

DORSEY ESTATES HOMEOWNERS ASSOCIATION

FIRST AMENDMENT TO BY-LAWS (Regarding Duties of Treasurer to Cause Audit)

WHEREAS, real property located within the community known as "the Dorsey Estates Homeowners Association ("Association") is subject to the regime established and operating pursuant to the Declaration of Covenants, Conditions and Restrictions, recorded among the Land Records for Montgomery County Maryland in Liber 5918 Folio 408, and to the By-Laws of the Association; and

WHEREAS, Article IV, Section 1 of the By-Laws states that the affairs of the Association shall be managed by the Board of Directors and Article VII, Section 1(c) provides that the Board of Directors shall have the authority to take any action delegated to the Association that is not otherwise reserved for the membership; and

WHEREAS, Article XIII, Section 1 of the By-Laws provides that the By-Laws may be amended by the Members; and

WHEREAS, the Board now deems it prudent to amend Article VIII, Section 8(d) of the By-Laws to eliminate the Treasurer's duty to "cause an *annual* audit of the Association books to be made by a public accountant at the completions of each fiscal year." (Emphasis added). Due to the size of the community and the time and expenses incurred by the Association in connection with having these annual audits conducted, the Board has determined that it would be in the Association's best interest if audits were performed every three (3) years, rather than every year; and

WHEREAS, a meeting was duly called by the Board of Directors for the purpose, among other things, of presenting to and having this First Amendment adopted by the Members, and that the Members did adopt this First Amendment, by the affirmative vote of a majority of the members attending said meeting (in person or by proxy).

NOW, THEREFORE, Be It Resolved that the Association duly adopts the following new (changes are reflected in bold/italics) Article VIII, Section 8(d) of the By-Laws, which shall replace the current Article VIII, Section 8(d) in its entirety:

Treasurer

(d) The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the board; shall sign all checks and promissory notes of the Association; keep proper books of account; **cause an annual audit, at least once every three years, of the Association books to be made by a public accountant**; and shall prepare an annual budget and statement of income and

expenditures to be presented to the membership at its regular annual meeting, and deliver a copy of each to the members.

**DORSEY ESTATES HOMEOWNERS
ASSOCIATION**

BY: _____
President, Board of Directors

CERTIFICATION

I hereby certify that I am the duly elected and acting Secretary of the Dorsey Estates Homeowners Association, and that the foregoing First Amendment to Bylaws of said Association was adopted at a meeting on this _____ day of _____, 2015, by a vote of a majority of a quorum of members present in person or by proxy, in accordance with Article XIII, Section 1 of the Bylaws.

By: _____
Secretary