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March 30, 2023

VIA CERTIFIED MAIL AND REGULAR MAIL

Ms. Inna Goldfand
5409 Spindrift Place
Columbia, Maryland 21045

**RE: NOTICE OF RIGHT TO REQUEST HEARING
Chestnut Hill Condominium
Unit Address: 204 Cork Lane, Unit 203
Our File No. 01102.001**

Dear Ms. Goldfand:

As you are aware, the law firm of Rosen Hoover Sykes Brown P.A. represents Chestnut Hill Condominium, Inc. (the "Condominium"). On April 25, 2024, I sent to you a Notice to Cease and Desist related to alleged violations of the provisions of the Condominium's Amended and Restated By-Laws (the "By-Laws") by your tenant and visitors to your Unit. Violations related to (i) interference with the right of quiet enjoyment of other residents related to complaints made by a number of residents complaining about loud and unreasonable noises, domestic disturbances requiring response from the Baltimore County Police Department and smoking in the condominium's common element hallways and (ii) Noise violations related to your tenant playing loud music and permitting significant unusual and unreasonable noises to be made within the Unit during quiet hours, which noises have disturbed other residents. Since the date of the Notice to Cease and Desist, the Board of Directors of the Condominium and its management agent, Thornhill Properties, Inc., have received additional complaints about continuing violations of these same By-Law provisions.

In accordance with the provisions of Section 11-113 of the Maryland Condominium Act (the "Act"), The Board of Directors intends to convene a hearing to be held in closed session, at which time it will make a determination as to whether a violation of the Condominium's By-Laws and Rules and Regulations has occurred, and, if so, whether fines or other sanctions should be imposed upon you. As the owner of the unit mentioned above, you have the right to request a hearing on this matter, to be held in closed session. If you do request a hearing, the Condominium is required to provide you with written notice of the date, time and place of the hearing, which time may be not less than ten (10) days after the date on which you request that a hearing be conducted. In the event that

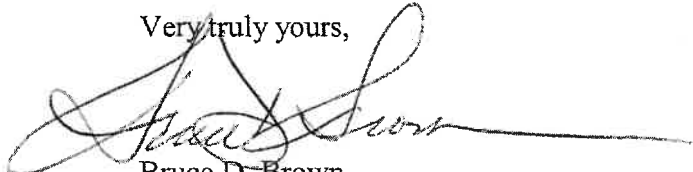
you do not request a hearing within the time period specified below, the Board, at its next meeting, will deliberate as to whether the violation has occurred and decide whether a sanction is appropriate for the violation.

Pursuant to Section 11-113 of the Act, you are hereby advised as follows:

- The alleged violations complained of are as described in the first paragraph of this letter and as further explained in the Notice to Cease and Desist sent to you on April 25, 2024.
- If you wish to request a hearing, at which time you will be entitled to produce any statements, evidence or witnesses on your behalf, you should notify me, either in writing at the address stated above, or by e-mail at bbrown@rhsblaw.com or by calling my office at (410) 539-6606.
- You may request a hearing at any time up until 5:00 p.m. on May 31, 2024.
- If it is determined that you or your tenants have violated the provisions of the By-Laws, the Board of Directors may impose a fine against you up to the maximum amount of \$50.00 per occurrence.

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

Very truly yours,



Bruce D. Brown

BDB:sb

cc: Board of Directors;
Thornhill Properties, Inc.