



Community Services Association, Inc.

11386 Cherry Hill Road, Beltsville, MD 20705 • Tel: (301) 937-8167 • (301) 937-8168

May 26, 1992

Dear Maryland Farms Owner,

In accordance with Section 11-111 of the Maryland Condominium Act, enclosed is a copy of the **revised** balcony/patio rules that have been proposed by the Board of Directors. These new rules have been proposed as an addition to other Association's rules presently in effect. During the Board meeting that will be held June 23, 1992 at 7:30 PM at the Maryland Farms Community Center, there will be an open comment period to allow each unit owner the opportunity to comment on the proposed rules. Unit owners may also submit written comments if they will be unable to attend this meeting. At the conclusion of the open comment period, the Board will vote to adopt/deny/amend the proposed rules. The final rules adopted by the Board of Directors will go into effect 15 days after the vote or July 8, 1992.

The Board of Directors appreciates any comments or suggestions to the proposed rules.

Sincerely,

Helen Shepet, PCAM
Property Manager
Condominium Venture, Inc.
Agent for Maryland Farms Community
Services Association, Inc.

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Enclosure

MARYLAND FARMS COMMUNITY SERVICES ASSOCIATION, INC.
BALCONY/PATIO RULES

1. Patio furniture is defined to be all weather (i.e. metal, vinyl and wood) will be allowed so long as it is kept in good condition and is not attached to common property.
2. Planter racks or tables that are a finished product sold for that purpose will be allowed. Flower boxes, flowerpots and hanging baskets can be kept so long as they are appropriately planted and remain inside the vertical plane of the railing. Dead plants must be removed immediately.
3. Fruit and vegetable trees or plants will be allowed provided they are properly maintained.
4. Bicycles in operating condition will be allowed. No more than two bicycles may be kept on any balcony or patio. Children's riding toys may not be kept on balconies or patios.
5. Seasonal decorations will be allowed.
6. Barbecue grills cannot be used and are not permitted to be stored on any balcony or patio.
7. Birdfeeders and birdhouses are permitted on all levels. Birdbaths are permitted on ground level only. Proper maintenance and cleanliness of the surrounding area is required.
8. People desiring items not listed above should submit a written request to the Board of Directors for consideration.

These rules will be enforced under the standard rules enforcement process for Maryland Farms, and are effective _____, day of _____, 1992.

ADOPTED BY THE BOARD OF DIRECTORS ON:

Date: _____

Michael F. Mercurio, President

Date: _____

Cecile Lichtenstein, Secretary

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2. Planter racks or tables that are a finished product sold for that purpose will be allowed. Flower boxes, flowerpots and hanging baskets can be kept so long as they are appropriately planted and remain inside the vertical plane of the railing. During the non-growing seasons, such boxes, pots, and baskets may remain on the balcony unplanted. Dead plants must be removed immediately.
3. Fruit and vegetable trees or plants will be allowed provided they are properly maintained.
4. Bicycles in operating condition will be allowed. No more than two bicycles may be kept on any balcony or patio. Children's riding toys may not be kept on balconies or patios.
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These rules will be enforced under the standard rules enforcement process for Maryland Farms, and are effective the 14th day of July, 1992.

ADOPTED BY THE BOARD OF DIRECTORS ON:

Date: 6-25-92

Michael F. Mercurio
Michael F. Mercurio, President

Date: 6/25/92

Cecile M. Lichtenstein
Cecile Lichtenstein, Secretary