

THE LAW OFFICES OF  
**ROSEN HOOVER SYKES BROWN P.A.**

BRUCE D. BROWN  
DANIEL E. SYKES

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300 REDLAND COURT, SUITE 203  
OWINGS MILLS, MD 21117

ARVIN E. ROSEN (1948 – 2005)  
DENNIS J. HOOVER (1954 – 2021)

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Telephone: (410) 539-6606  
Facsimile: (410) 332-4705

[www.rhsblaw.com](http://www.rhsblaw.com)

May 20, 2025

Ashland Auction Group  
920 South Conkling Street  
Baltimore, Maryland 21224

RE: **The Carrollton Condominium**  
**3601 Greenway, Parking Unit P-1047**  
**Your Auction ID Number: A-000012658**  
**Auction Date: 06/11/2025**  
Our File Number: 0709.001

Dear Sirs:

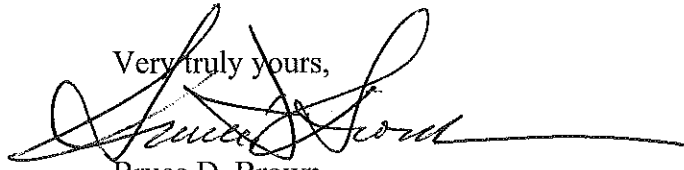
The law firm of Rosen Hoover Sykes Brown, P.A. represents The Carrollton Condominium (the "Condominium"). It has come to the attention of the Board of Directors of the Condominium that you have posted on your website an auction date of June 11, 2025 for Parking Unit P-1047 within the Condominium. The Board of Directors has requested that I notify you that, pursuant to the provisions of an Amendment to Declaration and an Amendment to By-Laws of the Condominium, all Parking Units located within the Condominium may be owned only by Unit Owners within the Condominium and may be transferred only by sale to Unit Owners. Use of a Parking Unit is restricted to Unit Owners, residents and guests.

The Board believes that it is important that any prospective purchaser at your auction be aware of these provisions in the governing documents of the Condominium. Copies of the Amendments are enclosed for your reference.

In the event that Parking Unit P-1047 is sold to a person or entity other than a Unit Owner within the Condominium, the Board reserves all legal right and remedies which it may have available to it to enforce the provisions set forth in the Amendments.

Should you have any questions regarding the content of this letter, please contact me.

Very truly yours,



Bruce D. Brown

cc: Board of Directors, The Carrollton Condominium

BDB:sb  
0709.001/Ashland Auction Group Ltr 05.20.2025

**THE CARROLLTON CONDOMINIUM**

**AMENDMENT TO DECLARATION**

THIS AMENDMENT TO DECLARATION, dated this 26th day of March, 2025, by COUNCIL OF UNIT OWNERS OF THE CARROLLTON CONDOMINIUM, (the "Council"), the unincorporated council of unit owners of The Carrollton Condominium (the "Condominium").

**EXPLANATORY STATEMENTS**

A. The Condominium was established by recordation of a Declaration dated March 30, 1979 by Carrollton Apartments Limited Partnership and recorded among the Land Records of Baltimore City, Maryland (the "Land Records") in Liber 3742, Folio 60 et seq. and By-Laws attached thereto as Exhibit D recorded simultaneously therewith among the Land Records in Liber 3742, Folio 95 et seq. (the "By-Laws"). The By-Laws have been subsequently amended from time to time.

B. The Council, at a meeting held on March 3, 2025, considered an amendment to the Declaration which would limit ownership of Garage Units within the Condominium to Unit Owners.

C. Following due deliberation, the Council duly authorized and approved an amendment to the Declaration as hereinafter set forth in the manner and by the vote required by Section 11-103 of the Maryland Condominium Act (the "Act") at said meeting, with a quorum being present, pursuant to Article II, Section 2.3.4 of the By-Laws.

**NOW, THEREFORE**, for the purposes aforesaid, the Council does hereby state and declare as follows:

1. That Section 3.2.5 of the Declaration currently provides as follows:

3.2.5. Except as may be otherwise provided herein, each Garage Unit shall consist of the space bounded by and contained within (i) four vertical planes extended from the boundaries of such Unit as shown on the Condominium Plat, (ii) the unfinished concrete floor of such unit and (iii) a plane parallel with and located 8 feet (8') above stage floor.

2. That Section 3.2.5 of the Declaration is deleted in its entirety, and the following new Section 3.2.5 is enacted in lieu thereof (amendatory language highlighted in bold print):

3.2.5. Except as may be otherwise provided herein, each Garage Unit shall consist of the space bounded by and contained within (i) four vertical planes extended from the boundaries of such Unit as shown on the Condominium Plat, (ii) the unfinished concrete floor of such unit and (iii) a plane parallel with and located 8 feet (8') above stage floor. **Garage Units, as shown on the Plats, may be owned only by Unit Owners and may be transferred only by sale to**

another Unit Owner. Use of a Garage Unit shall be restricted to Unit Owners, residents and their guests. The transfer of a Garage Unit shall be evidenced by a deed recorded among Land Records of Baltimore City.

3. All capitalized terms set forth in this Amendment shall have the meanings ascribed to them in the Declaration and By-Laws, except as otherwise clearly provided herein.

4. Except as set forth above, all other provisions of the Declaration shall remain in full force and effect.

[SIGNATURE PAGE TO FOLLOW]

Bruce D. Brown, Esquire  
Rosen Hoover Sykes Brown, P.A.  
300 Redland Court, Suite 203  
Owings Mills, Maryland 21117

IN WITNESS WHEREOF, the President and Secretary of the Board of Directors certify that the foregoing Amendment was approved by the affirmative consent of sixty six and two-thirds percent (66 2/3<sup>rd</sup>) or more of the Unit Owners at a meeting of the Council held for that purpose, in accordance with the provisions of Section 11-103 of the Act.

WITNESS:

*Myra Howard Kelly*  
*JJ*

COUNCIL OF UNIT OWNERS OF  
THE CARROLLTON CONDOMINIUM

BY: *George Johnston*  
George Johnston, President

BY: *Francis Gorman*  
Francis Gorman, Secretary

STATE OF MARYLAND, CITY/COUNTY OF Balto City TO WIT:

I HEREBY CERTIFY, that on this 26 day of March, 2025, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared George Johnston and Francis Gorman who acknowledged themselves to be the President and Secretary of the Council of Unit Owners of The Carrollton Condominium, and that they, being authorized so to do, executed the foregoing instrument herein contained by signing for the Council by themselves as President and Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

*Pat Gorman*  
NOTARY PUBLIC

My Commission Expires: 11.11.2028

0709.001\Amendment to Declaration 03.24.25



PROPERTY SUBJECT TO AMENDMENT

The following units within The Carrollton Condominium, located at 3601 Greenway, Baltimore, Maryland 21218 shall be subject to the foregoing Amendment:

Units 1, 2, 101 through 112, 201 through 212, 301 through 312, 401 through 412, 501 through 512, 601 through 612, 701 through 712, 801, 803, 805 through 811, 901, 904, 906 through 910 and Parking Units 101 through 1098, as described on Exhibit C to the aforesaid Declaration.

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3732  
(15)

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DECLARATION/Government  
Recording Fee 20.00  
Declarant Name:  
Council of unit owners  
of carrollton cond  
Ref: 3601 greenway  
LR - Surcharge 40.00  
Subtotal: 60.00  
Total: 60.00  
04/04/2025 02:40  
CC24-08  
#18816555 CC0801 -  
Baltimore City  
Mitche11/CC08.01.04 -  
Register 04

**THE CARROLLTON CONDOMINIUM**

**AMENDMENT TO BY-LAWS**

THIS AMENDMENT TO BY-LAWS, dated this 24<sup>th</sup> day of March, 2025, by COUNCIL OF UNIT OWNERS OF THE CARROLLTON CONDOMINIUM, (the "Council"), the unincorporated council of unit owners of The Carrollton Condominium (the "Condominium").

**EXPLANATORY STATEMENTS**

A. The Condominium was established by recordation of a Declaration dated March 30, 1979 by Carrollton Apartments Limited Partnership and recorded among the Land Records of Baltimore City, Maryland (the "Land Records") in Liber 3742, Folio 60 et seq. and By-Laws attached thereto as Exhibit D recorded simultaneously therewith among the Land Records in Liber 3742, Folio 95 et seq. (the "By-Laws"). The By-Laws have been subsequently amended from time to time.

B. The Council, at a meeting held on March 3, 2025, considered an amendment to the By-Laws which would limit ownership of Garage Units within the Condominium to Unit Owners.

C. Following due deliberation, the Council duly authorized and approved an amendment to the By-Laws as hereinafter set forth in the manner and by the vote required by Section 11-104 of the Maryland Condominium Act (the "Act") at said meeting, with a quorum being present, pursuant to Article II, Section 2.3.4 of the By-Laws.

**NOW, THEREFORE**, for the purposes aforesaid, the Council does hereby state and declare as follows:

1. That Article VI, Section 6.2.2 of the By-Laws currently provides as follows:

6.2.2. All Commercial Units may be used for residential or commercial purposes, provided that any such commercial use shall comply with all applicable zoning and other governmental restrictions. All Garage Units shall be used only for the parking of not more than one (1) automobile. All Residential Units shall be used only for residential purposes.

2. That Article VI, Section 6.2.2 of the By-Laws is deleted in its entirety, and the following new Section 6.2.2 is enacted in lieu thereof (amendatory language highlighted in bold print):

6.2.2. All Commercial Units may be used for residential or commercial purposes, provided that any such commercial use shall comply with all applicable zoning and other governmental restrictions. All Garage Units shall be used only for the parking of not more than one (1) automobile. All Residential Units shall be used only for residential purposes. **Garage**



Units, as shown on the Plats, may be owned only by Unit Owners and may be transferred only by sale to another Unit Owner. Use of a Garage Unit shall be restricted to Unit Owners, residents and their guests. The transfer of a Garage Unit shall be evidenced by a deed recorded among Land Records of Baltimore City.

3. All capitalized terms set forth in this Amendment shall have the meanings ascribed to them in the Declaration and By-Laws, except as otherwise clearly provided herein.

4. Except as set forth above, all other provisions of the By-Laws shall remain in full force and effect.

[SIGNATURE PAGE TO FOLLOW]

Bruce D. Brown, Esquire  
Rosen Hoover Sykes Brown, P.A.  
300 Redland Court, Suite 203  
Owings Mills, Maryland 21117

IN WITNESS WHEREOF, the President and Secretary of the Board of Directors certify that the foregoing Amendment was approved by the affirmative vote of the Unit Owners having sixty percent (60%) or more of the votes of Members in good standing of the Council at a meeting of the Council held for that purpose, in accordance with the provisions of Section 11-104 of the Act.

WITNESS:

COUNCIL OF UNIT OWNERS OF  
THE CARROLLTON CONDOMINIUM

May Stewart Kelly  
JJ

BY: George Johnston  
George Johnston, President

BY: Francis Gorman  
Francis Gorman, Secretary

STATE OF MARYLAND, CITY/COUNTY OF Balto City TO WIT:

I HEREBY CERTIFY, that on this 26 day of March, 2025, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared George Johnston and Francis Gorman who acknowledged themselves to be the President and Secretary of the Council of Unit Owners of The Carrollton Condominium, and that they, being authorized so to do, executed the foregoing instrument herein contained by signing for the Council by themselves as President and Secretary.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal.

Pat Gorman  
NOTARY PUBLIC

My Commission Expires: 11.11.2028

0709.001\Amendment to By-Laws 03.24.25



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3732

המסמך הזה נכנס לתוקף ביום 10.12.2019. כל שינוי או תוספת למסמך זה חייבים להיות בכתב וצמודים למסמך זה.

4004

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2000

LR -  
Declaration/Covenant  
Recording Fee 20.00  
Declarant Name:  
Council of Unit  
Owners of Carrollton  
Co  
Ref: 3801 Greenway  
LR - Surcharge 40.00  
Subtotal: 60.00  
Total: 60.00  
04/04/2025 02:45  
CC24-DB  
#18816984 CC0801 -  
Baltimore City  
Witchell/CC08-01.04  
04/04/2025 02:45