

## **NEW LOBBY COMING!**

At the October 13, 2009 Board of Directors meeting, a new renovation and design for the main lobby was approved by the Board of Directors and the Board approved an increase to the annual budget in the amount of \$49,081.73 to fund the renovation. At the October 23, 2009 Board of Directors meeting, the Board approved an increase in that amount to \$65,000 to cover additional costs. Invoices will be mailed to Unit Owners on December 1, 2009, however, payment is due on or before February 1, 2010.

The new plan for our lobby will modernize, beautify, and improve the existing space. The Board does not intend to begin the construction until after the holiday season is over, and the projected time from start to completion of the renovation is approximately one month. More details will be posted as we get closer to the start of the work.

**BELT'S LANDING, A CONDOMINIUM, INCORPORATED**  
**960 Fell Street**  
**Baltimore, Maryland 21231**  
**(410) 327-5098**

December 1, 2009

**NOTICE OF INCREASED ANNUAL ASSESSMENT**

On Tuesday, October 13, 2009, the Board of Directors of Belt's Landing, A Condominium met to consider amending the 2010 Budget in order to fund the upgrade and redecorating of the Belt's Landing lobby, a common element available to all owners. Following hearing and comment from those persons present at the Meeting, a majority of the Board voted to increase the Annual Assessment amount on all units and parking spaces. At the Board meeting held on Monday, November 24, 2009, this amount was determined to be \$65,000.00. Please note that this is a C-1 expense as it is common to all owners.

The exclusive purpose of the increase of the Annual Assessment is to fund improvements and betterments of the Belt's Landing lobby area. The Owners of all Units and parking spaces are assessed based upon their percentage interest in the common expenses and profits. Enclosed with this Notice is an invoice which states the amount of the additional Annual Assessment which you are responsible for paying. This amount is in addition to the regular Annual Assessment amount stated on the 2010 coupons, which will be provided to you.

**Payment of this additional Annual Assessment is due on or before February 1, 2010, HOWEVER, ANY PAYMENTS RECEIVED BEFORE JANUARY 1, 2010 WILL NOT BE DEPOSITED UNTIL AFTER JANUARY 1, 2010.**