

BELT'S LANDING, A CONDOMINIUM, INC.
960 Fell Street
Baltimore, Maryland 21231

(410) 327-5098

September 27, 2010

**RE: New Rules & Regulations
Effective as of September 28, 2010**

Dear Unit Owner:

Enclosed is a copy of the new Rules and Regulations of Belt's Landing, a Condominium. The new Rules and Regulations become effective as of September 28, 2010. These Rules and Regulations were adopted in accordance with our By-laws and the Maryland Condominium Act (*Annotated Code of Maryland*, Real Property Article, §11-111) at a Special Meeting of the Board of Directors on September 13, 2010 by unanimous vote of the Board,

At the Special Meeting, following comments and discussion, the Board voted to make a few substantive changes to the proposed Rules and Regulations. Notably, the addition of certain members of the Yacht Club to §§23.6 and 23.7; addition of §18 regarding HVAC units; and removal of the non-refundable fee under §10.4.

These Rules and Regulations supercede and replace all prior Rules and Regulations. Please familiarize yourselves with all Rules and Regulations, as compliance is required. Any Unit Owner leasing a Unit must provide a copy of the Rules and Regulations to your Tenants. Tenants must abide by all Rules and Regulations. A Lease Addendum (Exhibit A) is required pursuant to §22.

Any Unit Owner who believes they should be granted an individual exception to any Rule or Regulation should make a request, in writing, to the Board of Directors in accordance with our bylaws and the Maryland Condominium Act.

BOARD OF DIRECTORS
COUNCIL OF UNIT OWNERS