

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
ROUNDWOOD RIDGE II CONDOMINIUM ASSOCIATION, INC.**

*(Relative to Prohibiting Smoking on the Common Elements)*

WHEREAS, Roundwood Ridge II Condominium Association, Inc. (hereinafter the "Condominium") is a duly constituted Condominium in accordance with Maryland law and the Condominium's Declaration and By-Laws as Amended, which were recorded among the Land Records of Baltimore County, Maryland in Liber 0020833 at Folio 463, *et. seq*; and,

WHEREAS, Article I, Section (e) of the Condominium's Declaration as Amended (the "Declaration") defines the Condominium's Common Elements as all of the Condominium, other than the units, the legal title to which is held by a person other than the Council, and shall be comprised of the Limited Common Elements and the General Common Elements; and,

WHEREAS, Article X, Section (d) of the Declaration states that all Unit Owners, tenants and residents of the unit shall comply with all terms, conditions, restrictions and provisions of the Condominium's Declaration, By-Laws and Rules and Regulations (the "Governing Documents"). Furthermore, no noxious trade or activity shall be carried on within the Condominium, nor shall anything be done within the Condominium which may be or become a nuisance or annoyance to the Owners of the Condominium or adjacent neighborhoods; and,

WHEREAS, Article X, Section (f) of the Declaration states that nothing shall be kept in any Unit or Limited Common Element which may in any way increase the rate of fire insurance on the Buildings within the Condominium beyond the rate established therefor when and as used for the purposes permitted under the Governing Documents; and,

WHEREAS, Article V, Section 3(d) of the Condominium's By-Laws as Amended (the "By-Laws") provides that the Board of Directors (the "Board") shall have the power and duty to promulgate and enforce such rules and regulations, and such restrictions or requirements, as may be deemed proper respecting the use and maintenance of the General and Limited Common Elements to prevent unreasonable interference with the use of the General and Limited Common Elements by the Unit Owners; and,

WHEREAS, the Board of Directors has determined that it is necessary to adopt a set of rules prohibiting smoking on the Common Elements in conformity with the Declaration, By-Laws, the Maryland Condominium Act and as otherwise provided by law.

NOW, THEREFORE BE IT RESOLVED THAT the Board of Directors, on behalf of Roundwood Ridge II Condominium Association, Inc. duly adopts the following *Rules Relative to Prohibiting Smoking on the Common Elements*, pursuant to Article X, Section 2 of the By-Laws and Section 11-111 of the Maryland Condominium Act:

1. **SMOKING PROHIBITED.** No smoking shall be permitted by a Unit Owner, tenant, resident, guest or invitee of the Condominium on the Condominium's Common Elements within the building or within fifteen (15) feet of the Condominium building. "Smoking" means to use or carry any lighted cigar, cigarette, pipe or other tobacco product of any kind.
2. **SANCTIONS.** The Board of Directors reserves the right to determine penalties, including monetary fines, for violation of this rule.

**THE BOARD OF DIRECTORS  
ROUNDWOOD RIDGE II  
CONDOMINIUM ASSOCIATION, INC.**

4-4-13  
DATE

Mark J. Oster  
, PRESIDENT

**SECRETARY CERTIFICATION**

I hereby certify this Resolution *Relative to Prohibiting Smoking on the Common Elements* was duly adopted by the Board of Directors of Roundwood Ridge II Condominium Association, Inc. on 4/4/13, 2013 and, hereafter, that I caused this Resolution to be mailed or hand delivered to the Unit Owners and Residents of Roundwood Ridge II Condominium Association, Inc.

This policy resolution shall become effective on May 4, 2013.

4-4-13  
DATE

Patricia J. Layano  
, SECRETARY