

# **Marling Farms Community Association Inc.**

P.O. Box 123, Chester, MD 21619

## **BY-LAWS**

### **ARTICLE I: Name and Location**

#### SECTION 1: Name

The name of this organization shall be the Marling Farms Community Association, Inc., non-profit organization hereinafter known as the Association.

#### SECTION 2: Mailing Address

The mailing address of the Association shall be:

Marling Farms Community Association  
P.O. Box 123  
Chester, MD 21619

### **ARTICLE II: Purpose**

#### SECTION 1:

The purpose of this Association is to promote the general welfare of the community of Marling Farms.

### **ARTICLE III: Membership and Dues**

#### SECTION 1: Membership

Membership will be required by each property owner.

Each property owner, who is a member of the Association in good standing, or in his absence, the property co-owner only, will have one vote regardless of the amount of property involved. In order to vote at a meeting, the membership card must be presented. One card = one vote. Voting will be either by ballot or voice vote, at the discretion of the resident or as requested from the floor.

#### SECTION 2: Dues

- (a) The annual dues for membership in the Association shall be one hundred dollars (\$100.00). Such dues shall cover a period of one calendar year. Any property owner may apply for exemption if so desired. May apply to the Executive Council due to hardship.
- (b) Each member whose annual dues remain unpaid as of June 1, shall be considered delinquent and membership and all privileges forfeited. In order to be reinstated, all delinquent dues must be paid to date.

SECTION 3:

The fiscal year shall be from June 1 to May 31.

**ARTICLE IV: Executive Council**

SECTION 1: Executive Council and Board of Directors

The Executive Council of officers shall consist of a President, a Vice President, a Secretary and a Treasurer. A Board of Directors composed of duly elected members, and which will constitute the executive council which is comprised of all officers and Board members.

SECTION 2: President

Shall be elected for a term of two years and not to exceed two consecutive terms.

Shall preside at all general membership and executive council meetings. He/she shall direct the business of the Association and with powers ordinarily exercised by the President of an Association.

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. Shall be elected for a term of two years and not to exceed two consecutive terms.

SECTION 4: Secretary

The Secretary shall keep the minutes of the meetings of the members and of the Board of Directors, and also ensures that all notices are duly given in accordance with the provisions of the By Laws, and shall be the custodian of the records. Shall be elected for a term of two years and not to exceed two consecutive terms.

SECTION 5: Treasurer

The Treasurer shall have charge of and be responsible for all funds, securities, receipts and disbursements of the Association. An account of the financial condition of the Association shall be kept and reported at all membership and Board meetings. Shall be elected for a term of two years and not to exceed two consecutive terms.

The Treasurer's books shall be audited by a Committee appointed by the President prior to the annual election meeting. A report will be made to the membership at that meeting.

#### SECTION 6: Board of Directors

Shall consist of 7 members, elected yearly.

#### SECTION 7: Removal

At a special meeting of the members, called for this purpose, an Executive Council member may be removed from office, for just cause by a majority vote of the membership.

A member of the Board of Directors may be removed for good cause by a two-thirds Executive Council vote.

#### SECTION 8: Vacancies

The President with approval of the Board, shall appoint someone to fulfill the vacancy until the next general election.

### **ARTICLE V: Elections and Quorums**

#### SECTION 1: Elections

The nominating committee shall be appointed by the President at least eight weeks prior to the June meeting. Their selections and those submitted by members, shall be with the notice of this meeting. Nominations by any member shall be accompanied by an acceptance of the member. Nominations may also be made from the floor with prior commitment.

#### SECTION 2: Quorum – General Membership

A quorum shall consist of not less than twenty three members for voting purposes. A majority vote cast is sufficient to adopt a motion that is in order. Executive Council will have a quorum of seven.

## **ARTICLE VI: Committees**

### SECTION 1: Auditing Committees

An auditing committee shall be appointed by the President to fulfill the duties described in Article IV, Section 5.

### SECTION 2: Special Committees

The President may create special committees when deemed advisable and define their duties.

## **ARTICLE VII: Revisions**

### SECTION 1: By Laws

These By-Laws may be revised as amended at any regular or special meeting of the membership. Proposed revisions or amendments to these By Laws must be submitted to the membership at least ten days before any action is taken on them. Two thirds or more of those present at any meeting, where the revision or amendment of these By Laws is considered, must be in favor of the revision or amendment in order for such revision or amendment to be affected.

## **ARTICLE VIII: Meetings**

### SECTION 1:

There shall be at least two general membership meetings. All members shall be notified at least ten days in advance. Executive Council may call special general meetings as deemed necessary.

### SECTION 2:

Executive Council meetings shall be called by the President as need arises.

## **ARTICLE IX: Order of Business**

### SECTION 1:

At all general membership meetings the order of business shall be as follows:

1. Reading of the Minutes
2. Treasurers report
3. Report of Committees
4. Old Business
5. New Business
6. Adjournment

The order of business may be altered or suspended at any meeting by a majority of members present. The usual parliamentary rules as laid down by Roberts Rules of Order shall govern all debates.

#### **ARTICLE X: Monies**

No monies shall be spent over \$250 unless approved by a majority vote at a membership meeting. Monies less than \$250 may be spent on a majority vote by the Executive Council. Under \$50 may be approved by the President.

#### **ARTICLE XI: Beach/Boating Facilities**

##### SECTION 1: Beach/Boat Ramp at Beach 3

This beach and boat ramp is for the use of paid members and non-resident guests of these paid members only. All others attempting to use these facilities will be prosecuted as trespassers.

##### SECTION 2: Boat Anchorage/Mooring

All paid members having existing anchorage/mooring berths as of June 1, 1981, shall retain these positions. Anyone desiring a new berth may submit their request in writing to an officer of the Association. New berths will be assigned as available on a first come, first served basis.