

CERTIFICATE OF  
AMENDMENT OF BYLAWS  
OF  
SANDPIPER DUNES CONDOMINIUM

This is to certify that, by affirmative vote of unit owners representing at least 75% of the voting interest of the Sandpiper Dunes Condominium Council of Unit Owners, at a meeting of the council on August 27, 2006, duly called for such purpose, the Bylaws of Sandpiper Dunes Condominium, which said Bylaws are recorded among the Land Records of Worcester County, Maryland in Liber 990, page 408, *et seq.*, were amended as follows:

Article XIII is hereby amended by adding a new Section 2 and a new Section 3 as follows:

Section 2. Proceeds Insufficient. In the event that the proceeds of insurance are not sufficient to repair damage or destruction by fire or other casualty, or in the event such damage or destruction is caused by any casualty not herein required to be insured against, then the repair or reconstruction of the damaged general and limited common elements shall be accomplished promptly by the Council as a common expense. Each unit owner's pro rata share of the expense of such repairs or reconstruction of the common elements may be assessed to the unit owners.

Section 3. Council of Unit Owners Property Insurance Deductible. If the cause of any damage to or destruction of any portion of the condominium originates from a unit, then:

- (a) The Council of Unit Owners' property insurance deductible is not a common expense up to the maximum amount permitted by law;
- (b) The Unit Owner where the cause of the damage or destruction originated shall be responsible for the Council of Unit Owner's property insurance deductible, which responsibility shall not exceed the amount permitted by law; and
- (c) The Council of Unit Owners property insurance deductible amount exceeding the amount permitted by law which is the responsibility of the unit owner is a common expense."

2007 FEB -9 P 1:54

FILED

STEPHEN V. HALES  
CLK. CT. CT.  
WORCO

After recording return to:

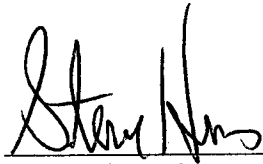
LAW OFFICES

AYRES, JENKINS, GORDY & ALMAND, P.A.

SUITE 200  
6200 COASTAL HIGHWAY  
OCEAN CITY, MD 21842

The President and Secretary of the Sandpiper Dunes Condominium hereby certify, under the penalties of perjury, that the foregoing Amendment is the act and deed of the Council, that said Amendment was approved by the required number of votes at a meeting duly called for said

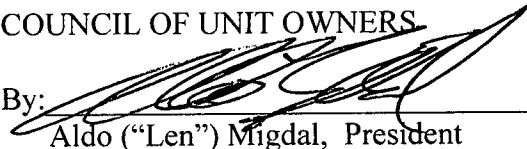
purpose, that they were present and counted the votes at said meeting, and that they signed the Amendment on behalf of the Council.



Steve Hines, Secretary

SANDPIPER DUNES CONDOMINIUM  
COUNCIL OF UNIT OWNERS

By:



Aldo ("Len") Migdal, President

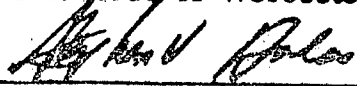
Date:

2/3/07

IMP FD SURE \$	20.00
RECORDING FEE	20.00
TOTAL	40.00
Rest# N001	Rcpt # 63685
SVH 5347	Blk # 882
Feb 09, 2007	02:02 PM

FEB 09 2007

The foregoing instrument  
filed for record and is accordingly recorded  
among the land records of Worcester County,  
Maryland.



Clerk