

**Bylaws**  
**Laurel Valley Homeowners Association**

8/18/81

BY-LAWS  
OF  
LAUREL VALLEY HOMEOWNERS  
ASSOCIATION, INC.

MAY 27-82 B #22722 \*\*\*\*\*28.00

ARTICLE I

NAME AND LOCATION. The name of the corporation is Laurel Valley Homeowners Association, Inc., hereinafter referred to as the "Association".

The principal office of the corporation shall be located at 204 Heaver Plaza, Lutherville, Maryland 21093 but meetings of members and directors may be held at such places within the State of Maryland, County of Harford, as may be designated by the Board of Directors.

ARTICLE II

DEFINITIONS

Section 1. "Association" shall mean and refer to Laurel Valley Homeowners Association, Inc., its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property described in the Declaration of Covenants, Conditions and Restrictions, and such additions thereto as may hereafter be brought within the jurisdiction of the Association.

Section 3. "Common Area" shall mean all real property owned by the Association for the common use and enjoyment of the Owners.

Section 4. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision map of the Properties with the exception of the Common Area.

Section 5. "Owner" shall mean and refer to the record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

Section 6. "Declarant" shall mean and refer to Barclays American Business Credit, Inc., its successors and assigns if such successors or assigns should acquire more than one undeveloped Lot from the Declarant for the purpose of development.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants, Conditions and Restrictions applicable to the Properties recorded in or to be recorded among the Land Records of Harford County, Maryland.

Section 8. "Member" shall mean and refer to those persons entitled to membership as provided in the Declaration.

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VA Form 26-8203  
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ARTICLE III  
MEETING OF MEMBERS

Section 1. Annual Meetings. The first annual meeting of the members shall be held within one year from the date of incorporation of the Association, and each subsequent regular annual meeting of the members shall be held on the same day of the same month of each year thereafter; at the hour of seven (7) o'clock, P. M. If the day for the annual meeting of the members is a legal holiday, the meeting will be held at the same hour on the first day following which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the members may be called at any time by the president or by the Board of Directors, or upon written request of the members who are entitled to vote one-fourth ( $\frac{1}{4}$ ) of all of the votes of the Class A membership.

Section 3. Notice of Meetings. Written notice of each meeting of the members shall be given by, or at the direction of, the secretary or person authorized to call the meeting, by mailing a copy of such notice, postage prepaid, at least 15 days before such meeting to each member entitled to vote thereat, addressed to the member's address last appearing on the books of the Association, or supplied by such member to the Association for the purpose of notice. Such notice shall specify the place, day and hour of the meeting, and, in the case of a special meeting, the purpose of the meeting.

Section 4. Quorum. The presence at the meeting of members entitled to cast, or of proxies entitled to cast, one-tenth ( $\frac{1}{10}$ ) of the votes of each class of membership shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declaration, or these By-Laws. If, however, such quorum shall not be present or represented at any meeting, the members entitled to vote thereat shall have power to adjourn the meeting from time to time, without notice other than announcement at the meeting, until a quorum as aforesaid shall be present or be represented.

Section 5. Proxies. At all meetings of members, each member may vote in person or by proxy. All proxies shall be in writing and filed with the secretary. Every proxy shall be revocable and shall automatically cease upon conveyance by the member of his Lot.

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ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be managed by a Board of three (3) directors, who need not be members of the Association.

Section 2. Term of Office. At the first annual meeting the members shall elect one (1) director for a term of one year, one (1) director for a term of two years and one (1) director for a term of three years; and at each annual meeting thereafter the members shall elect one (1) director for a term of three years.

Section 3. Removal. Any director may be removed from the Board, with or without cause, by a majority vote of the members of the Association. In the event of death, resignation or removal of a director, his successor shall be selected by the remaining members of the Board and shall serve for the unexpired term of his predecessor.

Section 4. Compensation. No director shall receive compensation for any service he may render to the Association. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties.

Section 5. Action Taken Without a Meeting. The directors shall have the right to take any action in the absence of a meeting which they could take at a meeting by obtaining the written approval of all the directors. Any action so approved shall have the same effect as though taken at a meeting of the directors.

ARTICLE V

NOMINATION AND ELECTION OF DIRECTORS

Section 1. Nomination. Nomination for election to the Board of Directors shall be made by a Nominating Committee. Nominations may also be made from the floor at the annual meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two or more members of the Association. The Nominating Committee shall be appointed by the Board of Directors prior to each annual meeting of the members, to serve from the close of such annual meeting until the close of the next annual meeting and such appointment shall be announced at each annual meeting. The Nominating Committee shall make as many nominations for election to the Board of Directors as it shall in its discretion determine, but not less than the number of vacancies that are to be filled. Such nominations may be made from among members or non-members.

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Section 2. Election. Election to the Board of Directors shall be by secret written ballot. At such election the members or their proxies may cast, in respect to each vacancy, as many votes as they are entitled to exercise under the provisions of the Declaration. The persons receiving the largest number of votes shall be elected. Cumulative voting is not permitted.

ARTICLE VI

MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of Directors shall be held monthly without notice, at such place and hour as may be fixed from time to time by resolution of the Board. Should said meeting fall upon a legal holiday, then that meeting shall be held at the same time on the next day which is not a legal holiday.

Section 2. Special Meetings. Special meetings of the Board of Directors shall be held when called by the president of the Association, or by any two directors, after not less than three (3) days notice to each director.

Section 3. Quorum. A majority of the number of directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board.

ARTICLE VII

POWERS AND DUTIES OF THE BOARD OF DIRECTORS

Section 1. Powers. The Board of Directors shall have power to:

(a) adopt and publish rules and regulations governing the use of the Common Area and facilities, and the personal conduct of the members and their guests thereon, and to establish penalties for the infraction thereof;

(b) suspend the voting rights and right to use of the recreational facilities of a member during any period in which such member shall be in default in the payment of any assessment levied by the Association. Such rights may also be suspended after notice and hearing, for a period not to exceed 60 days for infraction of published rules and regulations;

(c) exercise for the Association all powers, duties and authority vested in or delegated to this Association and not reserved to the membership by other provisions of these By-Laws, the Articles of Incorporation, or the Declaration;

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ARTICLE VIII  
OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a president and vice-president, who shall at all times be members of the Board of Directors, a secretary, and a treasurer, and such other officers as the Board may from time to time by resolution create.

Section 2. Election of Officers. The election of officers shall take place at the first meeting of the Board of Directors following each annual meeting of the members.

Section 3. Term. The officers of this Association shall be elected annually by the Board and each shall hold office for one (1) year unless he shall sooner resign, or shall be removed, or otherwise disqualified to serve.

Section 4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time giving written notice to the Board, the president or the secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 6. Vacancies. A vacancy in any office may be filled by appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7. Multiple Offices. The offices of secretary and treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 4 of this Article.

Section 8. Duties. The duties of the officers are as follows:

President

(a) The president shall preside at all meetings of the Board of Directors; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

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Vice-President

(b) The vice-president shall act in the place and stead of the president in the event of his absence, inability or refusal to act, and shall exercise and discharge such other duties as may be required of him by the Board.

Secretary

(c) The secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the members; keep the corporate seal of the Association and affix it on all papers requiring said seal; serve notice of meetings of the Board and of the members; keep appropriate current records showing the members of the Association together with their addresses, and shall perform such other duties as required by the Board.

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 of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual audit of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a 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.

ARTICLE IX  
COMMITTEES

The Association shall appoint an Architectural Control Committee, as provided in the Declaration, and a Nominating Committee, as provided in these By-Laws. In addition, the Board of Directors shall appoint other committees as deemed appropriate in carrying out its purpose.

ARTICLE X  
BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any member. The Declaration, the Articles of Incorporation and the By-Laws of the Association shall be available for inspection by any member at the principal office of the Association, where copies may be purchased at reasonable cost.

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ARTICLE XI

ASSESSMENTS

As more fully provided in the Declaration, each member is obligated to pay to the Association annual and special assessments which are secured by a continuing lien upon the property against which the assessment is made. Any assessments which are not paid when due shall be delinquent. If the assessment is not paid within thirty (30) days after the due date, the assessment shall bear interest from the date of delinquency at the rate of 10 percent per annum, and the Association may bring an action at law against the Owner personally obligated to pay the same or foreclose the lien against the property, and interest, costs, and reasonable attorney's fees of any such action shall be added to the amount of such assessment. No Owner may waive or otherwise escape liability for the assessments provided for herein by nonuse of the Common Area or abandonment of his Lot.

ARTICLE XII

CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the words: Laurel Valley Homeowners Association, Inc. and across its diameter the words - Incorporated 1981

ARTICLE XIII

AMENDMENTS

Section 1. These By-Laws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is Class B membership. Notwithstanding anything in these By-Laws to the contrary, the Class B member shall have the right to amend these By-Laws to comply with any requirements of the Veterans Administration and/or the Federal Housing Administration without the assent of the Class A members.

Section 2. In the case of any conflict between the Articles of Incorporation and these By-Laws, the Articles shall control, and in the case of any conflict between the Declaration and these By-Laws, the Declaration shall control.

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ARTICLE XIV

MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

IN WITNESS WHEREOF, we, being all of the directors of the Laurel Valley Homeowners Association, Inc.

have hereunto set our hands this 16th day of March, 1983.

Betty S. Chung  
Bernard DePersis  
William Shank  
William Shank  
Morris H. Wolf

STATE OF Maryland, COUNTY/CITY OF Baltimore, to wit:

I HEREBY CERTIFY, That on this 16th day of March, 1983, before me, the subscriber, a Notary Public of the State of Maryland, in and for the aforesaid County/City, personally appeared Bernard DePersis, William Shank & Morris Wolf and they acknowledged the foregoing By-Laws to the Corporate act and deed.

WITNESS my hand and Notarial Seal the day and year above written

Betty S. Chung  
Notary Public



My Commission Expires: 7/1/83

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of the Laurel Valley Homeowners Association, Inc., a Maryland (State)

corporation, and,

THAT the foregoing By-Laws constitute the original By-Laws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the 16th day of March, 1983.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association this 16th day of March, 1983.

Filed & Recorded 5-27-82 at 11:45 AM  
Liber 1163 Folio 423 & examined per  
H. Souter, Clerk, Harford Co.  
Rev. October 1, 1978

Morris Wolf  
Secretary

GPO 078-550

LIBER 1163 FOLIO 0431

AMENDMENT TO BY-LAWS  
OF  
LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC.

THIS AMENDMENT TO THE BY-LAWS OF LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC. (HEREAFTER "BY-LAWS"), MADE THIS SIXTH DAY OF MARCH, 1990 BY LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC. (HEREAFTER REFERRED TO AS "ASSOCIATION").

WHEREAS, THE BY-LAWS WERE RECORDED AMONG THE LAND RECORDS OF HARFORD COUNTY, MARYLAND AT LIBER 1163, FOLIO 0423; AND

WHEREAS THE ASSOCIATION ON THE 6TH DAY OF MARCH, 1990, BY THE REQUISITE VOTE OF THE MEMBERS AS REQUIRED PURSUANT TO THE REAL PROPERTY ARTICLE, ANNOTATED CODE OF MARYLAND, AT A MEETING DULY CALLED PURSUANT TO ARTICLE III, SECTION 3 OF THE BY-LAWS OF THE ASSOCIATION, RESOLVED TO AND DID AMEND THE BY-LAWS.

NOW, THEREFORE, WITNESSETH:

THAT ARTICLE II OF THE BY-LAWS BE AND IS HEREBY AMENDED BY ADDING THE FOLLOWING DEFINITION:

ARTICLE II

DEFINITIONS

SECTION 9. "SUBMITTED" SHALL MEAN AND REFER TO BEING PHYSICALLY RECEIVED BY THE APPROPRIATE ASSOCIATION REPRESENTATIVE AND HAS BEEN DEEMED TO BE IN COMPLIANCE WITH THE NECESSARY REGULATIONS.

NOW, THEREFORE, WITNESSETH:

THAT ARTICLE IV OF THE BY-LAWS BE AND IS HEREBY AMENDED BY CHANGING SECTION 1 NUMBER, TO READ AS FOLLOWS:

ARTICLE IV

BOARD OF DIRECTORS: SELECTION: TERM OF OFFICE

SECTION 1. NUMBER. THE AFFAIRS OF THIS ASSOCIATION SHALL BE MANAGED BY A BOARD OF NO LESS THAN THREE (3) NOR

MORE THAN NINE (9) DIRECTORS, WHO NEED NOT BE MEMBERS OF THE ASSOCIATION.

NOW, THEREFORE, WITNESSETH:

THAT ARTICLE IX OF THE BY-LAWS BE AND IS HEREBY AMENDED TO READ AS FOLLOWS:

ARTICLE IX

COMMITTEES

THE ASSOCIATION MAY APPOINT AN ARCHITECTURAL CONTROL COMMITTEE, AS PROVIDED IN THE DECLARATION, AND A NOMINATING COMMITTEE, AS PROVIDED IN THESE BY-LAWS. IN ADDITION, THE BOARD OF DIRECTORS MAY APPOINT OTHER COMMITTEES AS DEEMED APPROPRIATE IN CARRYING OUT ITS PURPOSE.

NOW, THEREFORE, WITNESSETH;

THAT ARTICLE XI OF THE BY-LAWS BE AND IS HEREBY AMENDED TO READ AS FOLLOWS:

ARTICLE XI

ENFORCEMENT OF ASSESSMENTS & ARCHITECTURAL CONTROL

SECTION 1. ASSESSMENTS. AS MORE FULLY PROVIDED IN THE DECLARATION, EACH MEMBER IS OBLIGATED TO PAY TO THE ASSOCIATION ANNUAL AND SPECIAL ASSESSMENTS WHICH ARE SECURED BY A CONTINUING LIEN UPON THE PROPERTY AGAINST WHICH THE ASSESSMENT IS MADE. ANY ASSESSMENTS WHICH ARE NOT PAID WHEN DUE SHALL BE DELINQUENT. IF THE ASSESSMENT IS NOT PAID WITHIN THIRTY (30) DAYS AFTER THE DUE DATE, THE ASSESSMENT SHALL BEAR INTEREST FROM THE DATE OF DELINQUENCY AT THE RATE OF 10 PERCENT PER ANNUM, AND THE ASSOCIATION MAY BRING AN ACTION AT LAW AGAINST THE OWNER PERSONALLY OBLIGATED TO PAY THE SAME OR FORECLOSE THE LIEN AGAINST THE PROPERTY, AND INTEREST, COSTS, AND REASONABLE ATTORNEY'S FEES OF ANY SUCH ACTION SHALL BE ADDED TO THE AMOUNT OF SUCH ASSESSMENT. NO OWNER MAY WAIVER OR OTHERWISE ESCAPE LIABILITY FOR THE ASSESSMENTS PROVIDED FOR HEREIN BY NONUSE OF THE COMMON AREA OR ABANDONMENT OF HIS LOT.

SECTION 2. ARCHITECTURAL CONTROL. AS MORE FULLY PROVIDED FOR IN THE DECLARATION, A MEMBER WILL BE RESPONSIBLE FOR PAYING INTEREST, COSTS, AND REASONABLE ATTORNEY'S FEES FOR THE FOLLOWING:

a. ANY ACTION AT LAW THAT THE ASSOCIATION MUST BRING AGAINST A MEMBER TO ENFORCE ARCHITECTURAL CONTROL IN WHICH THE ASSOCIATION PREVAILS THROUGH COURT ACTION, SETTLEMENT OR BY OTHER MEANS OF CESSATION OF THE ACTION.

b. ANY ACTION AT LAW THAT A MEMBER BRINGS AGAINST THE ASSOCIATION WHICH CHALLENGES THE ASSOCIATION'S ABILITY TO ENFORCE ARCHITECTURAL CONTROL IN WHICH THE ASSOCIATION PREVAILS THROUGH COURT ACTION, SETTLEMENT OR BY OTHER MEANS OF CESSATION OF THE ACTION.

c. WHEN THE ASSOCIATION PREVAILS AND IS FOUND IN ACCORDANCE WITH ARCHITECTURAL CONTROL UNDER SUBSECTION (a) AND (b) ANY AMOUNT DUE TO THE ASSOCIATION WILL CARRY THE SAME FORCE AS AN ASSESSMENT AND MAY BE COLLECTED UNDER THE PROVISIONS OF SECTION 1 OF THIS ARTICLE.

IN WITNESS WHEREOF, THE SECRETARY OF LAUREL VALLEY HOMEOWNERS ASSOCIATION, INC., CERTIFIES THAT HE/SHE IS THE OFFICER DESIGNATED IN THE AFOREMENTIONED BY-LAWS OF THE ASSOCIATION TO COUNT THE VOTES AT A MEETING OF THE ASSOCIATION AND THAT THE FOREGOING AMENDMENT OF BY-LAWS WAS APPROVED BY THE MEMBERS HAVING THE REQUIRED PERCENTAGES OF VOTES OF THE ASSOCIATION.

WITNESS:

LAUREL VALLEY HOMEOWNERS  
ASSOCIATION, INC.

\_\_\_\_\_

BY: \_\_\_\_\_  
SECRETARY

\_\_\_\_\_

BY: \_\_\_\_\_  
PRESIDENT