

(A) (1) IN THIS SECTION, THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(2) "DAY CARE PROVIDER" MEANS THE ADULT WHO HAS PRIMARY RESPONSIBILITY FOR THE OPERATION OF A FAMILY DAY CARE HOME.

(3) "FAMILY DAY CARE HOME" MEANS A UNIT REGISTERED UNDER TITLE 5, SUBTITLE 5 OF THE FAMILY LAW ARTICLE.

(4) --"MULTIFAMILY---DWELLING"---MEANS---A---BUILDING CONTAINING-MORE-THAN-2-DWELLING-UNITS-

(5) --"SINGLE-FAMILY---DWELLING"---MEANS---A---BUILDING CONTAINING-1-DWELLING-UNIT-

(6) --"TOWN---HOUSE---DWELLING"---MEANS--A--MULTIFAMILY DWELLING-CONTAINING-DWELLING-UNITS-SIDE-BY-SIDE,-WITH-NO-DWELLING UNIT-ABOVE-OR-BELOW-ANOTHER-

(7) --"TWO-FAMILY-DWELLING"-MEANS-A-BUILDING-CONTAINING 2-DWELLING-UNITS-

(B) (1) --THIS-SECTION-APPLIES-ONLY-TO-A-CONDOMINIUM-OR--PART OF--A--HOMEOWNERS-ASSOCIATION-CONTAINING-SINGLE-FAMILY-DWELLINGS, TWO-FAMILY-DWELLINGS,-OR-TOWN-HOUSE-DWELLINGS-

(2) --THIS-SECTION--DOES--NOT--APPLY--TO--A--HOMEOWNERS ASSOCIATION-THAT:

(i) --REQUIRES---AT---LEAST---1---RESIDENT--OF--A RESIDENTIAL-UNIT-TO-BE-AT-LEAST-50-YEARS-OLD,-OR

(ii) --PROHIBITS-CHILDREN-UNDER--THE--AGE--OF--13 YEARS-FROM-RESIDING-IN-A-RESIDENTIAL-UNIT-ON-A-PERMANENT-BASIS-

(B) THIS SECTION DOES NOT APPLY TO A HOMEOWNERS ASSOCIATION THAT IS LIMITED TO HOUSING FOR OLDER PERSONS, AS DEFINED UNDER THE FEDERAL FAIR HOUSING ACT.

(C) (1) SUBJECT TO THE PROVISIONS OF SUBSECTION---(1) SUBSECTIONS (D) AND (E)(1) OF THIS SECTION, A RECORDED COVENANT OR RESTRICTION, A PROVISION IN A DECLARATION, OR A PROVISION OF THE BYLAWS OR RULES OF A HOMEOWNERS ASSOCIATION THAT PROHIBITS OR RESTRICTS COMMERCIAL OR BUSINESS ACTIVITY IN GENERAL, BUT DOES NOT EXPRESSLY APPLY TO FAMILY DAY CARE HOMES, MAY NOT BE CONSTRUED TO PROHIBIT OR RESTRICT:

(1) (I) THE ESTABLISHMENT AND OPERATION OF FAMILY DAY CARE HOMES; OR

(2) --USE--BY-CUSTOMERS-OF-THE-FAMILY-DAY-CARE-HOME-AND CHILDREN-ATTENDING--THE--FAMILY--DAY--CARE--HOME--OF--THE--ROADS,-