SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect July 1, 1989.

Approved May 19, 1989.

CHAPTER 492

(House Bill 464)

AN ACT concerning

Homeowners Associations and Condominiums - Recorded Covenants and Restrictions, Bylaws, Rules and Restrictions, and Declarations - Family Day Care Homes

FOR the purpose of prohibiting certain provisions in the recorded covenants and restrictions, bylaws, rules and restrictions, and declarations of certain homeowners associations or condominiums from being construed to prohibit or restrict family day care homes and certain uses of common areas; providing that the operation of a family day care home is a residential   activity;   providing   that   a   homeowners association or condominium may prohibit or regulate family day care homes under certain circumstances; providing-that this-Act-only-applies-to-certain-homeowners-associations-and condominiums--or--parts--of--homeowners---associations---and condominiums--containing--certain--dwellings; providing for certain exceptions   to   this   Act;   requiring   certain notification of homeowners associations or condominiums by day care providers under certain circumstances; allowing homeowners associations and condominiums to require day care providers to pay a reasonable--user--fee--for-the-use-of certain--common---areas;---providing---that---a---homeowners association--or--condominium-may-not-discriminate-against-or arbitrarily--restrict--family---day---care---homes certain reasonable fee for use of common areas or common elements; requiring a day care provider to obtain certain insurance; providing for the application of this Act; defining certain terms; and generally relating to the recorded covenants and restrictions,   bylaws,   rules   and   restrictions,   and declarations of homeowners associations and condominiums.

BY repealing and reenacting, without amendments,

Article - Real Property
Section 11B-101(b), (d), (f), (g), (h), and (j)
Annotated Code of Maryland
(1988 Replacement Volume and 1988 Supplement)