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April 23, 2024

**VIA CERTIFIED MAIL-**  
**RETURN RECEIPT REQUESTED**  
**FOLLOWED BY FIRST CLASS MAIL**

Ms. Inna Goldfand  
5409 Spindrift Place  
Columbia, Maryland 21045

**RE: NOTICE TO CEASE AND DESIST**  
**Chestnut Hill Condominium**  
**Unit Address: 204 Cork Lane, Unit 203**  
**Our File No. 01102.001**

Dear Ms. Goldfand:

The law firm of Rosen Hoover Sykes Brown P.A. represents Chestnut Hill Condominium (the "Condominium"). I have been instructed by the Board of Directors of the Condominium to contact you regarding potential violations of the Condominium's Amended and Restated By-Laws (the "By-Laws") by your tenant and visitors to your Unit. The violations are as follows:

1. Interferences with the Right of Quiet Enjoyment of Other Residents. Section 5.13(r) of the By-Laws provides that no noxious or offensive trade or activity shall be carried on within the Condominium property or within any unit, nor shall anything be done therein or thereon which may be or become an annoyance to the neighborhood or the other Unit Owners. The Board of Directors and its management agent, Thornhill Properties, Inc., has received complaints from a number of residents complaining about loud and unreasonable noises, domestic disturbances requiring response from the Baltimore County Police Department and loitering and smoking in the Condominium's common element hallways by your tenant and/or visitors to your Unit, which activities have interfered with other residents' quiet enjoyment of their units.
2. Noise Violations. Section 5.13(t) provides that, between the hours of 9 p.m. and 9 a.m., there shall be no loud or unusual noises and no musical instruments, radios, televisions, record players, sound devices or amplifiers of any kind used in such a manner as to disturb other residents. The Board of Directors and Thornhill have received numerous complaints from other residents indicating that your tenant has played loud music and permitted significant unusual and unreasonable noises to be made from within the Unit during the quiet

hours, which noises have disturbed the other residents.

Pursuant to the provisions of Section 11-113 of the Maryland Condominium Act, you are hereby notified to cause your tenant and her visitors to cease and desist from further violations of the By-Laws. You have a period of fifteen (15) days from the date of this letter to take any and all necessary corrective action to cure the violations mentioned in this letter and to take appropriate action to ensure that such actions or activities do not occur in the future.

In the event that these activities continue, the Board reserves the right to impose sanctions against you, including the levying of fines against your Unit. In the event that the Board determines that you have not ceased these activities, you will be provided written notice of your right to request a hearing before the Board in executive session. That notice will include the following:

- The nature of the alleged violation;
- The procedure for requesting a hearing at which you may produce any statement, evidence or witnesses on your behalf;
- The period of time for requesting a hearing, which may not be less than ten (10) days from the date of the notice; and
- The proposed fine or other sanction to be imposed against you if the Board determines that a violation has occurred. The Board may impose fines of up to \$50.00 for each time any of these violations occur in the future.

In addition, the Board reserves the right to institute injunctive legal action against you in the Circuit Court for Baltimore County in the event that similar violations continue to occur. Any and all court costs, attorney fees and other expenses incurred in such an injunctive proceeding will be claimed against you in any legal action filed by the Condominium. The Board is hopeful you will promptly comply with this Notice, and that no further enforcement steps will be necessary.

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

Very truly yours,

Bruce D. Brown

cc: Board of Directors  
Thornhill Properties, Incorporated  
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