

BY-LAWS  
OF  
THE HOMLAND MEWS COMMUNITY ASSOCIATION

MEMBERSHIP

1. Each person, group of persons, corporation or other legal entity, or any combination thereof, which holds legal title to a lot in the Homeland Mews Subdivision, shall be deemed a Member of The Homeland Mews Community Association (the "Association"), provided however, that (a) no lessee or Contract Purchaser shall be deemed to be a Member, merely on account of such status, and (b) no Mortgagee of any Lot shall be deemed to be a member unless and until such Mortgagee acquires of record the Mortgagor's equity of redemption in said Lot.

2. Each Member shall be entitled to cast a vote at meetings of the Association on the basis of one vote per Lot. If more than one person or entity owns a Lot, those Members must cast their one vote jointly. If a joint vote cannot be agreed upon by such joint Lot owners, then the vote for that Lot shall not be counted and shall be disallowed and shall be treated as an abstention.

MEETINGS OF THE ASSOCIATION

1. The annual meeting of the Members of the Association shall be held at such place or places, from time to time, as shall be designated by the President or Vice President in the Baltimore, Maryland area.

2. The annual meeting of Members shall be held on the first Monday of May each year accounting year of the Association shall determine, if not a legal holiday, but if a legal holiday, then on the next succeeding business day, the first such meeting to be held in the year 2012.

#### NOTICE OF MEETINGS

1. Written notice of the annual meetings specifying the time and place of holding the same shall be mailed to each Member at such address as appears upon the records of the Association, at least ten (10) days prior to the meeting.

2. Special meetings of the Members for any purpose or purposes, except as may be otherwise regulated by statute, may be called at the will of the President, Vice President or Administrative Committee, and shall be called at the request in writing of a majority of the voting membership, and such request shall state plainly the purpose or purposes of the proposed meeting and no business other than that so stated and matters germane thereto shall be transacted at such meetings.

3. Written notice of a special meeting of the Members stating the time, place and purpose thereof, shall be mailed, postpaid, to each Member entitled to vote, at such address as then appears upon the books of the Association at least five (5) days before the day of such meeting, except in case of an emergency, in which case a special meeting of the Members may be called by notice by any means practicable not less than one (1) day prior to such special meeting.

## QUORUM

Thirty Percent (30%) of the voting membership (12 lots or more), present in person or by proxy, shall constitute a quorum at all meetings of the Association for the transaction of business, except as may be provided by these By-Laws. If, however, such a quorum shall not be present at any meeting of the Association, those Members present in person shall have the power to adjourn the meeting from time to time, not exceeding ten (10) days at a time, without-notice other than announcement at such meeting; such adjournments to continue until the requisite amount of Members to constitute a quorum shall be present. At such adjourned meetings at which the requisite amount of Members shall be present, any business may be transacted which might have been transacted at the meeting as originally notified.

## OFFICERS

1. The executive officers of the Association shall be a President, a Vice President, a Secretary, and a Treasurer and such other officers as may from time to time be elected or appointed by the members.
2. The duties of the Officers are as set forth generally below. The duties of each of the Officers may be altered, expanded or decreased by the voting membership of the Association as provided in and consistent with the Homeland Mews Restrictive Covenants and these By-Laws.

### PRESIDENT

The President shall be the chief executive officer of the Association, and shall exercise those duties which the Members may delegate to him from time to time. He or she shall, when present, preside at all meetings of the Association. He or she shall sign all instruments that may be necessary in the ordinary course of the business and affairs of the Association, if any.

### VICE PRESIDENT

The Vice-President of the Association shall, in the absence or disability of the President, be vested with all of the powers of the President, and shall be required to perform all his duties. He or she shall perform such other duties as may be prescribed by the Association.

### SECRETARY

The Secretary shall keep full minutes of all the meetings of the Association and shall perform the same duty for any standing committee when required. He or she shall issue all calls for meetings of the Members and shall notify all officers of their election. He or she shall keep accurate records of all Members of the Association.

### TREASURER

The Treasurer shall have charge of and be responsible for the Association's funds and shall keep full, complete and accurate accounts and records of the Association's financial transactions. The Treasurer shall notify in writing each Lot owner of his

assessment or penalties owing by said Lot owner to the Association. The Treasurer shall prepare an annual budget and propose the same to the Administrative Committee at least 15 days prior to the annual meeting of the Administrative Committee at which such budget shall be considered.

#### ADMINISTRATIVE COMMITTEE

1. The Administrative Committee shall consist of five (5) Members. Each Committee Member shall be (i) a natural person; and (ii) at least 21 years old. The Administrative Committee shall be composed of the Officers of the Association, elected in accordance with the By-Laws of the Association, and one (1) person elected by the Association, in accordance with the By-Laws (the "At-Large" member). The At-Large Member of the Administrative Committee shall be elected for a term of three years. The At-Large Member of the Administrative Committee shall be elected by vote of a majority of the Members present or voting by proxy at each Annual Meeting of the Association at which a quorum is present or represented by proxy, as determined by the By-Laws of the Association.

2. In the event any member of the Administrative Committee, including an Officer of the Association, after having been duly elected, becomes unable or unwilling, for any reason, to serve a portion of his or her term in office, the remaining members of the Administrative Committee shall have the authority to select another person to serve as a member of the Administrative Committee, and to assume the position vacated by

such Officer, until the next Annual Meeting of the Association. At such next annual Meeting of the Association, the Members of the Association shall, in addition to any other persons whose election is required by these By-Laws, elect an At-Large Member of the Administrative Committee to serve the remaining term of the At-Large Member who, during the preceding year, became unable or unwilling to serve the full term in office for which he or she was previously elected.

3. The Administrative Committee shall be responsible for all dates, approvals and disapprovals which are set forth in the Homeland Mews Restrictive Covenants as recorded among the Land Records of Baltimore City. The Administrative Committee shall also be responsible for promulgating such rules and regulations, making any finding, determination, ruling or order, and issuing any certificates, permits, consents, authorizations, approvals and the like, and for taking any other action that may be within the authority of the Administrative Committee under and pursuant to the Homeland Mews Restrictive Covenants.

4. At least three months prior to the Annual Meeting of the Association, the Administrative Committee shall meet to consider the financial condition, operations and performance of the Association, to report on the same to the Members of the Association at its Annual Meeting, and to consider and propose to the Members at the Annual Meeting a budget for operation of the Association during the succeeding year and the amount of the annual assessment that the Administrative Committee considers necessary

to pay for the expenses set forth in such proposed budget. Notice shall be sent to all Members, at least thirty (30) days in advance of each Annual Meeting, of the budget proposed by the Administrative Committee and the amount of the annual assessment proposed by the Administrative Committee to pay for the expenses set forth in such proposed budget.

5. The Administrative Committee shall have authority to conduct business and act on behalf of the Association, as the Members may determine from time-to-time, in accordance the By-Laws of the Association. The duties of the Administrative Committee may be altered, expanded or decreased by the voting membership of the Association as provided in and consistent with the Homeland Mews Restrictive Covenants.

#### OTHER COMMITTEES

The Administrative Committee and the Members shall have the power to create such other standing or special committees as they may deem necessary and appropriate, consistent with the Homeland Mews Restrictive Covenants. Such standing and special committee shall have such powers and perform such duties as the Association or the Administrative Committee, as the case may be, shall prescribe.

#### WAIVER OF NOTICE

Any Member may at any time waive any notice required to be given under the laws of this State or these By-Laws. The execution by all voting members of a written

consent shall serve in place and stead of a meeting of the Association to the fullest extent permitted by law.

#### AMENDMENT

The Association, at any meeting duly convened, may alter or amend these By-Laws by an affirmative vote of two-thirds (2/3) of its Members.