

*DP 11B-111.1 to 111.2*

**ORCHARD KNOLLS HOMEOWNERS ASSOCIATION, INC.**

**RULE NO. 1995-1**

**A Rule Pertaining to Day Care Homes**

WHEREAS, Article VIII, Section 8 of the Declaration of Covenants, Conditions and Restrictions for the Orchard Knolls Homeowners Association, Inc., hereinafter referred to as the "Association", dated June 30, 1989 and recorded on August 14, 1989 in Liber 8948 at folio 380, states that the homes within the Association shall be used exclusively for private residential purposes, with the exception of professional offices located within a dwelling, and

WHEREAS, Section 11B-111.1 of the Real Property Article of the Maryland Code states that the provisions of Article VIII, Section 8 of the Declaration of Covenants, Conditions and Restrictions for Orchard Knolls Homeowners Association shall not prevent the operation of family day care homes within the community unless the members vote to uphold such a restriction by a majority vote of the members duly called for that purpose, and

WHEREAS, Section 11B-111.1 of the Real Property Article of the Maryland Code states that a homeowners association may adopt a rule regulating the number or percentage of family day care homes operating in the homeowners association, provided that the percentage of family day care homes permitted may not be less than 7.5 percent of the total residences within the association, and

WHEREAS, the members of the Association adopted at its annual meeting on March 7, 1995 the following rule regulating the number or percentage of day care homes operating in the Association by the affirmative vote of a majority of the members attending said meeting which was duly called by the Board of Directors for the purpose, among other things, of adopting this rule.

NOW THEREFORE, the members of the Association hereby adopt the following rule:

1. The number of family day care homes operating in the Orchard Knolls Homeowners Association shall be limited to 7.5 percent of the total number of dwellings in the Association. All family day care homes being operated in the Association shall register their home with the Board of Directors by providing the Board with a copy of their license to operate under Title 5, Subtitle 5, Part V of the Family Law Article of the Maryland Annotated Code and with a copy of a liability insurance policy covering the children they will be watching.

IN WITNESS WHEREOF, the undersigned has executed this instrument this 26 day of

April, 1995.

ORCHARD KNOLLS HOMEOWNERS  
ASSOCIATION, INC.

by: Diane A. Quinn  
Diane A. Quinn, President

STATE OF MARYLAND

TO WIT Fredrick  
COUNTY OF MONTGOMERY

On this 26 day of April, 1995, before me, the undersigned Notary, personally appeared Diane A. Quinn, who has satisfactorily proven to be President of the Orchard Knolls Homeowners Association, Inc., and whose name is subscribed to this written instrument for the purposes therein contained.

Given under my hand and seal this 26 day of April, 1995.

D. L. Runkle  
Notary Public

This is to certify that at a General Meeting of the membership duly called on March 7, 1995, for the purpose, among other things, of regulating family day care homes in the community, over twenty five percent (25%) of the members of The Orchard Knolls Homeowners Association, Inc., were either present in person, or by proxy, and that a majority of the members attending said meeting in person or by proxy voted in favor of this regulation.

W. B. K.  
Secretary, Orchard Knolls HOA