

**RESOLUTION OF THE BOARD OF DIRECTORS OF  
MIRAMAR LANDING HOMEOWNERS ASSOCIATION, INC.**

*(Procedures Relative to the Suspension of Voting Rights  
due to the Failure to Pay Assessments)*

WHEREAS, Article IV, Sections 4.1 of the Declaration creates membership rights for every record owner of a Lot within the Miramar Landing Homeowners Association, Inc. (hereinafter the "Association") that is subject to assessment; and,

WHEREAS, Article IV, Section 4.2 of the Declaration creates voting rights for every Class A members of the Association, specifically entitling each Class A member one (1) vote per Lot; and

WHEREAS, Article VIII, Section 8.1 of the Declaration creates an assessment obligation for the owners of Lots in the Association, which is a continuing lien on the Lot and a personal obligation of the owner; and,

WHEREAS, Article VIII, Section 8.8 of the Declaration and Article XII of the By-Laws grants the Board of Directors (hereinafter the "Board") the authority to enforce payment of assessments that are not paid within thirty (30) days after the due date by means of, *inter alia*, foreclosing the lien against any Lot for which assessments are not paid or bringing an action at law against the owner personally obligated to pay the same; and,

WHEREAS, Article VII, Section 1(a) of the By-Laws grants the Board with the authority to adopt and publish rules and regulations governing the use of the Common Area including improvements and amenities located thereon; and

WHEREAS, Article VII, Section 1(b) of the By-Laws grants the Board with the authority to suspend the voting rights and right to use any recreational facilities located on any Common Area of a Member during any period in which such Member shall be in default in the payment of any assessment levied by the Association; and

WHEREAS, there is a need to establish orderly procedures for the suspension of voting rights for members who are delinquent in the payment of assessments; and,

WHEREAS, the Board desires to establish these procedures in conformity with the Declaration, the By-Laws, the Maryland Homeowners Association Act, the Maryland Contract Lien Act, and as otherwise provided by law.

NOW, THEREFORE, BE IT RESOLVED THAT the Board of Directors, on behalf of Miramar Landing Homeowners Association, Inc. duly adopts the following *Procedures Relative to the Suspension of Voting Rights due to the Failure to Pay Assessments*:

1. DELINQUENT MEMBER: A delinquent Member, under this Resolution, is defined as an Owner whose account is shown on the books or management accounts of the Association to be more than sixty (60) days past due for payment of any assessment, late fee, interest or related charge.

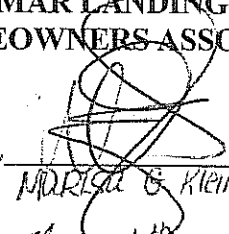
2. RIGHT TO VOTE FORFEITED: In the event an Owner's account is more than sixty (60) days past due for payment of any assessment or related charge, that Owner forfeits the right to vote, in person or proxy, at any meeting of the Association or any referendum.

3. NOTICE: The financial manager may include in any overdue payment notice a reminder that an Owner whose account is more than sixty (60) days past due automatically forfeits the right to vote. Furthermore, the Board or the Association's Management Agent may provide a reminder notice or announcement prior to a vote that an Owner whose account is more than sixty (60) days past due automatically forfeits the right to vote.

4. PAYMENT AGREEMENTS: In the event that a delinquent Owner has executed a formal written payment agreement for past due amounts owed to the Association, the Board of Directors, in its sole discretion, may permit that Owner the right to vote and is current will all payments no later than twenty-four (24) hours before any meeting or vote. If the delinquent Owner defaults on any of the terms of the agreement, the Board of Directors may revoke the right to vote by that delinquent Owner without providing any additional notice.

**MIRAMAR LANDING  
HOMEOWNERS ASSOCIATION, INC.**

Date: 5/4/2010

By:   
MARISA G. KLEINSCHMIDT, President

This Resolution shall become effective on May 4<sup>th</sup>, 2010 and remain in effect until rescinded or modified by the Board of Directors.

**SECRETARY'S CERTIFICATION**

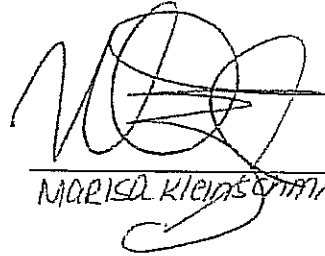
I hereby certify that the foregoing Resolution of the Board of Directors of Miramar Landing Homeowners Association, Inc. ("Resolution"), adopting the Resolution concerning the *Procedures Relative to the Suspension of Voting Rights due to the Failure to Pay Assessments*, was duly adopted by the Board of Directors on May 4 )  
20 10 ; and, thereafter, that I caused this Resolution to be mailed, or hand delivered to the Lot Owners of Miramar Landing Homeowners Association, Inc.



Evan Dornbush

, Secretary

ATTEST:



MARISA KLEINSCHMIDT , President