

AMENDMENT
TO HOMEOWNERS DISCLOSURE
STATEMENT FOR

HERITAGE HARBOUR COMMUNITY
COMMUNITY ASSOCIATION, INC.
(Annapolis)

RECORDING FEE 25.00
TOTAL 25.00
Rec'd AM16 Rec'd # 25481
RD NB BK # 2500
Jan 27, 2000 10:03 am

For deposit with the Circuit Court for Anne Arundel County this 25th day of January, 2000.

1. Policy Resolution No. 4 - Amendment 1 - Meetings of Members - Approved January 11, 2000
2. Administrative Resolution No. 1 - Signatory Information - Approved January 11, 2000
3. Administrative Resolution No. 2 - Resident Agent & Principal Office Address - Approved January 11, 2000
4. Administrative Resolution No. 3 - Corrections to Policy Resolutions Nos. 1, 3, 5 - Approved January 11, 2000
5. Administrative Resolution No. 4 - Association Insurance - Approved January 11, 2000

00 JAN 27 AM 10:41

CIRCUIT COURT
ANNE ARUNDEL COUNTY

Return to: *Heritage Harbour Community Association, Inc., 959 River Strand Loop, Annapolis, Maryland 21401*

01/25/00/10300.001

By: *Elmore & Associates, P.A.*

HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC.

CORRECTIONS TO RESOLUTIONS

**POLICY RESOLUTIONS NOS. 1, 3 and 5
ADMINISTRATIVE RESOLUTION NO. 3**

WHEREAS, the Declaration of Covenants of Heritage Harbour was revised and restated by the Fifth Amendment, dated December 2, 1999; and

WHEREAS, the By-Laws of Heritage Harbour Community Association, Inc. were revised and restated by the Third Amendment, dated December 2, 1999; and

WHEREAS, as a result of revisions to the Declaration of Covenants and By-Laws, certain citations of authority contained in some Resolutions contained in the Book of Resolutions are changed.

RESOLVED, that the following changes should be made to conform the citations of authority to the current Declaration of Covenants and By-Laws.

POLICY RESOLUTION NO. 1

In the second **WHEREAS**, the citation of Article V, Section 3 of the By-Laws, change Section 3 to Section 2.

POLICY RESOLUTION NO. 3

In the first **WHEREAS**, the citation of Article V, Section 3 of the By-Laws, change Section 3 to Section 2.

In the second **WHEREAS**, the citation of Article IV, Section 1 of the Declaration, change Section 1 to Section 3.

POLICY RESOLUTION NO. 5

In the first **WHEREAS**, the citation of Article VIII, Section 1 of the Declaration, change Section 1 to Section 2.

In Attachment A, Section B.22, change the reference to C. 15 in the parentheses to C.14.

In Attachment A, Section C, change the numbering of Sections 16 through 26 to Sections 15 through 25.

ADMINISTRATIVE RESOLUTION NO. 3

In the first WHEREAS, the citation of Article VIII, Section 2 of the Declaration, change Section 2 to Section 1.

	Yes	No	Abstain
<u><i>Morton Merewitz</i></u> Morton Merewitz, District 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>ABSENT</u> Frederick H. Lamartin, District 2	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u><i>Edward Elliott</i></u> Edward Elliott, District 3	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u><i>Robert H. Bartel</i></u> Robert Bartel, District 4	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u><i>J. Fred Woolard</i></u> J. Fred Woolard, District 5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>ABSENT</u> Robert Mack, District 6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u><i>Arthur G. Rudmann</i></u> Arthur Rudmann, District 7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Duly approved at a regular meeting of the Board of Directors on January 11, 2000.

F. H. Lamartin
Frederick Lamartin, President, Heritage Harbour Community Association, Inc.

HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC.

POLICY RESOLUTION NO. 1

BOOK OF RESOLUTIONS

WHEREAS, Article VIII, Section 12, of the Declaration and Covenants of Heritage Harbour (the Declaration) provides that there shall be no violation of any rules for the use of the common areas and community facilities or “house rules” or other community rules and regulations not inconsistent with the Declaration which may from time to time be adopted by the Board of Directors of the Association; and

WHEREAS, Article V, Section ²3, of the By-Laws of the Heritage Harbour Community Association, Inc. (the Association) provides that the Board of Directors of the Association shall have all the powers and duties necessary for the administration of the affairs of the Association to include the promulgation and enforcement of such rules and regulations or such restrictions or requirements as may be deemed proper respecting the use, occupancy and maintenance of the common area and community facilities by the members; and

WHEREAS, the policies and procedures as herein set forth are intended to be in furtherance of, and not in derogation of, the provisions of the Declaration and By-Laws; and

WHEREAS, the Board of Directors recognizes that it is appropriate and desirable to establish an orderly method to adopt and maintain various Board resolutions:

NOW, THEREFORE, BE IT RESOLVED THAT the Book of Resolutions shall be an orderly and indexed record of the policies of the Association that are adopted by the Board of Directors, as described below.

1. Book Format. The Book of Resolutions shall be composed of two sections, Policy Resolutions and Administrative Resolutions; such resolutions shall be arranged in each section in order of their adoption. These resolutions shall be classified as follows:

a. “Policy Resolutions” shall mean and refer to resolutions adopted by the Board of Directors that specifically relate to the long-term governance of the Association, including, but not necessarily limited to, action affecting Members’ property rights, action affecting Members’ obligations, and protection of the equity of the Association and Members. All Policy Resolutions shall be recorded as Part One of the Book of Resolutions of the Association.

b. “Administrative Resolutions” shall mean and refer to those resolutions adopted by the

Board which relate to the internal operation of the Association, including, but not necessarily limited to, committee terms of reference, single task actions and other general matters which do not deal with policy. All Administrative Resolutions shall be recorded as Part Two of the Book of Resolutions.

2. Definitions. This Book of Resolutions shall incorporate by reference all definitions contained in the Declaration and By-Laws.

3. Format of Resolutions. The format of resolutions shall conform to the format set out on the attached Exhibit A.

4. Responsibility. The Association's secretary, management agent, or legal counsel, as from time to time designated by the Board, shall be responsible for maintaining the Book of Resolutions.

5. Inspection. The book of Resolutions shall be made available for inspection by any Member upon request, during normal business hours and after reasonable notice.

6. Conflicts. In the event of conflict, the provisions of the Declaration, Articles of Incorporation, By-Laws, and the Agreement between Heritage Harbour Corporation and certain owners, dated March 24, 1977, shall prevail over the Book of Resolutions.

7. Severability. The invalidity of any portion of the Book of Resolutions shall not impair or affect in any manner the validity, enforcement, or effect of the balance of the Book of Resolutions.

8. Applicability. Whenever in this Book of Resolutions reference is made to "Member" or "Members", such term shall apply to the owner of any Lot or Unit, to his/her family, tenants in residence, servants, employees, agents, visitors, and to any guest, invitees or licensees of such owner. Whenever in this Book of Resolutions reference is made to the Association, such reference shall include the Board of Directors where such authority is so vested and the Association's Management Agent where such authority is delegated by the Association to the managing agent.

9. Compliance. All Members shall comply with the provisions of the Book of Resolutions.

10. Enforcement. The Association shall have the right to enforce, by any proceeding set forth herein, in the Declaration, the By-Laws, or at law or in equity, all provisions of the Book of Resolutions. Failure by the Association to enforce any of the provisions of this Book of Resolutions shall in no event be deemed a waiver of the right to do so thereafter. A waiver of such rights shall be effective only pursuant to an instrument in writing signed by the party to be

charged with such waiver and shall be limited to the particular provision contained herein which is expressly set forth as being waived.

11. Violation and Nuisance.

a. Every act or omission whereby any provision of this Book of Resolutions is violated in whole or in part is hereby declared to be a nuisance and may be enjoined or abated, whether or not the relief sought is for negative or affirmative action by the Association or any Member.

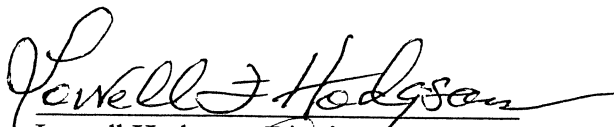
b. All Members must observe and abide by all rules and regulations adopted by the Board of Directors as well as those posted by local authorities. Members who fail to abide by such rules and regulations are subject to all other enforcement provisions of the Book of Resolutions and the Declaration and By-Laws.

12. Remedies Cumulative. Each remedy set forth in this Book of Resolutions shall be in addition to all other remedies whether available at law or in equity, and all such remedies, whether or not set forth in this Book of Resolutions, shall be cumulative and not exclusive.

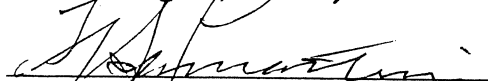
13. Reference of Pronouns. All pronouns and any variations thereof shall be deemed to refer to masculine, feminine, neuter, singular and plural as the identity of a person or persons or entities may require.

14. Method of Adoption. All resolutions shall contain an indication of whether they were adopted at a regular or special meeting of the Board of Directors, as well as the date of adoption.

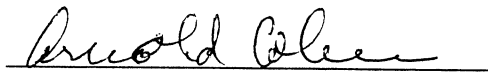
15. Amendment. The Association or the Board of Directors reserves the right to alter, amend, modify, repeal, or revoke any provisions set forth in this Book of Resolutions at any time by resolution of a majority of the total votes of the Association or the Board of Directors.


 Lowell Hodgson, District 1

Yes	No	Abstain
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>


 Frederick H. Lamartin, District 2

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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 Arnold Cohen, District 3

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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Absent

Edmund Smallwood, District 4

Robert E. Brady

Robert Brady, District 5

John Wilson

John Wilson, District 6

Arthur Rudmann

Arthur Rudmann, District 7

✓		
✓		
✓		

Duly approved at a regular meeting of the Board of Directors on June 9, 1998.

Frederick H. Lamartin

Frederick H. Lamartin, President, Heritage Harbour Community Association, Inc.

EXHIBIT "A"

HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC.

(Type of Resolution) RESOLUTION NO. ()

(Title of Resolution)

(Authority) WHEREAS, _____

(Purpose - Scope) WHEREAS, _____

(Specifications) NOW THEREFORE, BE IT RESOLVED THAT _____

Yes No Abstain

(Name of Director), District ()

(List all Directors)

Duly approved at a (regular or special) meeting of the Board of Directors on (date).

(Name), President, Heritage Harbour Community Association, Inc.

HERITAGE HARBOUR COMMUNITY ASSOCIATION, INC.

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ADMINISTRATIVE RESOLUTION NO. 3**

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WHEREAS, the By-Laws of Heritage Harbour Community Association, Inc. were revised and restated by the Third Amendment, dated December 2, 1999; and

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POLICY RESOLUTION NO. 5

In the first WHEREAS, the citation of Article VIII, Section 1 of the Declaration, change Section 1 to Section 2.

In Attachment A, Section B.22, change the reference to C. 15 in the parentheses to C.14.

In Attachment A, Section C, change the numbering of Sections 16 through 26 to Sections 15 through 25.

RETURN TO:

Heritage Harbour Community Assoc., Inc.
959 River Strand Loop
Annapolis, MD 21401-7800

BOOK 0020 PAGE 0503

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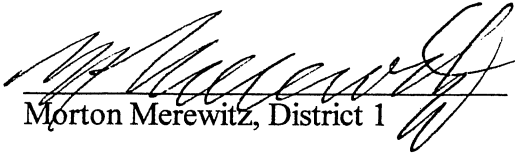
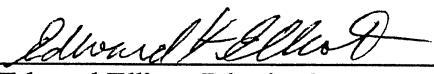
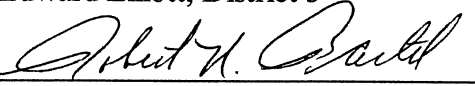
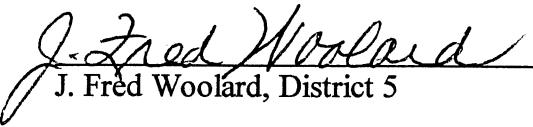
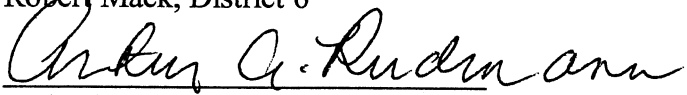
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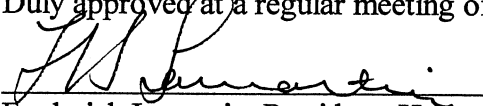
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 J. Fred Woolard, District 5	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<u>ABSENT</u> Robert Mack, District 6	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
 Arthur Rudmann, District 7	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Duly approved at a regular meeting of the Board of Directors on January 11, 2000.


Frederick Lamartin, President, Heritage Harbour Community Association, Inc.

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TO HOMEOWNERS DISCLOSURE
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**HERITAGE HARBOUR COMMUNITY
COMMUNITY ASSOCIATION, INC.
(Annapolis)**

RECORDING FEE 25.00
TOTAL 25.00
Ref# A415 Rec# 1 5046
RD 12 BK # 2000
Jan 27 2000 10:10 AM

For deposit with the Circuit Court for Anne Arundel County this 25th day of January, 2000.

- 1. Policy Resolution No. 4 - Amendment 1 - Meetings of Members - Approved January 11, 2000
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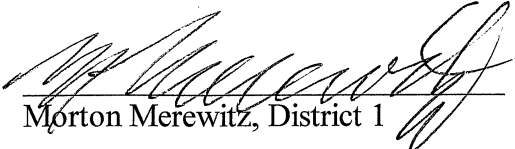
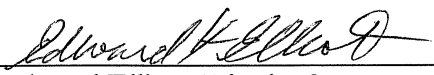
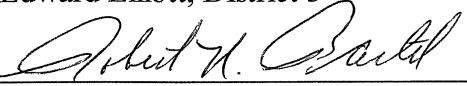
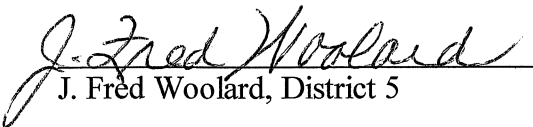
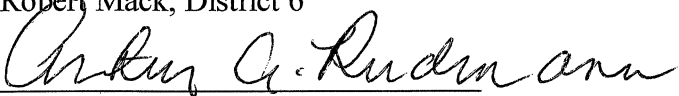
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Duly approved at a regular meeting of the Board of Directors on January 11, 2000.


Frederick Lamartin, President, Heritage Harbour Community Association, Inc.