

Bylaws of the Chestnut Hill Association

This Association, which shall be known as "the Chestnut Hill Development Association", is an association organized to fulfill the restrictions set forth in the Land Records of Wicomico County for the subdivision known as "Chestnut Hill" and to perform other functions from time to time as may be desirable and proper for such a body¹.

Membership in the Chestnut Hill Development Association, hereinafter called "the Association", shall be limited to and include the owners of building lots in the subdivision known as "Chestnut Hill". A member in good standing is a member of the Association who has met all financial assessments made of the membership by the Association². Members in good standing shall be entitled to cast one vote on any motion except that no person shall be entitled to more than one vote on any motion, and no family shall be entitled to more than one vote on any motion.

The subdivision developer shall be entitled to one vote on any motion until such time as all building lots have been conveyed to individual owners. The building lots shall be as set forth on the subdivision plot for Chestnut Hill recorded in the Land Records of Wicomico County³. Sixty (60) percent of the members in good standing shall constitute a quorum. A majority of the votes cast will carry any motion.

There shall be at least one meeting per year at which time officers of the Association will be elected. Said meeting will be held the second Tuesday of June each year. Other meetings may be called from time to time as may be deemed necessary or desirable by the President or by any member in good standing.

There shall be a President who shall serve for one year from the annual June meeting. The President will be a resident of Chestnut Hill. He or she will serve with the subdivision developer in enforcing the deed restrictions until all building lots have been conveyed to individuals, at which time he or she will enforce the deed restrictions along with the Vice-President.

There shall be a Vice-President, elected by the membership of the Association, who shall serve for one year from the annual June meeting. The Vice-President will be a resident of Chestnut Hill. He or she will succeed the President each year. The Vice-President will act for the President in his or her absence or inability to serve. The Vice-President will serve with the President in enforcing the deed

¹ See the document "ChestnutHillCovenant.pdf" for a list of the restrictions conveyed in the deed to Chestnut Hill.

² Annual membership dues are by January 1st of each year to the Treasurer of the Association, payable to "Chestnut Hill Association". Membership dues levels are determined by members of the Association through the annual meeting held in June.

³ As stipulated in the Covenant of the Chestnut Hill Association, these documents are: 1. The deed, as recorded in Liber JWTS No. 585, Folio 543; and 2. The Plat, as recorded in Liber JWTS No. 599, Folio 17.

restrictions after all building lots have been conveyed to individuals. He or she will perform such other duties as directed by the President or deemed necessary or desirable by the membership of the Association.

There shall be a Secretary, elected from the membership of the Association by the membership of the Association, who will serve one year from the annual June meeting. The Secretary will take and maintain minutes of all meetings and notify the membership of the Association of the time and place of meetings.

The Secretary will maintain a current list of the membership of the Association and a current list of the members in good standing. In addition, he or she will perform such other duties as may be directed by the President or deemed necessary or desirable by the membership of the Association.

There shall be a Treasurer, elected from the membership of the Association by the membership of the Association, who shall serve for one year from the annual June meeting. The Treasurer will collect, disburse, and account for all funds as may be authorized by the membership of the Association. The Treasurer will provide the necessary information to the Secretary to enable the Secretary to keep current the list of members in good standing. The Association will maintain a demand deposit account at the Pine Knoll Terrace Branch of the Bank of Delmar, which record will be in the custody of the Treasurer.

Dues of the Association are set by vote at the annual fall meeting. The current rate is \$40.00 per household, as affirmed in a vote of August 15, 2016.

In the event that the Vice-president, the Secretary, or the Treasurer is unable to serve for any reason, the membership of The Association will elect at a special meeting a qualified person to complete the remainder of the term of a vacant office.