed2:
Seller: UNKNOWN	Date: 11/20/1973	Price: \$0
Type: UNKNOWN	Deed1: / 4302/ 986	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO **Special Tax Recapture:** * NONE *

Order: 9XFPLV457
 Address: 8597 Seasons Way # 41B
 Order Date: 11-05-2021
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Account Identifier: District - 21 Account Number - 2340214

Owner Information

Owner Name:	THOMAS, SHARON P	Use:	RESIDENTIAL CONDO
		Principal Residence:	YES
Mailing Address:	8579 SEASONS WAY LANHAM MD 20706-3820	Deed Reference:	1) /14271/ 411 2)

Location & Structure Information

Premises Address	Legal Description
8579 SEASONS WAY LANHAM 20706-3820	CONDOMINIUM SUMMER 5 UNIT 3-B

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	A-8037
35	C3			3910				1	Plat Ref:	

Special Tax Areas	Town Ad Valorem Tax Class	08
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Primary Structure Built	Enclosed Area	Property Land Area	County Use
1987	1,580 SF	2,628.00 SF	061

Stories	Basement	Type	Exterior
		CONDO TOWNHOUSE	

Value Information

	Base Value	Phase-In Assessments		
		Value As Of 01/01/2010	As Of 07/01/2010	As Of 07/01/2011
Land	55,000	43,500		
Improvements:	165,000	130,500		
Total:	220,000	174,000	174,000	174,000
Preferential Land:	0	0	0	0

Transfer Information

Seller:	POUNCY, JAMES & OPHELIA	Date:	12/22/2000	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/14271/ 411	Deed2:	
Seller:	POUNCY, MICHAEL	Date:	03/19/1991	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/7900/ 637	Deed2:	
Seller:		Date:	04/22/1986	Price:	\$69,950
Type:	UNKNOWN	Deed1:	/6312/ 653	Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt:	NO	Special Tax Recapture:	* NONE *
Exempt Class:			

Order: 9XFPLV457
 Address: 8597 Seasons Way # 41B
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Account Identifier: District - 21 Account Number - 2426450

Owner Information

Owner Name: DEEGAN, CHARLES C & ROBERTA **Use:** RESIDENTIAL CONDO
Mailing Address: 4316 KNOTT ST **Principal Residence:** NO
 BELTSVILLE MD 20705-1501 **Deed Reference:** 1) / 6518/ 840
 2)

Location & Structure Information

Premises Address: 8581 SEASONS WAY **Legal Description:** CONDOMINIUM
 LANHAM 20706 SUMMER 5 UNIT 2-B

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	A-8037
35	C3			3910			1		Plat Ref:	

Special Tax Areas: **Town Ad Valorem Tax Class:** 08

Primary Structure Built	Enclosed Area	Property Land Area	County Use
1967	1,680 SF	2,628.00 SF	081

Stories	Basement	Type	Exterior
		CONDO TOWNHOUSE	

Value Information

	Base Value	Value		Phase-in Assessments	
		As Of 01/01/2010	As Of 07/01/2010	As Of 07/01/2011	As Of 07/01/2011
Land	55,000	43,500			
Improvements:	165,000	130,500			
Total:	220,000	174,000	174,000	174,000	
Preferential Land:	0	0	0	0	

Transfer Information

Seller: BUELL, RUTH J	Date: 12/31/1986	Price: \$52,058
Type: IMPROVED ARMS-LENGTH	Deed1: / 6518/ 840	Deed2:
Seller:	Date: 11/12/1973	Price: \$38,000
Type: UNKNOWN	Deed1: / 4300/ 85	Deed2:
Seller:	Date:	Price:
Type:	Deed1:	Deed2:

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt: NO **Special Tax Recapture:** * NONE *

Order: 9XFPLV457
 Address: 8597 Seasons Way # 41B
 Order Date: 11-05-2021
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Account Identifier: District - 21 Account Number - 2384818

Owner Information

Owner Name:	BLAIR,SHIREEN M	Use:	RESIDENTIAL CONDO
		Principal Residence:	YES
Mailing Address:	8583 SEASONS WAY LANHAM MD 20706-3820	Deed Reference:	1) / 8269/ 191 2)

Location & Structure Information

Premises Address	Legal Description
8583 SEASONS WAY LANHAM 20706-3820	CONDOMINIUM SUMMER 5 UNIT 1-A

Map	Grid	Parcel	Sub District	Subdivision	Section	Block	Lot	Assessment Area	Plat No:	A-8037
35	C3			3910				1	Plat Ref:	

Special Tax Areas	Town Ad Valorem Tax Class	08
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Primary Structure Built	Enclosed Area	Property Land Area	County Use
1987	2,272 SF	2,628.00 SF	061

Stories	Basement	Type	Exterior
		CONDO TOWNHOUSE	

Value Information

	Base Value	Value		Phase-In Assessments	
		As Of	As Of	As Of	As Of
		01/01/2010	07/01/2010	07/01/2011	
Land	59,000	47,000			
Improvements:	177,000	141,000			
Total:	236,000	188,000	188,000	188,000	
Preferential Land:	0	0	0	0	

Transfer Information

Seller:	BREECE,SHIREEN B	Date:	04/10/1992	Price:	\$0
Type:	NOT ARMS-LENGTH	Deed1:	/ 8269/ 191	Deed2:	
Seller:		Date:	10/22/1990	Price:	\$0
Type:	UNKNOWN	Deed1:	/ 7791/ 922	Deed2:	
Seller:		Date:		Price:	
Type:		Deed1:		Deed2:	

Exemption Information

Partial Exempt Assessments	Class	07/01/2010	07/01/2011
County	000	0	0
State	000	0	0
Municipal	000	0	0

Tax Exempt:	NO	Special Tax Recapture:
Exempt Class:		* NONE *

Order: 9XFPLV457
 Address: 8597 Seasons Way # 41B
 Order Date: 11-05-2021
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