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Prepared by and return to:
Rees Broome, PC
c/o Kimberley O'Halloran-Perez, Esq.
1900 Gallows Road, Suite 700
Vienna, VA 22182

**FIRST AMENDMENT TO THE GOVERNING DOCUMENTS
OF THE BROWNSTONES AT PARK POTOMAC ASSOCIATION, INC.**

THIS FIRST AMENDMENT TO THE GOVERNING DOCUMENTS
("Amendment") is made as of March 31, 2018 by The Brownstones at Park
Potomac Homeowners Association, Inc., a Maryland non-stock, non-nonprofit
corporation ("Association").

RECITALS

WHEREAS, the Declaration of Covenants, Conditions and Restrictions for The
Brownstones at Park Potomac was recorded on October 24, 2005 ("Declaration") in Deed
Book 31059, at Page 548, *et seq.*, among the land records of Montgomery County,
Maryland ("Land Records"); and

WHEREAS, the Bylaws of the Association were adopted in 2004; and

WHEREAS, Section 11B-116 of the Maryland Homeowners Association Act
("Act") provides that, notwithstanding the provisions of a governing document, a
governing document, which includes a declaration or bylaws, may be amended by the
affirmative vote of lot owners in good standing having at least sixty percent (60%) of the
votes in the development, or by a lower percentage if required in the governing
document; and

WHEREAS, Article XI, Section 2 of the Declaration provides that the
Declaration may only be amended by an instrument signed by, or the affirmative vote of,
the Members entitled to cast not less than sixty-seven percent (67%) of the total
authorized votes in the Association; and

WHEREAS, Article IX of the Bylaws provides that the Bylaws may only be
amended by an instrument signed by, or the affirmative vote of, the Members entitled to
cast not less than sixty-seven percent (67%) of the total authorized votes in the
Association; and

WHEREAS, as of February 20, 2018, Members in good standing representing at
least sixty-seven percent (67%) of the total authorized votes in the Association
("Requisite Majority") voted to approve this Amendment and such Requisite Majority of
Members have indicated their approval as evidenced by their signatures on written
ratification forms/ballots maintained in the books and records of the Association; and

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BHM 55947, p. 0431, MSA_CE63_55904. Date available 05/02/2018. Printed 12/10/2019.

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WHEREAS, the President, as principal officer of the Association, has signed a certification that Members composing the Requisite Majority have indicated their approval of this Amendment, which certification is attached hereto as Exhibit A; and

WHEREAS, Mortgagee approval of this Amendment is not required under the Governing Documents.

NOW, THEREFORE, the Governing Documents of the Association are hereby amended as follows:

I. Article VI, Section 1(b) of the Declaration is deleted in its entirety and replaced with the following:

Article VI, Use of Property

Section 1 – Permitted Uses

(b) Garages. No garage shall be used for residential living or for office purposes. Garages may be used for the storage of vehicles and garbage receptacles and other items customarily used in recreational and household activities of homeowners, provided that the storage of such additional items do not interfere with the ability to park the number of vehicles for which the garage is designed.

II. Article VI, Section 2(i) of the Declaration is deleted in its entirety and replaced with the following:

Article VI, Use of Property

Section 2 – Protective Covenants

(i) Temporary Structures; Clothes Lines. No structure of a temporary character, and no trailer, tent, shed, shack, barn, pen, kennel or stable, shall be maintained upon any Lot or the Common Areas at any time. Outdoor clothes dryers or clotheslines shall not be maintained upon any of the Lots or the Common Areas at any time. No clothing, laundry or the like shall be hung from any part of a Living Unit (including, without limitation, rooftop terraces) or upon any of the Common Areas or from any window, balcony, deck, rooftop terrace or patio. No tables, chairs, play equipment or other furniture, furnishings or equipment shall be placed or stored in the front yard of any Lot. Standard patio furniture, deck furniture, and BBQ grills are permitted on rear decks, rear patios and rooftop terraces; provided that any umbrellas shall not exceed eight (8) feet in height. Any patio furniture, deck furniture or BBQ grills placed on rear decks or rooftop terraces shall not exceed fifty-two (52) inches in height. BBQ grills are permitted on rear decks, rear patios and rooftop terraces as permitted by the ordinances of Montgomery County, Maryland. The Board of Directors in consultation

with the ARB may adopt additional rules and regulations governing the style, height and locations where patio, deck or rooftop furnishings and BBQ grills may be placed on any Lot.

III. Article XII, Section 12.4 of the Bylaws is deleted in its entirety and replaced with the following:

Section 12.4 Indemnification. The Association shall indemnify every present and former Director, officer, committee member, agent or employee against loss, costs, and expenses, including attorneys' fees reasonably incurred in connection with any action, suit or proceeding in which such person may be made a party by reason of being, or having been such Director, officer, agent or employee of the Association, except as to matters concerning which such person shall be finally adjudged to be liable for willful misconduct or fraud. The officers, Directors, and committee members of the Association shall not be liable to the Members of the Association for any mistake of judgment, negligence, or otherwise, except for their own individual willful misconduct or bad faith. The officers and Directors of the Association shall have no personal liability with respect to any contract or other commitment made by them, in good faith, on behalf of the Association and the Association shall indemnify and forever hold each such officer and Director free and harmless against any and all liability to others on account of any such contract or commitment. In the event of a settlement, the settlement shall be approved by the Board of Directors, and paid by the insurance carrier out of the insurance proceeds, to the extent available.

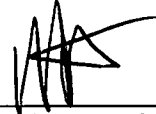
NOW, THEREFORE, The Brownstones at Park Potomac Homeowners Association, Inc., by its President and principal officer, with the approval of the Requisite Majority of Owners, does hereby amend Governing Documents of The Brownstones at Park Potomac Homeowners Association, Inc. as provided for herein, which Amendment shall be effective upon recordation of this instrument among the Land Records.

Except as modified by this Amendment to the Governing Documents, all of the terms and provisions of the Governing Documents are hereby expressly ratified and confirmed and shall remain in full force and effect and shall be applicable to the Property.

The recitals herein are incorporated by reference. Any capitalized terms used herein, but are not otherwise defined, shall have the meaning set forth in the Declaration.

[Signature appears on following page]

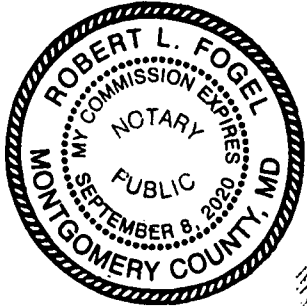
**THE BROWNSTONES AT PARK
POTOMAC HOMEOWNERS
ASSOCIATION, INC.**

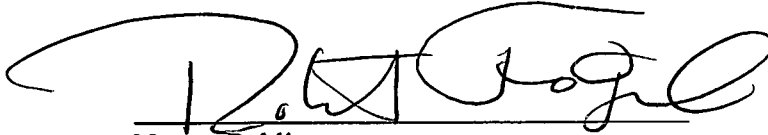
By: 
Michael Weber, President

STATE OF MARYLAND :
CITY/COUNTY OF MONTGOMERY, to-wit :

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Michael Weber, President of The Brownstones at Park Potomac Homeowners Association, Inc., whose name is signed to the foregoing instrument, has acknowledged the same before me in the aforesaid jurisdiction, as an authorized officer of the corporation.

GIVEN under my hand and seal on this 31 day of March, 2018.



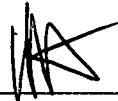

Notary Public

My commission expires: 9/8/20

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BHM 55947, p. 0434, MSA_CE63_55904. Date available 05/02/2018. Printed 12/10/2019.

Exhibit A
President's Certification to the
First Amendment to the Governing Documents
for The Brownstones at Park Potomac Homeowners Association, Inc.

I hereby certify that I am the principal officer of The Brownstones at Park Potomac Homeowners Association, Inc., and the Members in good standing having at least sixty-seven percent (67%) of the votes in the Association agreed to amend the Governing Documents in the manner herein, as evidenced by their written ratification forms/ballots maintained in the books and records for The Brownstones at Park Potomac Homeowners Association, Inc.

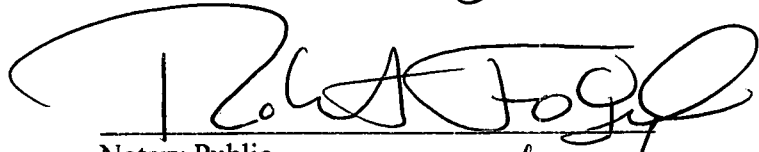
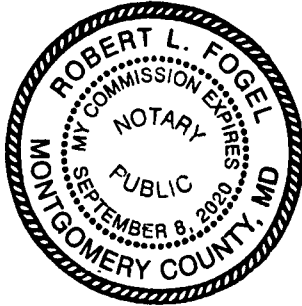


Michael Weber, President

STATE OF MARYLAND :
CITY/COUNTY OF MONTGOMERY, to-wit :

I, the undersigned, a Notary Public in and for the jurisdiction aforesaid, do hereby certify that Michael Weber, President of The Brownstones at Park Potomac Homeowners Association, Inc., whose name is signed to the foregoing instrument, has acknowledged the same before me in the aforesaid jurisdiction, as an authorized officer of the corporation.

GIVEN under my hand and seal on this 5 day of April, 2018.



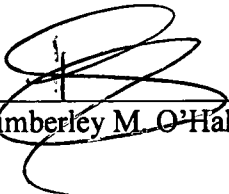
Notary Public

My commission expires: 9/8/20

MONTGOMERY COUNTY CIRCUIT COURT (Land Records) BHM 55947, p. 0435, MSA_CE63_55904. Date available 05/02/2018. Printed 12/10/2019.

ATTORNEY'S CERTIFICATION

I HEREBY CERTIFY that the foregoing document was prepared by or under the supervision of the undersigned, an attorney duly licensed to practice law before the Court of Appeals of Maryland.



Kimberley M. O'Halloran-Perez

2102603

Tax Identification Numbers
Block H, Wheel of Fortune
Montgomery County, Maryland

Lot Number	Identification Number
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"D"	04-03458895
"Z"	04-03458188
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"H"	04-03458133
"W"	04-03458144
"X"	04-03458155
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"V"	04-03457925

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@ PK POTOMAC
Ref:
LR - Amendment
Surcharge 40.00
=====

SubTotal:	115.00
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Total:	115.00

04/27/2018 08:57
CC15-CG
#10256876 CC0602 -
Montgomery
County/CC06.02.05 -
Register 05



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Recording and Licensing
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