

**FIRST AMENDMENT TO THE BYLAWS OF
ANNAPOLIS PRESERVE COMMUNITY ASSOCIATION, INC.**

THIS FIRST AMENDMENT TO THE BYLAWS OF ANNAPOLIS PRESERVE COMMUNITY ASSOCIATION, INC., (hereinafter referred to as the "First Amendment") made this 30th day of December 2021 by Annapolis Preserve Community Association, Inc., a Maryland corporation, (hereinafter referred to as the "Association").

WHEREAS the "Declaration of Covenants, Conditions and Restrictions for the Annapolis Preserve Community Association, Inc." dated August 22, 1996 was recorded in the Land Records of Anne Arundel County in Book 7584, Page 758, *et seq.* (hereinafter referred to as the "Declaration") and designated the Association to own the common areas and enforce the restrictive covenants;

WHEREAS the "Bylaws of Annapolis Preserve Community Association, Inc." dated August 1, 1996 described the operation of the Association (hereinafter referred to as the "Original Bylaws"); and

WHEREAS the Association wishes to amend the Original Bylaws to establish a late fee for Association assessments more than fifteen (15) days delinquent.

NOW, THEREFORE, the Association hereby declares the Original Bylaws be amended as follows:

1. Article 13 of the Bylaws entitled "Assessments" is amended to add the following sentence:

Any assessment not paid within fifteen (15) calendar days of the date due shall incur a late charge of \$15 or one-tenth of the total amount of the delinquent assessment or installment, whichever is greater pursuant to the Maryland Homeowners Association Act, Md. Ann. Code, Real Prop. §11B-101 *et. seq.*

The provision shall now read as follows:

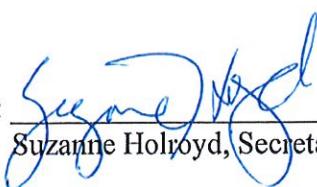
Art. 13. Assessments.

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. Any assessment not paid within fifteen (15) calendar days of the date due shall incur a late charge of \$15 or one-tenth of the total amount of the delinquent assessment or installment, whichever is greater pursuant to the Maryland Homeowners Association Act, Md. Ann. Code, Real Prop. §11B-101 *et. seq.* If the assessment is not paid within thirty (30) days after the due date, the assessment may bear interest from the date of delinquency at the rate established by the Board of Directors, up to the maximum rate permitted by law . . .

IN WITNESS WHEREOF, the President and Secretary of the Board of Directors of Annapolis Preserve Community Association, Inc do hereby certify on this 30th day of December 2021, that the foregoing is a true and correct copy of the First Amendment to the Bylaws of Annapolis Preserve Community Association, Inc. approved by an affirmative vote of all of the Members at a Special Meeting of Members held on November 30, 2021, in accordance with the provisions of Article 15 of the Original Bylaws, entitled "Amendments" and the Maryland Homeowners Association Act, MD. CODE ANN., REAL PROP. §11B-116.

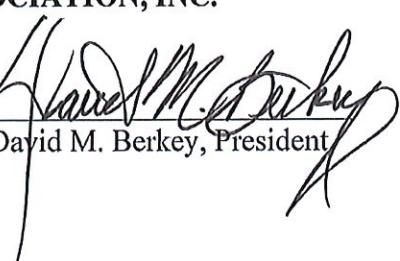
ATTEST:

By:


Suzanne Holroyd, Secretary

**ANNAPOLIS PRESERVE COMMUNITY
ASSOCIATION, INC.**

By:


David M. Berkey, President

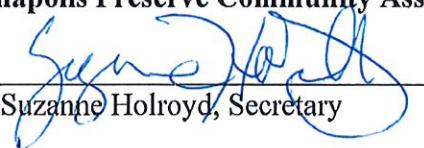
CERTIFICATE OF SECRETARY OF ANNAPOLIS PRESERVE ASSOCIATION, INC.
FILED PURSUANT TO MD. CODE ANN. REAL PROP. § 11B-116

I HEREBY CERTIFY AS FOLLOWS:

1. That I am the person designated pursuant to Article 8, Section 8.8(c) of the "Bylaws of Annapolis Preserve Community Association, Inc." (hereinafter the "Bylaws") to record the votes at the Special Meeting of Annapolis Preserve Community Association, Inc. held on November 30, 2021, hereinafter referred to as the "Special Meeting" to vote on the First Amendment to the Bylaws.
2. That there are 83 Lots in Annapolis Preserve subdivision, with one (1) vote per Lot. At the Special Meeting, there were 25 owners which was a quorum and all owners were in "good standing" pursuant to the Maryland Homeowners Association Act, MD. CODE ANN., REAL PROP. §11B-116(a)(3) and thereby eligible to vote on the First Amendment to the Bylaws. Of those eligible Lots, the owners of twenty-five (25) Lots voted in favor of the First Amendment to the Bylaws and there were no votes in opposition.
3. Therefore, the First Amendment to the Bylaws was unanimously approved at the Special Meeting by all of the owners of Lots then in attendance and in good standing pursuant to the Maryland Homeowners Association Act, § 11B-116 and Section 8.8(c) of the Bylaws, such vote being reaffirmed as set forth herein.

Annapolis Preserve Community Association, Inc.

By:


Suzanne Holroyd, Secretary

Upon recordation, please return to:

ARTHUR LAW GROUP, LLC
2448 Holly Ave., Ste 303
Annapolis, MD 21401