

**BENNINGTON COMMUNITY ASSOCIATION, INC.  
BOARD OF DIRECTORS**

RESOLUTION REQUIRING ALL OWNERS WHO LEASE THEIR TOWNHOUSE UNITS  
TO MAINTAIN A RENTAL LICENSE WITH THE CITY OF GAITHERSBURG AND  
PROVIDE A COPY OF THE LEASE WITH THE COMMUNITY ADMINISTRATOR

WHEREAS owners who lease townhouse units at the Bennington Community Association, Inc., hereinafter referred to as the Association, are required to have a rental license with the City of Gaithersburg and are required to comply with all landlord/tenant laws of the State of Maryland and the City of Gaithersburg, and

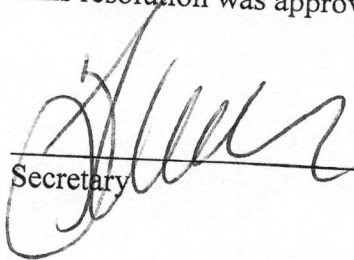
WHEREAS these laws are designed to ensure that the landlords maintain a safe residential premise and to require the tenant to acknowledge that the tenant has been provided copies of the Rules and Regulations promulgated by the Board of Directors and the use restrictions contained in the Association's Declaration, By-laws and/or to comply with these Rules and Regulations and use restrictions.

It is therefore RESOLVED that the owners at the Association who lease their townhouse units must provide the Community Administrator a copy of their rental license with the City of Gaithersburg and a copy of their lease for all tenant(s) who reside in their unit within thirty days (30) after the lease is consummated with the tenant(s) or the unit is occupied, whichever occurs first. Any changes or amendments to the lease will be provided to the Community Administrator within thirty days (30) after the changes or amendments are signed by both the landlord and the tenant(s). Moreover, townhouse units may only be occupied for residential family use as defined by the City of Gaithersburg and there shall only be one lease for all occupants of a rented unit. Leasing and occupancy of the unit shall comply with all use restrictions provided for in the Association's Declaration and any supplements thereto and with the City of Gaithersburg Code that regulates residential housing and the leasing of units and with the provision of the Maryland

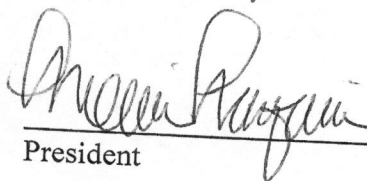
Code that pertains to residential leases. There shall be no changes or configurations within a unit designed to facilitate occupants from living as in more than one household and/or under separate leases. Any owner who leases a townhouse unit at the Association who is not properly licensed with the City of Gaithersburg, or who does not provide a lease as required by this rule, or if the lease is not in compliance with the Association's Declaration, the Association's Rules and Regulations and the landlord/tenant laws of the City of Gaithersburg and the State of Maryland is subject to a fine(s) or other sanction(s) as may be imposed in the discretion the Board of Directors.

This resolution was approved by the Board of Directors at its 12/14/18, 2018 meeting.

Secretary

  
Date 1/23/19

President

  
Date 1/31/19