

CERTIFICATE OF
AMENDMENT OF BYLAWS
OF
9400 OCEAN HIGHWAY CONDOMINIUM

This is to certify that, by affirmative vote of unit owners representing at least 60% of the voting interest of the 9400 Ocean Highway Condominium, Inc. (Council of Unit Owners), at a meeting of the Council on May 25, 2019, duly called for such purpose, the Bylaws of 9400 Ocean Highway Condominium, which said Bylaws are recorded among the Land Records of Worcester County, Maryland in Liber 6406, page 146, *et seq.*, were amended as follows:

1. Article II, Section 2.2 is hereby amended by deleting the third sentence and replacing it with the following: "No Unit Owner shall be eligible to vote who is shown on the books or management accounts of the Council to be more than sixty (60) days delinquent in payment due the Council."
2. Article II, Section 2.5 is amended by adding the following at the end of the section: "A proxy submitted by an owner to a named individual who is on the Board may be voted by that individual as he/she chooses (subject to any instructions from the owner); however, a proxy submitted to "any Board member" shall be voted consistent with the Board's position on the issue. Employees of the Association are not eligible to hold proxies, and any proxies so assigned shall be treated as a proxy to "any Board member." If a proxy holder is not present at the meeting, then the proxy shall be assigned to the Secretary."
3. Article IV, Section 4.6, numbered paragraph "1" is amended by deleting the sentence and replacing it with the following: "1. Any person who is a Unit Owner of a Unit which is in arrears by more than sixty (60) days on any assessment."
4. Article IV, Section 4.7 is amended by deleting the second sentence and replacing it with the following: "A Director shall also be removed at any time that he or she no longer meets the qualifications for office, including no longer being a Unit Owner or being in arrears for more than sixty (60) days."
5. Article IV, Section 4.9 is amended by adding the following sentence at the end: "Closed meetings of the Board of Directors are permitted as allowed by the Maryland Condominium Act."
6. Article IV, Section 4.9 is amended by adding Section 4.9.1 as follows: "Section 4.9.1 Teleconferencing. Board meetings may be held via teleconference, and votes may be taken consistent with the Maryland Condominium Act."

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7. Article V, Section 5.3 is amended by deleting the section in its entirety and replacing it with the following: “Section 5.3. Removal of Officers. Upon an affirmative vote of the majority of the members of the Board of Directors, any officer may be removed, either with or without cause, or by death or resignation, and any such vacancy shall be filled by the Board for the unexpired term by offering the position to the candidate who received the highest number of votes for director in the previous election, but was not elected. If that individual declines the position, the Board may appoint another unit owner.”

8. Article VI, Section 6.1.3 is amended by deleting the first sentence of the second paragraph and replacing it with the following: “The Board of Directors may take such action as it deems appropriate against a delinquent Unit Owner to limit the Association’s costs and expenses for a Unit that is in a delinquent status for nonpayment of assessments and related charges for more than sixty (60) consecutive days.”

9. Article VI, Section 6.1.4 is amended by deleting the second sentence and replacing it with the following: “Without limiting the foregoing, the Board shall take action to collect any assessment due from any Unit Owner which has remained unpaid for more than sixty (60) days beyond the due date thereof.”

10. Article VI, Section 6.4 is amended by adding a new subparagraph (h) as follows: “(h) No unit shall be leased or rented for less than two consecutive nights. Rentals or leases that do not meet this requirement are subject to a fine per occurrence as determined by the Board of Directors.”

11. Article VI is amended by adding a new section 6.8 as follows: “Section 6.8. Responsibility for Damage. For malicious or negligent behavior resulting in damage to the building or contents, a person causing the damage shall be responsible for the expenses incurred. If a unit owner is responsible for causing the damage then he/she shall be responsible for the repair expense. If the person responsible for causing the damage is not a unit owner, the owner of the unit in which the person is staying shall be responsible for the repair expenses.”

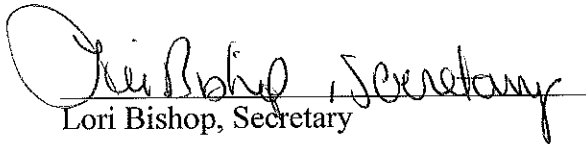
12. Article VII, Section 7.1 is amended by deleting the section in its entirety and replacing it with the following: “Section 7.1. These By-Laws may be amended by the Council in a duly constituted general meeting or special meeting called for such purpose and no amendment shall take effect unless approved by Unit Owners in good standing (not more than 90 days in arrears in payment of any assessment or charge due the Association) holding at least sixty percent (60%) of the percentage interest. Any such amendment shall become effective only upon the recordation of a copy thereof in the Land Records of Worcester County, Maryland accompanied by a certificate as set forth in the Real Property Article, Section 11-104 (e) (6) (ii) of the Code.”

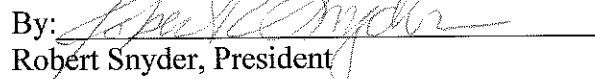
13. Article XI, Section 11.1.1 is amended by adding the following sentence at the end of the section: “Responsibility for Maintenance or Repair may have to be considered on a case by case basis as determined by the Board of Directors.”

14. Article XI is amended by adding a new section 11.3 as follows: "11.3 Definitions. "Repair" is defined as returning something to its original functional state. "Maintenance" is defined as taking steps to keep something in its original functional state when failure to do so would result in the need for repair. Cosmetic changes are neither maintenance nor repair."

The President and Secretary of the 9400 Ocean Highway Condominium, Inc. hereby certify, under the penalties of perjury, that the foregoing Amendment is the act and deed of the Council, that said Amendment was approved by the required number of votes at a meeting duly called for said purpose, that they were present and counted the votes at said meeting, and that they signed the Amendment on behalf of the Council.

9400 OCEAN HIGHWAY CONDOMINIUM, INC.
(COUNCIL OF UNIT OWNERS)


Lori Bishop, Secretary

By: 
Robert Snyder, President


Date: 8-1-19

LR - Agreement
Recording Fee 20.00
Name: 9400 ocean
highway by laws
Ref:
LR - Agreement
Surcharge 40.00

SubTotal: 60.00

Total: 60.00
08/03/2019 01:51
0023-MT
#17539810 000104 --
Worcester
County/0001.04.01 --
Register 03

AUG 08 2019 The foregoing instrument
filed for record and is accordingly recorded
among the land records of Worcester County,
Maryland.

 Clerk