

626

**CHESAPEAKE HAVEN HOMEOWNER'S
ASSOCIATION, INC.**

P.O. Box 33
Earleville, Maryland 21919
410-275-9022

DEPOSITORY DISCLOSURE STATEMENT

- 1) This Depository Disclosure Statement is made this 31st day of July 2001, by Chesapeake Haven Homeowner's Association, Inc., as required by subsection 11B-112(c) Maryland Homeowners Association Act of the Real Property Article of the Annotate Code of Maryland.
- 2) This statement is intended by the Association to be, and shall be, solely for the purpose of providing in summary form information concerning certain provisions of the Declaration, the Articles of Incorporation and the By-Laws.
- 3) The name, address and telephone number of the Association's officer or agent, authorized by it to provide information regarding the Association to members of the public, is Ronald F. Decker, 65 Kent Avenue, P.O. Box 33, Earleville, MD 21919-0033; 410-275-9022.

4) **Attachments:**

The following documents are attached in support of this statement:

(a) Declaration of Covenants and Restrictions dated 10/1/1980 and recorded among the Land Records of Cecil County.

(b) Articles of Incorporation dated June 29, 1994.

(c) Articles of Revival dated July 21, 2000

(d) By-Laws dated September 30, 2000

(e) Common area and Road Deed, dated June 29, 1993 and recorded among the Land Records of Cecil County, NDS 0500, page 841.

(f) Minutes of Organizational Meeting of Members dated July 29, 2000.

RECORDING FEE	50.00
TOTAL	50.00
Res# CE03	Rcpt # 93690
MLB AJL	RIK # 2500
Jul 31, 2001	01:12 PM

627

Chesapeake Haven Homeowner's Association, Inc.
DEPOSITORY DISCLOSURE STATEMENT
Page 2

In witness whereof, the Association has caused this statement to be executed on its behalf by its duly authorized representative on this date.

Chesapeake Haven Homeowner's Association, Inc.

By: Ronald F. Decker (SEAL)
Ronald F. Decker, President

RECEIVED FOR RECORD
& RECORDED
01 JUL 31 PM 2:38
CECIL COUNTY, MD
PER WILLIAM L. BRUECKMAN
CLERK

628

1. No more than one private one-family dwelling, containing at least 950 square feet of living space shall be erected on any lot North of Kent Avenue, and no more than one private one-family dwelling, containing at least 650 square feet of living space shall be erected on any lot South of Kent Avenue, and each dwelling must be completed within six months following beginning of construction. Prior to construction, modification or reconstruction of any structure the owner shall submit drawings, specifications and costs to the grantor or its successors, and said owner will not begin any such construction until approved in writing by said grantor or its successors; subject, nevertheless that, in the event said grantor, or its successors, fails to disapprove said plans, in writing, within thirty days following submission, the requirement of approval thereof will be considered waived.
2. No building or any part thereof shall be erected closer than 30 feet from any street line, nor closer than 75 feet from the top of the bank overlooking Chesapeake Bay, nor closer than 5 feet from any adjoining property line (all of such set-back requirements being subject to applicable zoning ordinances); and no fences shall be erected forward of the applicable set-back lines, other than side lines.
3. The Grantor reserves for itself and its successors the right to cut any grass or weeds in excess of six inches in height, and charge the cost thereof to the owner, as well as the right to charge the owner for the cost of removing any trash which may at any time be deposited on said lots. All trash, rubbish, garbage and other waste materials, temporarily stored, shall be placed in clean and sanitary containers.
4. No animals or poultry shall be kept on the premises except commonly accepted household pets, and such pets not to be kept for commercial breeding purposes.
5. No hand dug wells will be permitted. Wells must be bored or drilled and be a deep well as defined by Maryland Health Dept.
6. No signs of any nature, other than realty sales signs approved by the Grantor or its successors, will be placed on the premises.
- 6A. No mobile homes or temporary construction trailers are permitted.
7. The property owner will pay to the Grantor, or its successors, the sum of 25 cents (0.25) per road front foot annually (with the exception of corner lots, in which case frontage will be assessed only for maintenance of the private roads established or to be established by the Grantor, or its successors, over other land of said Grantor, for the use of said property owner with others, any unpaid assessment to constitute a lien against said owner's land; and the Grantee herein, by acceptance of this deed, agrees and covenants for himself, and his heirs and assigns, to participate in the formation of community association at such time as the Grantor, or its successors, shall have conveyed a total in excess of 15 acres of its Grove Point tract of land (of which the land hereinbefore described was a part); the Grantor, or its successors, to convey the fee simple title to the above-mentioned private roads to said association and said association to thereafter assess dues as it may find practical, and responsibility of the Grantors, or its

Attachment A

In the event a community association is not formed as above provided, all responsibility of the Grantor, or its successors, for maintenance of said private roads will terminate nevertheless (together with its right to collect assessments), and each property owner (out of the above mentioned Grove Point tract) will be assessed his proportionate share of real estate taxes and liability insurance premium, resulting from the continuing fee simple ownership of said private roads, by the Grantor or its successors.

8. Each lot owner will have the right to the use with others of the beach front area shown as "reserved for the use of land owners" on the Revised Plan-Chesapeake Haven- Section A, said rights to run with the land conveyed.

9. The term, successor, as used in these covenants and restrictions, shall be construed to include any successor corporation, or any corporation, or any corporation or individual which holds title to the residue of the aforementioned Grove Point tract.

10. The foregoing covenants and restrictions are to be construed as running with the land, and in the event that any item or portion thereof be declared invalid, such finding shall in no manner affect the validity of every other provision thereof. Any aggrieved party shall enforce the foregoing covenants and restrictions either by injunction, suit for damages, or other appropriate legal action.

630

ARTICLES OF INCORPORATION

FOR

CHESAPEAKE HAVEN HOMEOWNER'S ASSOCIATION, INC.

FIRST: I, the undersigned, John H. Litzenberg, whose address is 207 West Main Street, Elkton, Maryland 21921, being at least eighteen (18) years of age, do hereby form a corporation under the general laws of the State of Maryland.

SECOND: The name of the corporation is "Chesapeake Haven Homeowner's Association, Inc."

THIRD: The purposes for which the corporation is formed is to (1) promote the collective and individual property and civil interests and rights of all persons, firms and corporations owning property in the subdivision known as Chesapeake Haven, located in the First Election District of Cecil County, Maryland; (2) to care for and maintain the community property, public easement parkways, open space, and roadways dedicated to the community association which now exists or may hereafter be created and dedicated; (3) to aid and cooperate with the members of the corporation and all property owners in the said subdivision in the enforcement of such conditions, covenants, and restrictions on property pertinent to their property as are now in existence as well as other conditions, covenants and restrictions as shall hereafter be recorded against property or be approved by a majority vote of the members of the corporation; (4) in general, but in connection with the foregoing, to do any and all things necessary to promote the general welfare of the residence and owners of any portion of

Baker, Thomey,
and Emrey, P.A.
Attorneys At Law
Elkton, Maryland

Attachment B

631

aforesaid subdivision; (5) to exercise such other powers as the members may deem requisite to promote the purposes of the corporation which are permitted by law to corporations, and to have all powers conferred by law to corporations formed under the general laws of the State of Maryland as the same may be amended from time to time.

FOURTH: The address of the principal office of the corporation is 207 West Main Street, Elkton, Maryland 21921.

FIFTH: The name and post office address of the Resident Agent of the corporation is John H. Litzenberg, 207 West Main Street, Elkton, Maryland 21921.

SIXTH: The corporation shall not be authorized to issue capital stock.

SEVENTH: The number of directors of the corporation shall be at least on (1). The name of the director who will serve as director until the first annual meeting or until his successor is elected and qualified is John H. Litzenberg.

EIGHTH: The membership of the corporation shall consist of all persons who own property within the subdivision known as Chesapeake Haven located in the First Election District of Cecil County, Maryland.

NINTH: Members of the corporation shall have the power to make and alter bylaws and, subject to the provisions of law, to propose amendments to these Articles of Incorporation.

aker, Thomcy,
id Emrcy, P.A.
ttorneys At Law

632

TENTH: The corporation shall conduct its business according to the following provisions:

A. All persons who shall hold title to real estate in Chesapeake Haven, a subdivision located in the First Election District of Cecil County, Maryland shall be members of a nonprofit corporation to be known as Chesapeake Haven Homeowner's Association, Inc.

B. A "lot" shall be defined as a lot or group of lots as is approved for the construction of a single family dwelling, in other words for example if a person owns a group of three lots and these three lots are only approved for the construction of one single family dwelling, then these lots shall be collectively deemed to be one lot for the purposes contained herein.

C. In the event that a lot or residence is owned by two or more persons, such persons shall collectively have one membership.

D. Person or persons who hold title to more than one lot, as defined herein shall have one membership for each lot owned.

E. Membership in the corporation shall cease upon a transfer of title to the property by a member which removes him from the category of owner of a lot within the subdivision.

F. Each member shall have one (1) vote per lot owned, as defined herein, at all meetings of the corporation.

G. Dues for members may be established annually by the members by a majority vote. Should no dues be established by the members, each member shall be liable in the ensuing year for

633

payment of dues in the amount established the previous year.

H. Each lot, whether or not the owner or owners be eligible to vote in proceedings of the corporation shall be liable for payment of all dues and assessments properly levied, which charges shall constitute a lien or encumbrance upon the land.

I. Only members who have paid all dues and assessments are eligible to vote.

ELEVENTH: The corporation shall be a nonprofit undertaking and no part of the assets or earnings of the corporation shall be paid to any member or director of the corporation as profits, dividends, or as compensation for services. All such assets and earnings shall be utilized and invested as the directors deem advisable for the benefit of the corporation and for the advancement and accomplishment of its purposes.

TWELFTH: The duration of the corporation shall be perpetual.

IN WITNESS WHEREOF, I have signed these Articles of Incorporation on this 29th day of June, 1994.

Witness


John H. Litzenberg

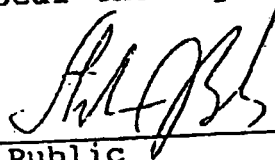
Baker, Thomcy,
and Emrcy, P.A.

634

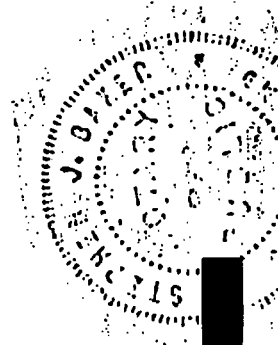
STATE OF MARYLAND, COUNTY OF CECIL, TO WIT:

I HEREBY CERTIFY that on this 29th day of June, 1994, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared, John H. Litzenberg, and he acknowledged the foregoing Articles of Incorporation to be his act, and did solemnly declare and affirm under the penalties of perjury that the matters and facts set forth therein are true and correct in all material respects to the best of his knowledge, information and belief.

AS WITNESS my hand and Notarial Seal the day and year first herein written.


Notary Public

My Commission Expires: 7-1-95



Baker, Thomey,
and Emrey, P.A.
Attorneys At Law

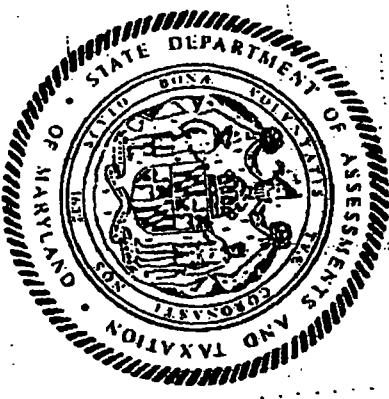
635

ALEXANDER
PO BOX 158
275-2617
- 6 mos ago -
George

ARTICLES OF INCORPORATION
OF
CHESAPEAKE HAVEN HOMEOWNER'S ASSOCIATION, INC.

MARYLAND
STATE DEPARTMENT OF ASSESSMENTS AND TAXATION
301 W. PRESTON ST., BALTIMORE, MARYLAND 21201 / PHONE (410) 225-1340

YOUR ACCOUNT NUMBER WITH THIS OFFICE IS	
D3919743	
ACKNOWLEDGEMENT NUMBER	
006C3037391	



THIS IS NOT
A BILL

BEEN RECEIVED AND APPROVED BY THE STATE DEPARTMENT OF ASSESSMENTS AND
ON THIS 29TH DAY OF JUNE, 1994, AT 4:18 P.M.
RECORDED

FEE PAID	AMOUNT
UNITED FEE	30.00
IZATION AND CAPITALIZATION FEE	20.00
ADDITIONAL FEE	20.00

ING TOTAL → \$70.00

636

CHESAPEAKE HAVEN HOMEOWNERS ASSOCIATION, INC.

Articles of Revival

FIRST: The name of the corporation at the time the charter was forfeited was
CHESAPEAKE HAVEN HOMEOWNER'S ASSOCIATION, INC.

SECOND: The name which the corporation will use after revival is CHESAPEAKE HAVEN
HOMEOWNER'S ASSOCIATION, INC.

THIRD: The name and address of the resident agent are Ronald F. Decker, 65 Kent
Avenue, P.O. Box 33, Earleville, MD 21919-0033.

FOURTH: These Articles of Revival are for the purpose of reviving the charter of the
corporation.

FIFTH: At or prior to the filing of these Articles of Revival, the corporation has:

- (a) Paid all fees required by law;
- (b) Filed all annual reports which should have been filed by the corporation if its
charter had not been forfeited; and
- (c) Paid all state and local taxes, except taxes on real estate, and all interest and
penalties due by the corporation or which would have become due if the charter had
not been forfeited whether or not barred by limitations.

Attachment C

637

Page 2

SIXTH: The address of the principal office in this state is 65 Kent Avenue, Earleville, MD
21919.

Execution of Articles of Revival:

I hereby consent to my designation in this document as resident agent for this corporation.

SIGNED:

Ronald F. Decker
Resident Agent

The last acting president, vice-president, secretary, or treasurer of the corporation are
unable or unwilling to sign the Articles. There are less than the required number of directors able
and willing to sign the Articles, therefore the undersigned who were elected as directors for the
purpose of reviving the charter of the corporation severally acknowledge the Articles to be their
act.

Ronald F. Decker
Director

Carole Decker
Director

Harry W. Murray
Director

Charter Division



638

Director

Paul B. Anderson
Administrator

RONALD F. DECKER
P.O. BOX 33
65 KENT AVENUE
EARLEVILLE

Date: 08-09-2000

MD 21919-0033

This letter is to confirm acceptance of the following filing:

ENTITY NAME: CHESAPEAKE HAVEN HOMEOWNER'S ASSOCIATION, INC.
DEPARTMENT ID : D03919743
TYPE OF REQUEST : ARTICLES OF REVIVAL (NON-STOCK)
DATE FILED : 07-24-2000
TIME FILED : 10:36-AM
RECORDING FEE : \$30.00
FILING NUMBER : 1000210860000000
CUSTOMER ID : 0000434319
WORK ORDER NUMBER : 0000336536

PLEASE VERIFY THE INFORMATION CONTAINED IN THIS LETTER. NOTIFY THIS DEPARTMENT IN WRITING IF ANY INFORMATION IS INCORRECT. INCLUDE THE CUSTOMER ID AND THE WORK ORDER NUMBER ON ANY INQUIRIES. EVERY YEAR THIS ENTITY MUST FILE A PERSONAL PROPERTY RETURN IN ORDER TO MAINTAIN ITS EXISTENCE EVEN IF IT DOES NOT OWN PERSONAL PROPERTY. A BLANK RETURN WILL BE MAILED BY FEBRUARY OF THE YEAR FOR WHICH THE RETURN IS DUE.

301 West Preston Street, Baltimore, Maryland 21201
Telephone (410) 767-1350
MRS (Maryland Relay Service) (800) 735-2258 TT/Voice
Fax (410) 333-7097

0000845162

chtacc

639

ENTITY TYPE: ORDINARY BUSINESS - NON-STOCK
STOCK: N
CLOSE: N
EFFECTIVE DATE: 07-24-2000
PRINCIPAL OFFICE: 65 KENT AVENUE
EARLEVILLE MD 21919
RESIDENT AGENT: RONALD F DECKER
65 KENT AVENUE
P.O. BOX 33
EARLEVILLE MD 21919-0033

640 140

BY-LAWS
OF
CHESAPEAKE HAVEN
HOMEOWNER'S ASSOCIATION, INC.

ARTICLE I
NAME AND LOCATION

The name of the corporation is CHESAPEAKE HAVEN HOMEOWNER'S ASSOCIATION, INC., hereinafter referred to as the "Association." The principal office of the corporation shall be located at 65 Kent Avenue, Chesapeake Haven, Earleville, Cecil County, Maryland 21919, but meetings of members and directors may be held at such places within the State of Maryland, County of Cecil, as may be designated by the Board of Directors.

ARTICLE II
DEFINITIONS

Section 1. "Association" shall mean and refer to CHESAPEAKE HAVEN HOMEOWNER'S ASSOCIATION, INC., a Maryland corporation, its successors and assigns.

Section 2. "Properties" shall mean and refer to that certain real property shown in the subdivision plat entitled "Revised Plan, Part of Chesapeake Haven, Section A" which is recorded among the Land Records of Cecil County in Plat Book W.A.S. No.4 folio 16, and also as shown on a plat entitled "Final Subdivision Plan, Revision of Blocks 34, 35, 36 Section A (Revised), Chesapeake Haven", which plat is recorded among the said Land Records in Plat Book W.A.S. No. 4 folio 44.

Section 3. "Common Area" shall mean all real property (including all improvements thereto) owned by the Association for the common use and enjoyment of the Owners, including open space.

Section 4. "Lot" shall mean and refer to any plot of land subject to assessment by the Association, and shown upon any recorded subdivision map or plat of the Properties, with the exception of the Common Area.

Attachment D

641 042

By-Laws of Chesapeake Haven Homeowner's Association
Page 2

Section 5. "Owner" shall mean and refer to the record owner, whether one (1) or more persons or entities, of the fee simple title to any Lot which is part of the Properties, including contract sellers.

Section 6. "Declarant" shall mean and refer to the Chesapeake Haven Land Corporation, its successors and assigns.

Section 7. "Declaration" shall mean and refer to the Declaration of Covenants and Restrictions, dated 10/1/80, Chesapeake Haven, applicable to the Properties and heretofore recorded among the Land Records of Cecil County Maryland.

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

ARTICLE III
MEETING OF MEMBERS

Section 1. Annual Meetings. The first meeting of the Members shall be held within one (1) year from the date of incorporation or revival of the corporation at the hour and place to be announced. Each subsequent regular annual meeting of the Members shall be held in the Month of July of each year as determined by the Board of Directors. The Board of Directors may, by resolution, change the date of the annual meeting of the members.

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 (1/4) of the total votes.

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 twenty (20) days but not more than ninety (90) days before such meeting to each Member entitled to vote thereat, addressed to the Members address last appearing on the books of the Association, the records of the State Department of Assessments and Taxation 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 (1/10) of the votes shall constitute a quorum for any action except as otherwise provided in the Articles of Incorporation, the Declarations or these By-Laws.

642 E42

By-Laws of Chesapeake Haven Homeowner's Association
Page 3

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 and provide for notice of an additional meeting at which the Members present shall constitute a quorum

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.

ARTICLE IV
BOARD OF DIRECTORS:
SELECTION; TERM OF OFFICE

Section 1. Number. The affairs of this Association shall be initially managed by a Board of Seven (7) Directors, who shall be members of the Association, and will include the officers of the Association. A majority of the entire Board of Directors is authorized to increase the number of Directors to a maximum of nine(9).

Section 2. Term of Office. Directors shall be elected at the annual meeting of Members.

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/her successor shall be selector by the remaining members of the board and shall serve for the unexpired term of his/her predecessor.

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

643 SPW

meeting. The Nominating Committee shall consist of a Chairman, who shall be a member of the Board of Directors, and two (2) 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.

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 Articles of Incorporation. The persons receiving the largest number of votes shall be elected.

ARTICLE VI MEETINGS OF DIRECTORS

Section 1. Regular Meetings. Regular meetings of the Board of directors shall be held monthly without notice as 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 (2) Directors after 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, pertaining to the control and keeping of pets, pertaining to the maintenance and use of Lots and improvements, pertaining to the maintenance or removal of unsafe or unsanitary structures or conditions.

644

049

By-Laws of Chesapeake Haven Homeowner's Association
Page 5

B. Suspend the voting rights and right to use the recreational facilities of a Member or anyone to whom the Member's right of use has been delegated 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 sixty (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 Declarations.

D. Declare the office of a member of the Board of Directors to be vacant in the event such member shall be absent from three (3) consecutive regular meeting of the Board of Directors.

E. Employ an independent contractor or such other employees as they deem necessary and to prescribe their duties.

F. Enter into agreements providing for the rental, lease or use of the Association's facilities or facilities which are not owned by the Association.

Section 2. Duties. It shall be the duty of the Board of Directors to:

A. Cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Members at the annual meeting of the Members or at any special meeting when such statement is requested in writing by one-fourth (1/4) of the Members who are entitled to vote.

B. Supervise all officers, agents, and employees of this Association and see that their duties are properly performed.

C. As more fully provided in the Declarations, to:

(1) Fix the amount of the annual assessment against each Lot at least thirty (30) days in advance of each annual assessment period.

(2) Send written notice of each assessment to every Owner subject thereto at least thirty (30) days in advance of each annual assessment period.

(3) Foreclose the lien against any property for which assessments are not paid within thirty (30) days after the due date and/or to bring an action at law against the owner personally obligated to pay the same.

645 445

By-Laws of Chesapeake Haven Homeowner's Association
Page 6

D. Issue or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any assessment has been paid. A reasonable charge may be made by the Board for the issuance of these certificates. If a certificate states an assessment has been paid, such certificate shall be conclusive evidence of such payment.

E. Procure and maintain adequate liability and hazard insurance on property owned by the Association.

F. Cause all officers or employees having fiscal responsibilities to be bonded as it may deem appropriate.

G. Cause the Common Areas to be maintained.

ARTICLE VIII
OFFICERS AND THEIR DUTIES

Section 1. Enumeration of Offices. The officers of this Association shall be a President, Vice-President, a Secretary and a Treasurer, who shall at all times be members of the Board of Directors, 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 Annual Meeting of the Members.

Section 3. Term. The officers of this Association shall be elected annually by the Members and each shall hold office for one (1) year unless he/she 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 by giving written notice to the Board, the President or the Secretary. Such resignation shall take effect on the date of the 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

646543

By-Laws of Chesapeake Haven Homeowner's Association
Page 7

Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he or she 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 (1) 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:

A. President: 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.

B. Vice-President: 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 or her by the Board.

C. Secretary: 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 meeting 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.

D. Treasurer: 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 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. A current statement of income and expenditures will be provided to the Secretary in time to be included with each Newsletter published.

ARTICLE IX
INDEMNIFICATION OF OFFICERS AND DIRECTORS

Each officer and Director of the Association, in consideration of his or her services as such, shall be indemnified by the Association to the extent permitted by law against expenses and liabilities reasonably incurred by him or her in connection with the defense of any action, suit, or

6472142

By-Laws of Chesapeake Haven Homeowner's Association
Page 8

proceeding, civil or criminal, to which he may be a party by reason of being or having been a Director or officer of the Association. The foregoing right of indemnification shall not be exclusive of any other rights to which the Director or officer or person may be entitled by law or agreement or vote of the Members or otherwise.

ARTICLE X
LIABILITY INSURANCE

The Association shall maintain liability insurance in such amounts to provide maximum coverage for its agents in accordance with Maryland law. The policy shall cover liability incurred by the Association and/or its agents, as a result of the acts or omission of its agents in providing services or performing duties on behalf of the Association.

ARTICLE XI
COMMITTEES

The Board of Directors shall appoint committees as are deemed appropriate in carrying out the purposes of the Association.

ARTICLE XII
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 Declarations, 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 a reasonable cost.

ARTICLE XIII
ASSESSMENTS

As more fully provided in the Declarations, 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 twelve percent (12%) per annum, or at such other rate, not exceeding that charged by Cecil County for delinquent real estate tax payments, a late fee of Ten Dollars (\$10.00) per month shall be assessed, and the Association may bring an action at law against the Owner personally obligated to pay the same and/or foreclose the lien against the property, and interest, costs and reasonable attorneys' fees of

648 PHJ

By-Laws of Chesapeake Haven Homeowner's Association
Page 9

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 non-use of the Common Area or abandonment of his or her Lot.

ARTICLE XIV
CORPORATE SEAL

The Association shall have a seal in circular form having within its circumference the name of the Association and the year of its incorporation. Pending receipt of the seal, documents will be inscribed with the words (Seal CHHOA).

ARTICLE XV
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.

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 Declarations shall control.

ARTICLE XVI
FISCAL YEAR

The fiscal year of the Association shall begin on the first (1st) day of January and end on the thirty-first (31st) day of December of every year, except that the first fiscal year shall begin on the date of revival of the corporation.

649 812

By-Laws of Chesapeake Haven Homeowner's Association
Page 10

IN WITNESS WHEREOF, we being all the Directors of Chesapeake Haven Homeowner's Association, Inc., have hereunto set our hands this 30th day of ~~August~~ ^{September}, 2000.

James H. Alexander
James A. Alexander

Kay A. Kehler
Kay Kehler

Ronald F. Decker
Ronald F. Decker

Tom Kehler
Tom Kehler

Allan Jones
Allan Jones

Harry Murray
Harry Murray

Fred Wallace
Fred Wallace

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting Secretary of Chesapeake Haven Homeowner's Association Inc., a Maryland Corporation; and,

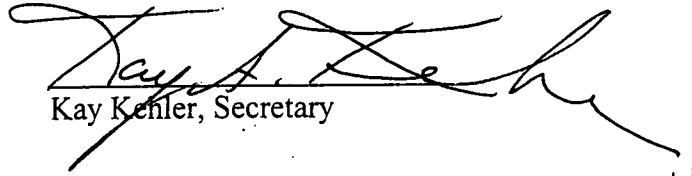
THAT the foregoing By-Laws constitute the original By-Laws of said Association as duly adopted by the Board of Directors and Members thereof on the 30th day of ~~August~~ ^{September}, 2000.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Association, this 30th day of ~~August~~ ^{September}, 2000.

September

650

By-Laws of Chesapeake Haven Homeowner's Association
Page 11


Kay Kehler, Secretary



651

BOOK 0500 PAGE 1

NDS

THIS DEED, made and delivered this 29th day of June, 1993, by and between CHESAPEAKE HAVEN LAND CORPORATION, a Maryland corporation, GRANTOR, and CHESAPEAKE HAVEN HOMEOWNER'S ASSOCIATION, INC., a Maryland corporation, GRANTEE.

WITNESSETH, that for good and sufficient consideration, but no monetary consideration, the said Grantor does hereby grant and convey unto the said CHESAPEAKE HAVEN HOMEOWNER'S ASSOCIATION, INC., its successors and assigns, forever in fee simple, all that lot or parcel of land situate, lying and being in the First Election District, County of Cecil, State of Maryland, and described as follows:

All that lot or parcel of land designated as Rhode Island Avenue, Connecticut Avenue, New York Avenue, Cecil Avenue, Baltimore Avenue, Kent Avenue and Reserved for the Use of Landowners, as shown on a subdivision plat entitled "Revised Plan, Part of Chesapeake Haven, Section A", which plat is recorded among the Land Records of Cecil County in Plat Book W.A.S. No. 4 folio 16, and also as shown on a plat entitled "Final Subdivision Plan, Revision of Blocks 34, 35, 36, Section A (Revised), Chesapeake Haven", which plat is recorded among the said Land Records in Plat Book W.A.S. No. 4 folio 44.

BEING PART of the land which was conveyed unto the Grantor herein by Deed of Ruth J. Palmer, Personal Representative of the Estate of Gerald C. Palmer, dated August 31, 1973, and recorded among the Land Records of Cecil County in Liber W.A.S. No. 320, folio 468.

TOGETHER WITH all the buildings and improvements thereon, and all the rights, ways, privileges, appurtenances and advantages thereunto belonging or in anywise appertaining; RESERVING, HOWEVER, unto the Grantor herein, its successors and assigns, the right to use, in common with others, the land herein conveyed.

TO HAVE AND TO HOLD the above granted and hereby conveyed parcel of land unto the said CHESAPEAKE HAVEN HOMEOWNER'S

Baker, Thomey,
and Emrey, P.A.
Attorneys At Law
Elkton, Maryland

Attachment E

652

BOOK 0500 PAGE 142

NDS

ASSOCIATION, INC., a Maryland corporation, its successors and assigns, forever in fee simple;

AND the said Grantor hereby covenants to warrant specially the property hereby conveyed and agrees to execute such other and further assurances of same as from time to time may be requisite.

AS WITNESS the hand and seal of the President of the Grantor corporation, the day and year first herein written.

64 54:28 1651
64 54:28 1651
64 54:28 1651
64 54:28 1651
64 54:28 1651
64 54:28 1651
64 54:28 1651
64 54:28 1651
64 54:28 1651
64 54:28 1651

WITNESS:

CHESAPEAKE HAVEN LAND CORPORATION

By [Signature] (SEAL)
John H. Litzenberg, President

STATE OF MARYLAND, COUNTY OF CECIL, TO WIT:

I HEREBY CERTIFY that on this 26th day of June, 1994, before me, the subscriber, a Notary Public of the State and County aforesaid, personally appeared JOHN H. LITZENBERG, President of Chesapeake Haven Land Corporation, and he acknowledged the foregoing Deed to be the act of said corporation; and he further made oath in due form of law that he is the President of said corporation duly authorized to make this affidavit; and he further certified that the foregoing grant is not part of a transaction in which there is a sale, lease, exchange or other transfer of all or substantially all of the property and assets of said corporation.

AS WITNESS my hand and Notarial Seal the day and year first herein written.

TAXES FOR 1994 AND ALL PRIOR YEARS
HAVE BEEN PAID ON THE PROPERTY
DESCRIBED IN THE WITHIN DEED

JUN 30 1994

Notary Public

My commission expires: 11-05-95

[Signature]

In accordance with Real Property Section 3-104(f), this is to certify that the foregoing instrument was prepared under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.

\$10.00 TRANSFER FEE

COUNTY COMMISSIONER

[Signature]
Stephen J. Baker

64 JUN 30 PM 3:15
RECEIVED
64 JUN 30 PM 3:15
RECEIVED
64 JUN 30 PM 3:15
RECEIVED
64 JUN 30 PM 3:15
RECEIVED
64 JUN 30 PM 3:15
RECEIVED
64 JUN 30 PM 3:15
RECEIVED

Baker, Thomey,
and Emrey, P.A.
Attorneys At Law
Elkton, Maryland

6-8-94

Agricultural Transfer Tax in the

Amount of \$100.00

Signature [Signature]

DEED ONLY - NO TITLE SEARCH

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Cecil County

230023 6/30/94

653

MINUTES OF ORGANIZATION MEETING

OF

MEMBERS

OF

CHESAPEAKE HAVEN HOMEOWNER'S ASSOCIATION INC.

The organization meeting of the Chesapeake Haven Homeowner's Association Inc., was held on Saturday, July 29, 2000 at 10:00 AM at 125 Ohio Avenue, Chesapeake Haven, Earleville, Cecil County, Maryland.

There were 23 property owners present.

The meeting was called to order by Ron Decker.

The first order of business was a review of the history, status and reason for the corporation, which included an overview of our deeds, and the responsibility EACH of us accepted when we purchased or inherited property in Chesapeake Haven.. Chesapeake Haven Land Corporation has deeded "all that lot or parcel of land designated as Rhode Island Avenue, Connecticut Avenue, New York Avenue (Now called Ohio Avenue), Cecil Avenue, Baltimore Avenue, Kent Avenue and Reserved for the Use of Landowners, as shown on a subdivision plat entitled *Revised Plan, Part of Chesapeake Haven, Section A.*" to the CHESAPEAKE HAVEN HOMEOWNERS ASSOCIATION, INC.

We discussed some objectives of our Association.

. We dispelled the notion that our Association's objectives would not be like those found in high-density communities. We will not keep homeowners from hanging wash, or putting up a swing set, for instance. We all came here because we love and appreciate the beauty and privacy of this very pristine setting we are privileged to live in. Our interest is in preserving and protecting our community so it remains the serene setting we've all come to enjoy -- and to ensure that our property values are protected.

. We agreed we need to maintain our roadways in the interest of safety and appearance. We have over 8,000 feet of roadway. It is our responsibility to ensure everyone -- including children on bikes, delivery services, emergency services, to everyone that lives here -- can safely navigate our streets.

. We need to collect dues from each homeowner, so that our roads can be maintained and improved, and monies be available in the event snow removal is required.

Attachment F

MINUTES OF ORGANIZATION MEETING
OF
MEMBERS
OF
CHESAPEAKE HAVEN HOMEOWNER'S ASSOCIATION INC.

The next order of business was the nomination and election of officers. Upon nominations duly made and seconded, the following were elected as Directors and Officers:

President	Ron Decker
Vice President	Harry Murray
Secretary	Kay Kehler
Treasurer	Allan Jones

A motion was made to appoint an alternate Secretary whose function would be to provide coverage if the Secretary was unable to attend a meeting. Carole Decker was nominated, seconded – and by unanimous vote was approved as alternate Secretary.

Feedback gathered in the weeks following notice of the 7/29 meeting favored the election of directors to represent each section of our community: North, Central, and South. These Directors would provide feedback on improvements needed in their section of the neighborhood, meet new and prospective property owners when possible, and assist the officers with management of the Association. Nominations were duly made and seconded, the following individuals were elected as Directors:

Fred Wallace	South
Tom Kehler	Central
Jim Alexander	North

A discussion followed regarding the current Chesapeake Haven Association Road account. The balance remaining in the account is \$189.53. A motion was made to establish a new account in the name of the Chesapeake Haven Homeowners Association. The balance from the former account will be transferred to the new account. Each check will require two signatures. The authorized signors are the President, Vice President and Treasurer.

A discussion followed regarding Legal Services, Insurance and Road Maintenance. Legal Services are necessary as it is imperative that the corporation maintain a legal status, and the fact that Maryland law requires a Maryland licensed attorney to represent a corporation in any court action. It was recommended that three (3) proposals or estimates be obtained for Legal Services, Insurance and Road Maintenance.

A motion was made, seconded, and unanimously approved that the speed bump / trenches on Connecticut Avenue be filled in, as they create a hazzard to traffic.

655

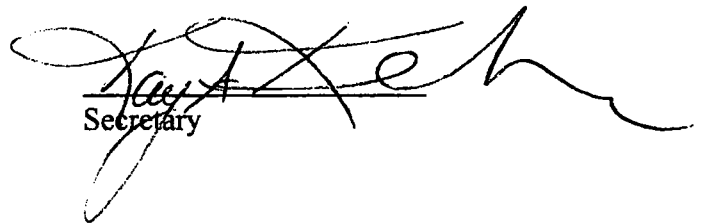
MINUTES OF ORGANIZATION MEETING
OF
MEMBERS
OF
CHESAPEAKE HAVEN HOMEOWNER'S ASSOCIATION INC.

A discussion followed concerning a Community News Letter to keep all the resident and non-resident property owners informed of Association activities. The Secretary volunteered to prepare the News Letter. Upon motion duly made, seconded and unanimously carried it was decided that the Secretary would prepare and distribute the News Letter.

By-laws, dues establishment, and many other topics still need to be discussed and finalized.

Upon motion duly made, seconded, and unanimously carried it was decided to set the next meeting date of Saturday, August 26th, 2000.

Upon motion duly made, seconded, and unanimously carried, the meeting was adjourned at approximately 11:30 a.m..


Secretary

Attest:

for the Board of Directors:



655A

July 31, 2001

Receipt from Cecil County Court in the amount of \$50.00 for filing Chesapeake Haven Homeowner's Association Inc. documents in accordance with subsection 11B-112(c) Maryland Homeowners Association Act of the Real Property Article of the Annotate Code of Maryland.

Circuit Court for
CECIL COUNTY
Clerk of the Court,
WILLIAM L BRUECKMAN
129 EAST MAIN ST., ROOM 108
ELKTON, MD 21921-5971
(410) 996-5376

Transaction Block:	2500
OTHER LAND W/O SURC.	AMOUNT
RECORDING FEE	50.00
SUBTOTAL:	50.00
TOTAL CHARGES:	50.00
PAYMENTS	
CHECK	50.00
TOTAL TENDERED:	50.00

Cashier: AJL Reg # CE03
Rcpt # 93690
Date: Jul 31, 2001 Time: 01:13 pm

CR 107