

WINEGRAD, HESS & HEIMLICHER, LLC
ATTORNEYS AT LAW

SUITE 212
400 REDLAND COURT
OWINGS MILLS, MARYLAND 21117-3270

STEPHEN S. WINEGRAD
RACHEL M. HESS
LISA C. HEIMLICHER
RORY N. PARKS
STEVEN RYBACK
MICHAEL A. BERGAMINI

TELEPHONE
410-581-0600

FACSIMILE
410-581-0455

WWW.WHHLAWFIRM.COM

SHELDON H. LEVITT
(RETIRED)
ROBERT M. WINEGRAD
(1931 – 2012)

MEMORANDUM

TO: LAKE FOREST HOMEOWNERS ASSOCIATION, INC.
FROM: WINEGRAD, HESS & HEIMLICHER, LLC
DATE: OCTOBER 18, 2024
**RE: LAKE FOREST HOMEOWNERS ASSOCIATION, INC. PROPOSED HOA
DECLARATION AMENDMENT – CHANGES FROM LAST MEETING**

This is a brief summary of the changes made to the Amended and Restated Declaration that were requested by the community during last meeting.

1. Section 2.6 TEMPORARY STRUCTURES – The revision extends the timeframes for holiday decorations at to be installed no earlier than 45 days prior to the holiday and removed no later than 30 days after such holiday.
2. Section 2.15 LIGHTING AND WIRING – As most of the houses in the neighborhood have exterior lighting directed upward, the language requiring downward wiring was removed.
3. Section 2.29 DRONES – Two revisions were made:
 1. Added language allowing future establishment of rules applicable to the use of drones (if ever necessary) by community vote with a 51% majority of quorum of community members.
 2. Added language ensuring drone usage will be subject to the violation and fining structure found in Section 11.2. Creating digital images (ie. Videotaping, taking still pictures, etc.) by way of a drone(s) is strictly prohibited unless the digital images are of common areas or there is express written permission granted by the property owners to capture digital images.
4. SECTION 11.2 ENFORCEMENT – The revision ensures that Owners can be subject to enforcement for repeated violations of the rules, and closes any “one time fine” loophole wherein an Owner could avoid enforcement for a year by paying one small fine.