

**HABITAT I, SECTION A, A MARYLAND HORIZONTAL
PROPERTY REGIME (CONDOMINIUM)**

TERMITE INSPECTION RULE

No: 2024-003

WHEREAS, the Governing Documents of Habitat 1, Section A Condominium ("the Condominium") provide that the Condominium shall have the power and authority to exercise all the powers and privileges and perform all the duties and obligations of the Condominium; and

WHEREAS, the Condominium Act and the governing documents for the Condominium provide that the Board of Directors of the Condominium ("the Board") may adopt reasonable rules and regulations regarding the Common Elements, the units and the conduct of persons within the Condominium ; and

WHEREAS, the Bylaws of the Condominium provide that the Board of Directors shall have and shall exercise the powers, duties and authority vested in or delegated to the Condominium in the Declaration and Bylaws; and

WHEREAS, the Board of Directors has deemed it necessary to establish rules to require Owners and their tenants to participate in the annual termite inspection provided at no charge by the Condominium in order to assure the safety of residents and the integrity of the structures.


NOW THEREFORE, BE IT RESOLVED THAT the Board of Directors of Habitat 1, Section A Condominium hereby adopts the following Rule pursuant to §11-111 of the Maryland Condominium Act:

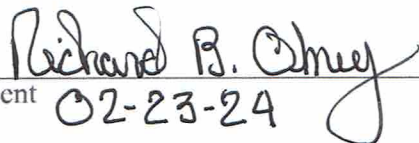
1. Each Unit owner and Tenant shall permit access and inspection of their condominium unit during the annual free termite inspection period.
2. During the designated inspection period, each Unit Owner and Tenant shall schedule an appointment with the Condominium's designated pest control provider and shall provide access at the arranged time.
3. Failure on the part of the Unit Owner and/or Tenant to complete the annual termite inspection is a violation and subjects the Unit Owner to a daily fine as provided in the Condominium's Fining Policy until the inspection of the condominium unit is completed at the cost of the Unit Owner.

STATEMENT OF COMPLIANCE AND ADOPTION

The foregoing Habitat I, Section A, Condominium Termite Inspection Rule, was duly adopted in accordance with Section 11-111 of the Maryland Condominium Act, any and all applicable federal, state, and local laws and ordinances and in accordance with any and all requirements of the Declaration/Master Deed and the By-Laws and duly adopted Rules for the Condominium and is further **APPROVED BY A MAJORITY OF THE BOARD OF DIRECTORS THIS** 2nd **DAY OF** February, 2024 :

ATTEST:


Secretary
2-23-2024


President
02-23-24