

**RESOLUTION OF THE BOARD OF DIRECTORS
AMERICANA CENTRE CONDOMINIUM**

The Board of Directors of Americana Centre Condominium (the "Corporation"), on this 29th day of July, 1994, duly approved a resolution as follows:

WHEREAS, Article X, Section 3(e) of the Americana Centre By-Laws permits the keeping of small pets to one pet per unit.

WHEREAS, in November, 1993, the Council of Unit Owners of Americana Centre adopted a Rule and Regulation covering the pets in indicating that "any violation will be equitably handled on a case by case basis."

WHEREAS, the Board has been faced with numerous situations under this equitably handling for pet violations of more than one pet per unit.

NOW, THEREFORE, BE IT RESOLVED:

1. All owners or tenants shall be permitted to keep no more than one (1) pet per unit.

2. All owners or tenants who have more than one pet per unit as of July 29, 1994 shall be permitted to keep their pets; provided said pets are registered by September 29, 1994

3. All owners or tenants who meet the requirements of Section two (2) of this Resolution shall not replace any pet which dies until such time said owners or tenants are in full compliance with Section one (1) of this resolution.


4. All owners or tenants who did not have more than one pet as of July 29, 1994 shall be limited to one (1) pet per unit consistent with the Association By-Laws and Rules and Regulations.

I, Audrey Beck, President, certify under the penalties of perjury that of the best of my knowledge, information and belief the foregoing resolution is true in all material respects.

AMERICANA CENTRE
CONDOMINIUM, INC.

Date: August 3, 1994

BY:


Audrey Beck
President

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AMERICANA CENTRE CONDOMINIUM, INC.

POLICY RESOLUTION: REGARDING PETS

WHEREAS, Article X, "Use Restrictions", Section 3, Subsection (e) of the Americana Centre Condominium, Inc. Bylaws govern the limitations on keeping pets and states in part:

"The maintenance, keeping, breeding, boarding and/or raising of animals, livestock, or poultry of any kind, regardless of number, shall be and is hereby prohibited within any condominium unit or upon any common elements, except that this shall not prohibit the keeping of a small, orderly dog, cat and/or caged birds as domestic pets provided that they are not kept or maintained for commercial purposes or for breeding."

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors is unanimous in its intention to enforce this provision of the Bylaws and that any unit that is in violation will be equitably handled on a case by case basis by the Board.

Myra E Goodman
Secretary, Board of Directors

10-28-93
Date

Jean C. Stalder, AMS, AAM
Attest

10/28/93
Date

Americana Centre Condominium

118 MONROE STREET/ROCKVILLE, MD 20850
PHONE (301) 340-0700

MEMORANDUM

July 26, 1994

TO: Board of Directors
FROM: K. L. Meyer
RE: Pet Resolution

At its meeting on June 27, 1994, the Board of Directors authorized legal counsel to prepare a pet resolution based on discussion and agreement that took place at the Board meeting.

Attached please find the revision. Please review and register your opinion on the bottom of this sheet. Please return it to Management by Friday, July 29, 1994, for processing.

If you have any questions, do not hesitate to contact this office.

Thank you.

_____ I approve this resolution.

_____ I disapprove this resolution.

Name

Bob Beasley

Date

7/27/94

118 MONROE STREET/ROCKVILLE, MD 20850
PHONE (301) 340-0700

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Thank you.

I approve this resolution.

I disapprove this resolution.

Name

Date _____

Y _____ N

A. B.

B. B.

F. Q. —

M. L. —

A. G.

E. W.

X D. R.

Americana Centre Condominium

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Thank you.



I approve this resolution.

I disapprove this resolution.



Name



Date

07-26-94

Americana Centre Condominium

118 MONROE STREET/ROCKVILLE, MD 20850
PHONE (301) 340-0700

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Thank you.

 I approve this resolution. *with changes.*

Name _____

Date _____

7-26-94

Kathleen

I suggest a change in wording par. 4 to clarify this somewhat obscure passage

As for dates to take effect, are you envisaging date of issue of this resolution or another date?

Americana Centre Condominium

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Thank you.

____ I approve this resolution.

I disapprove this resolution.

Andrew H. Beck
Name

7-27-94
Date

Americana Centre Condominium

118 MONROE STREET/ROCKVILLE, MD 20850
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Thank you.

✓

I approve this resolution.

I disapprove this resolution.

Name

Amy J. Goodman

Date

7-29-94

Americana Centre Condominium

118 MONROE STREET/ROCKVILLE, MD 20850
PHONE (301) 340-0700

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Thank you.



I approve this resolution.

I disapprove this resolution.

Name

Frank R. Luciani

Date

7/29/94

AMERICANA CENTRE CONDOMINIUM, INC.

ADMINISTRATIVE RESOLUTION

REGARDING THE ROOF DECK ON THE POOL HOUSE

Whereas, the Bylaws of Americana Centre Condominium provide that owners are entitled to use the facilities on the premises such as the pool and the sun deck on top of the pool house.

Whereas, Ron Polniasek, AIA, of Bucher-Myers, Polniasek, Silkey & Associates has rendered a professional opinion that, until the specified repairs are completed, it is unsafe for residents to use the sun deck on the pool house.

Now, therefore, the Board of Directors of Americana Centre Condominium, Inc., do resolve to prohibit the use of the sun deck by anyone, for any purpose, until the specified repairs have been completed. Further, anyone found to be in violation of this resolution will forfeit their pool privileges for the remainder of the season.

5/2/94

DATE

Audrey Beck

Audrey Beck, President
Board of Directors
Americana Centre Condominium, Inc.