

HARBOR VIEW
HOME OWNER'S ASSOCIATION
BY-LAWS

ARTICLE I

PURPOSE:

The association was formed at the pleasure of the Property Owners of Harbor View in 1961 and is charged with the maintenance of high standards throughout the Community,

maintenance of roads, types of houses and buildings permitted therein, and is to insure that Harbor View maintains its appearance of a Residential Community; to attempt to deter crime and rowdyism; to provide a Recreational Area; to provide safety for the children living in the community; to otherwise, provide assistance to the property owners wherever possible consistent with the County and State Laws.

ARTICLE II

SECTION 1 - MEMBERSHIP

Any person, firm or corporation that owns property in the subdivision known as "HARBOR VIEW", in Queen Anne's County, Maryland, shall be a member of the Harbor View Improvement Association (hereinafter the Association).

SECTION 2 – DUES AND VOTING RIGHTS

No member of the Association shall be entitled to vote on any Association issue unless the member is current on all assessed Association dues. Each property owner, regardless of the number of lots owned, shall have one (01) vote. Individuals holding title as joint tenants, tenants-by-the-enteritis, partnership or corporation shall be deemed to be one (01) person and shall have one (01) vote.

SECTION 3 – PAYMENT OF DUES

Each member shall pay Twenty-Five Dollars (\$25.00) per year as membership dues. Dues shall be paid no later than sixty (60) days after each annual billing on March 1st.

ARTICLE III

SECTION 1 – ANNUAL MEETING

The Annual Meeting shall be held at the discretion of the board. An annual meeting of all members of the Association shall be held once annually at a convenient time and place selected by the Board of Directors. The purpose of the annual meeting shall be the election of officers and directors and the transaction of general business, including the Audit Committee Report and Annual Budget.

SECTION 2 – GENERAL MEETING

General meetings of all members of the Association shall be at the discretion of the President of the Association, provided notice is given in accordance with Section 3 of this Article.

SECTION 3 – NOTICE OF MEETINGS

Seven (07) days notice shall be sent to all members for all annual and general meetings of the Association. Notice shall be given by 1st class mail directed to the property owner's last known address.

SECTION 4 – BOARD OF DIRECTORS MEETINGS

The Board of Directors shall meet by-monthly (every two months) at a time and place designated by the President of the Association. Special Board of Directors meetings may be called by the President or by the majority of the Board.

SECTION 5 – QUORUM

Ten percent (10%) of the membership qualified to vote must be present at any annual or general meeting in order to transact business. No proxies shall be allowed unless written notice for authority thereof shall be given to the President of the Association before the call to order of such meeting.

SECTION 6 – ORDER OF BUSINESS

At all meetings the business shall be transacted in accordance with the rules set forth in “Robert’s Rules of Order”.

ARTICLE IV

SECTION 1 – ELECTION

The Board of Directors shall be elected at the annual meeting date decided by the board, by a majority vote of the eligible Association members present and by the proxy votes.

SECTION 2 – POWERS

The business and property of the Association, except as otherwise provided by law, charter or by these By-Laws, shall be conducted and managed by the Board of Directors.

SECTION 3 – COMPOSITION

The Board of Directors shall be the following officers of the Association:

President, Vice President, Recording Secretary and Treasurer, and shall include five (05) members of the Association elected as Directors-at-Large. Total composition shall consist of nine (09) Officers.

SECTION 4 – TERM

Officers shall serve for a period of one (01) year following the Annual Meeting of the Association, or until such time as another election is held.

SECTION 5 – QUORUM

A majority of the Board of Directors shall be necessary to transact the business of the Association at the Board of Directors meetings.

ARTICLE V

SECTION 1 – OFFICERS

The Officers of the Association shall be President, Vice President, Recording Secretary and Treasurer.

SECTION 2 – PRESIDENT

The President shall preside at all meetings of the Board of Directors and Association; and shall have general management and direction of the business of the Association, and shall

have all the powers ordinary exercised by the President. The President shall execute all papers authorized by the Board of Directors, except in certain situations when this authority may be delegated by the President to other members of the Board.

SECTION 3 – VICE PRESIDENT

In the absence of the President, the Vice President shall perform all the duties of the President; and when so acting, shall have the powers of the President. The Vice President shall assist the President in such.

SECTION 4 – RECORDING SECRETARY

The Recording Secretary shall keep the minutes of all meetings and shall give due notice of all meetings. The Recording Secretary shall be the custodian of the corporate seal and all records of the Association, except those normally kept by the Treasurer pertaining to money.

SECTION 5 – TREASURER

The Treasurer shall have charge of and be responsible for all funds, securities, receipts and disbursements of the Association, and shall deposit all monies in such bank or banks as the Board of Directors may direct. The Treasurer shall be bonded annually in such amount as the Board of Directors shall direct.

SECTION 6 – DIRECTORS AT LARGE

Directors at large shall act as advisers on the Board of Directors and may be appointed Chairmanship for various Association Committees as required.

SECTION 7 – REMOVAL

The Board of Directors shall have the power to remove any officer, but only for just cause, including but not limited to authorizing an action or giving a decision without the authority and/or approval of the Board.

SECTION 8 – MISCELLANEOUS

All officers shall hold only one (01) office at any given time excluding Committee Chairmanship. ARTICLE VI

COMMITTEES:

SECTION 1 – NOMINATING COMMITTEE

The President shall appoint a Nominating Committee, which shall consist of three (03) Association members, two (02) of which shall not be members of the Board of Directors. The Nominating Committee shall develop a slate of Officers and Directors and shall file its report with the President and Secretary at least one (01) month prior to the annual meeting. The Nominating Committee's report shall be forwarded to all members with the notice of the annual meeting.

SECTION 2 – BUILDING AND ROADS COMMITTEE The President shall appoint a Building Committee consisting of three (03) members. It shall be the duty of this committee to review all applications for any construction in Harbor View to insure compliance with the Harbor View Restrictions and Conditions and such other procedures established by the Board of Directors, and to recommend action on the application to the Board for final approval. It shall be the duty of this Committee to recommend action to the Queen Anne's County Roads Department dealing with the maintenance and/or construction of existing or proposed roads in Harbor View.

SECTION 3 – AUDIT COMMITTEE

The President shall appoint an Audit Committee between January and May consisting of three (03) members, two (02) of which shall not be members of the Board of Directors, to

audit the accounts of the Treasurer for the year prior to the Annual Meeting in June of each year. This report shall be given to the Board of Directors before the Annual Meeting so that said report may be read to advise the Association of the receipts, expenditures and balances of the various accounts.

SECTION 4 – OTHER COMMITTEES

The Board of Directors shall appoint such other committees as it deems necessary for the benefit of the Association, and shall define the duties of said committees. ARTICLE VII

SUNDRY PROVISIONS:

SECTION 1 – FINANCE

All checks, drafts or orders for payment of money shall be signed by the Treasurer and one (01) other officer, President, Vice President or Secretary. Put the Association signature cards on file at the Bank where the Association accounts are. The annual budget shall be submitted at the General Meeting in June for an up or down vote by the voting members in attendance if a quorum has been reached. If the next fiscal year budget is not approved the previous annual budget shall be followed. Checks and expenditures that are contained in the approved annual budget do not require additional approval. New expenditures and checks that are not contained in the annual budget may be approved at each Board meeting if a quorum of elected Board Members are present and a majority approve the check or expenditure.

SECTION 2 – CONSTRUCTION IN HARBOR VIEW

Plans for the construction of all homes, additions to existing homes, accessory buildings, fences, etc in Harbor View shall be in accordance with the Restriction and Conditions, paragraph 2, and amendment to paragraph 2, as recorded among the Land Records of Queen Anne's County. Plans shall be submitted to the Building and Roads Committee for review and approval prior to the beginning of construction. The approval of the Board of Directors for any construction must be in writing and in the possession of the property owner before the start of construction. Houses shall have a minimum square footage (not including porches, garages and/or patios) of eleven hundred (1100) square feet, and must conform in general appearance to other homes in Harbor View; however, each house shall be different in cosmetic design so as to not have a duplication of appearance in the same area.

SECTION 3 – GENERAL FUND

The General Fund shall consist of membership dues and any other revenues collected by the Association. These funds shall be utilized by the Board of Directors for any purpose deemed to be of general benefit to the Harbor View Community.

SECTION 4 – FISCAL YEAR

The fiscal year of the Harbor View Improvement Association, Inc., shall be from October 1st to September 30th of each year. ARTICLE VIII

AMENDMENTS:

These By-Laws may be amended at any Annual Meeting or any General Meeting by a two-thirds (2/3) majority vote of the membership present and qualified to vote. The membership shall be notified by the Recording Secretary in writing, of any proposed

amendments at least two (02) weeks prior to the meeting at which any such amendment is

to be considered. Any amendments to these By-Laws shall be filed with the Queen Anne's County Court Clerk to be valid.

THESE BY-LAWS BECAME EFFECTIVE UPON ACCEPTANCE AND LEGAL VOTE BY THE MEMBERSHIP OF THE HARBOR VIEW IMPROVEMENT ASSOCIATION, INC., AT A GENERAL MEETING CALLED SPECIFICALLY FOR THE PURPOSE OF CONSIDERING THE BY-LAWS, HELD ON ___12___ DAY OF ___June_____ 2010_____.