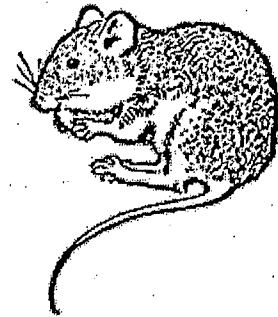


Pest Control

We have a contract with a private pest control firm to take care of rodents and insects in the common elements. If you see rodents, insects, bees, wasps or other pests around your building or unit, please contact the office for service.



Snow Removal

This chore is handled by staff and/or outside contractors. During a snow emergency, you can assist by not blocking roadways or parking areas, and by being patient. There are forty (40) buildings which required attention.

Living in a Condominium – A Special Lifestyle

Living in a condominium involves more than a unique method of ownership of property with rules, restrictions, and obligations. Instead, the owner is free to rent the meeting room, use the swimming pool, tennis courts and other amenities not available to the average homeowner. Unlike the owner of a detached house, the owner of a condo unit is free of personal responsibility for mowing, raking, shoveling snow, exterior painting and repairs, pruning, etc. Condo living, thus, offers a special lifestyle that many people enjoy.

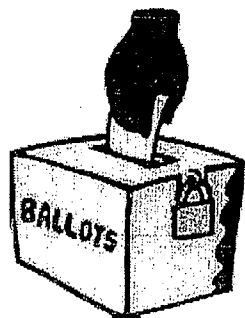
Is Condominium Living for You?

If your personal lifestyle does not allow you to become involved in community affairs, a key feature of condo living, then perhaps you would be happier in a detached house where you are completely free to “do your own thing”.

However, if you understand and accept the principles behind the condominium concept – with its rights, obligations, rules and restrictions – and if you enjoy working with people to make your community a better place for all...you are certainly welcome at *Frenchman's Creek*.

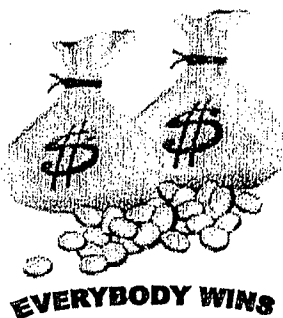


- **Y**ou have the right to be interested and involved in all operational aspects of *Frenchman's Creek*; however, you have the obligation to do so in a responsible manner. Your participation in the various committees and on the Board and at designated times in Board meetings is invited and encouraged.
- **Y**ou have the right to sound fiscal administration and policies in the operation of *Frenchman's Creek*. You have the obligation to pay promptly and in full, your monthly condominium fees or and special assessments. Failure to make timely payments deprives your community of financial well-being, services and facilities. Failure to make timely payments, also, subjects the owner to possible late fees, liens against property foreclosure and other legal actions.
- **Y**ou also have the right, only if current on condo fee payments, and the obligation, to participate in all elections. Failure to vote on important issues deprives your community of a clear consensus of what is or not needed and/or desired by the majority of owners. Delays also impede decisions.



Condominium Living – A Common Investment to Project

Your unit at Frenchman's Creek is probably your largest financial investment. Naturally, you want your investment to remain safe and secure, and if possible, to appreciate. In that sense, you have the same objectives that all owners have. Your investment is NOT based solely on the condition of your individual unit. It is based on the fiscal integrity of an Association with \$26 million in assets, the structural soundness of the buildings, the condition of the recreational facilities, the fiscal reputation of the condominium, the administration of a \$1 million annual budget, FHA and VA financing options, the capabilities of the management and the commitment of the owners to protect their investment. All of these factors play important roles in determining the market value of your unit.



The Condominium Concept

To understand how your community functions and how it can better serve you, you must fully understand the condominium concept.

What is a Condominium?

The term condominium refers to a **form of property ownership**. Like the owner of a detached single-family home, the **Owner** of a condominium unit also holds an ownership interest in the land and common facilities of the condominium (including the parking areas).

A condominium, thus, is a combination what you own:

What you own alone

Plus

What you own in common

Equals

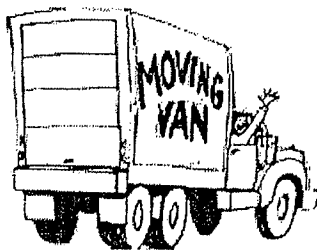
Your total interest.

Your Unit

You are the owner of your unit. The ownership of your individual unit is determined only by the terms of your mortgage. You purchased your unit from the previous owner. You did not buy from "Frenchman's Creek" or any of its bodies, including the Board of Directors. Thus, Frenchman's Creek bears no responsibility for the condition of the interior of any unit, nor for any equipment or fixtures. **Maintenance of such is the sole responsibility of the owner.** No one can enter your property without your permission, except in an emergency when the lives and/or property of you and/or others are in danger.

The Common Elements

The property held in common by all owners is called the Common Elements. Your share of the Common Elements depends upon the size of the individual unit(s) you own. Your **pro rata** share is set forth in the **Master Deed**, as filed in the land records of Prince George's County by the original developer: Fontainebleau, Incorporated of Maryland.



The Residents' Manual was written to help new owners and other residents adjust to our community. It was prompted, in part, because of a few owners and residents who did not take the time to read the Bylaws, Policy and Rules and Regulations. By reviewing the material in this Manual, you may avoid confusion and misunderstanding.

This Manual will give you an excellent, informal background on how things work at Frenchman's Creek Condominiums. You will then be able to refer to the Bylaws and Rules and Regulations with a better understanding of how they relate to you and to your community.

You can always obtain additional information or clarification of any issue from the Association Office or from the Board of Directors at the monthly Board Meetings held on the last Thursday of the month at 7:00 p.m. in the Clubhouse unless otherwise announced.

Find Your Way Around

We are located near the intersection of Riverdale Road and Annapolis Road (Route 450) in New Carrollton, Prince George's County, Maryland – approximately one (1) mile from the Capital Beltway (I-95) – at Exit 20B. See map on last page.

The area in which *Frenchman's Creek* is located contains a mix of single and multi-family residential housing. Several shopping facilities, including New Carrollton Mall are located within short walking distance.

The *Landover Hills Post Office* (West Hyattsville) is located at 7500 Buchanan Street and serves our community Monday – Friday, 8:30 a.m. to 5:00 p.m. (except Wednesday, 12:00 noon to 5:00 p.m.) and Saturday 8:30 a.m. until 12:00 noon. Your Zip Code is 20784.



Welcome to Frenchman's Creek Condominiums

The Owners, Residents and Staff of Frenchman's Creek Condominiums would like to welcome you and your family to our community. We hope you will find your new home enjoyable, attractive, safe and financially secure.

The Creek – A Unique Concept

The Creek is a unique residential property that is a garden-apartment-style community. It has individual building security, police protection (uniformed and plain-clothed), landscaped grounds and a spacious feeling found in most garden apartment communities.

The Creek is a democratic body consisting of 608 voting owners with our own declaration, bylaws and governing Board of Directors. We are also a social organization which offers social and recreational facilities to our residents.

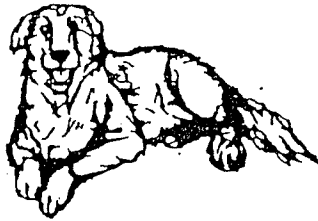
The Creek is an Association with assets in excess of \$26 million and an annual budget of over \$1 million per year.

The community includes forty, three story residential buildings averaging 15 individual units per building, a clubhouse, administrative offices, tennis courts, swimming pool, playgrounds, picnic areas and acres of lawns.



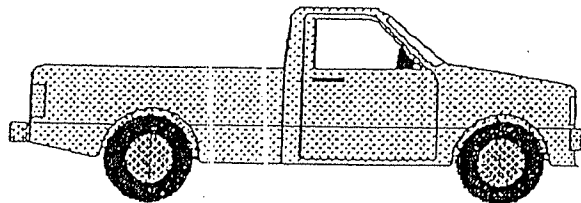
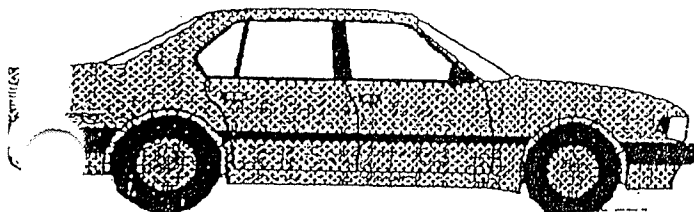
Rules for Pets and Their Owners:

- ✦ Whenever pets are outside of your unit, they are to be kept under control or on a leash, in accordance with Prince George's County Animal Control Laws.
- ✦ After curbing your pet, you are expected to remove any excrement and deposit it in an appropriate receptacle.



Rules for Vehicles, Their Owners and Operators:

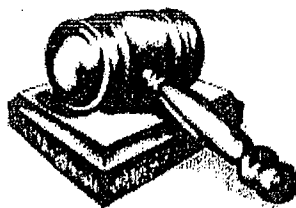
- ✦ Driving your vehicle on lawns is prohibited.
- ✦ Except for emergencies, vehicle repair on common elements is prohibited.
- ✦ Parking in designated fire lanes is not permitted.
- ✦ Speed limits should be strictly observed and you should be especially cautious of children. Traffic laws are strictly enforced by our uniformed and plain clothed security force who have been selected from our County Police Force.
- ✦ Recreational vehicles, trucks, boats, etc., must only be parked in designated areas.
- ✦ Towing is strictly enforced if abandoned cars are left in the parking lots or on the streets of New Carrollton. The Association pursues an active towing policy which complies with Prince George's County regulations for towing on private property. If your vehicle receives a parking violation sticker, you have seven (7) days to correct the problem or your vehicle will be towed at your expense.



Rules of General Conduct and Common Courtesy

Common courtesy, good sense, public health precautions and past experience (such as residents driving vehicles on lawns) serve as the basis for many of the rules established on behalf of Frenchman's Creek. The following summarizes some key points of general conduct that all residents and guests are expected to obey:

- ♣ Balconies and patios are NOT to be used for storage.
- ♣ Radios, record players, stereos, televisions or musical instruments must be kept at a volume level which does not disturb others.
- ♣ Sawing, hammering or other noisy construction activities are not permitted during the hours from 7:00 p.m. and 6:00 a.m. Please refrain from any construction during holidays.
- ♣ Loud or boisterous activities are prohibited in the common areas or pathways especially between the hours of 11:00 p.m. and 8:00 a.m.. Loud radios and horn blowing are also prohibited in those areas.
- ♣ Door-to-door solicitation by residents and outsiders is prohibited. Violations should be reported to the Hyattsville Prince George's County Police. The non-emergency number for that purpose is 699-2630.
- ♣ Use of any weapons on the property is strictly forbidden.
- ♣ Window coverings must show white or off-white on the exterior.
- ♣ Common elements are to be kept clean, especially where children play.
- ♣ Please do not use glass or metal containers in the play areas.
- ♣ Planting or cutting flowers, plants or trees are only done by contractors or staff members.
- ♣ Trash intended for the dumpsters should not be left on patios, balconies, or in front of buildings or dumpsters where it will attract rodents and roaches and become a health and safety hazard. All trash must be placed in dumpsters. If you have an item too large for the dumpsters, an area designated for such items is located near 7523 Riverdale Road. The City of New Carrollton provides special pick-ups every Wednesday (except holiday weeks). Please deposit all items for special pick-up on Tuesday evenings.
- ♣ Please remember, you are accountable for the courteous and responsible behavior of your visitors.



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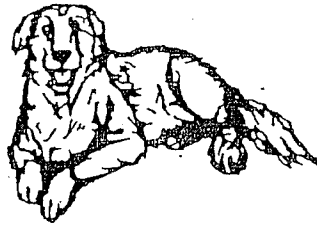
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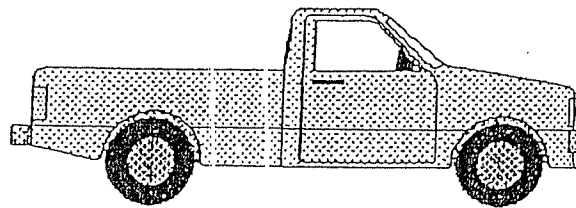
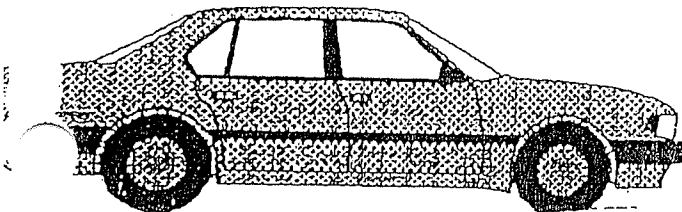
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