

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

RESALE DISCLOSURE INTERIOR INSPECTION RULE

No: 2024-004

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 a Unit Owner to cooperate and allow visual inspection of the interior area of their condominium unit when a resale disclosure package is requested to determine whether violations of the governing documents exist that are not discernable from the exterior.

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 shall arrange and permit access for visual inspection of their condominium unit by the Condominium's agent at the time a resale disclosure package is ordered.
2. The selling Unit Owner shall within five (5) days of ordering the resale disclosure package, schedule an appointment with the Condominium's managing agent and remit to said agent the inspection fee of \$100,00, or the maximum amount permitted by the Maryland Condominium Act, whichever is more, and shall provide access for the visual interior inspection of the seller's condominium unit at the arranged time.
3. Failure on the part of the selling Unit Owner to schedule such appointment and remit the required inspection fee within five (5) days of ordering of the resale package may result in a possible violation being noted in the resale package as issued.

STATEMENT OF COMPLIANCE AND ADOPTION

The foregoing Habitat I, Section A, Condominium Resale Disclosure Interior 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** 22nd **DAY OF** February, 2024:

ATTEST:

[Signature]
Secretary
2-23-24

[Signature]
President
02-23-24