

**AMENDMENT TO BY-LAWS OF  
NORTH EAST ISLES HOMEOWNERS ASSOCIATION, INC.**

**THIS AMENDMENT TO BY-LAWS OF NORTH EAST ISLES HOMEOWNERS ASSOCIATION, INC.** (this "Amendment") is made this \_\_\_\_ day of \_\_\_\_\_, 1996.

**WHEREAS**, the Board of Directors (the "Board") of North East Isles Homeowners Association, Inc., a Maryland corporation (the "Corporation"), by unanimous written consent of all of the members of the Board evidenced by their signatures hereto, proposed an amendment to the By-Laws of the Corporation (the "By-Laws"); and

**WHEREAS**, the President of the Corporation called a special meeting of the Corporation pursuant to Article III, Section 3.2(1) of the By-Laws for the purpose of amending the By-Laws; and

**WHEREAS**, the Secretary of the Corporation, at the request of the President of the Corporation, notified the Members of the Corporation of a special meeting as required pursuant to Article XIII, Section 13.8(a) of the Declaration of Rights, Easements, Covenants, Conditions, Affirmative Obligations and Restrictions Applicable To North East Isles, Town of North East, Cecil County, Maryland dated August 27, 1992 by North East Isles Associates, a Pennsylvania limited partnership, and recorded among the Land Records of Cecil County, Maryland in **Liber NDS 399, folio 88** (the "Declaration"), as required by Article III, Section 3.5(b) of the By-Laws, which notice included this Amendment as proposed; and

**WHEREAS**, a special meeting of the Association was held on \_\_\_\_\_, 1996. A quorum of the Association was present at the meeting in person or by proxy, and that at such meeting, the Amendment was approved, as required by Article VIII, Section 8.1(b) of the By-Laws, by Members entitled to cast more than sixty percent (60%) of the total votes to which all Members are entitled.

**NOW, THEREFORE**, as approved by the Board and the Members of the Corporation, the By-Laws is hereby amended and modified as follows:

1. The recitals set forth above are an integral part of this Amendment, and are not merely prefatory.

2. Article II, Section 2.1(a) of the By-Laws is hereby amended by deleting it in its entirety and inserting the following in lieu thereof:

(a) Qualifications. Each Owner (including Declarant) shall be a Member of the Association and shall be entitled to one membership for each Dwelling Unit owned. Ownership of a Dwelling Unit shall be the sole qualification for membership in the Association.

2. Article III,, Section 2.1(c) of the By-Laws is hereby amended by deleting it in its entirety and inserting the following in lieu thereof:

(c) Transfer of Membership. The Association membership of each Owner (including Declarant) shall be appurtenant to the Dwelling Unit giving rise to such membership, and shall not be assigned, transferred, pledged, hypothecated, conveyed or alienated in any way except upon the transfer of title to such Dwelling Unit and then only to the transferee of legal title to such Dwelling Unit. Any attempt to make a prohibited transfer of membership shall be void. Any transfer of title to a Dwelling Unit shall operate automatically to transfer the membership in the Association appurtenant thereto to the new Owner thereof.

3. Article II, Section 2.1(d)(ii)(D) of the By-Laws is hereby amended by deleting it in its entirety and inserting the following in lieu thereof:

(D) Except as otherwise limited by a supplement to the Declaration as heretofore provided in this Article II, each Class B Member shall have the number of votes equal to three (3) times the total number of the sum of Lots and Dwelling Units within the Residential Condominium Regime owned by Declarant.

4. Article II, Section 2.1(d)(ii)(F)(3) of the By-Laws is hereby amended by deleting it in its entirety and inserting the following in lieu thereof:

(3) on December 31, 2003.

5. Article II, Section 2.1(e) of the By-Laws is hereby amended by deleting the word "Lot" and inserting "Assessable Lot" in lieu thereof.

6. Article II, Section 2.2 of the By-Laws is hereby amended by deleting "forty percent (40%)" and inserting "twenty-five percent (25%)" in lieu thereof.

7. Article VIII, Section 8.4 of the By-Laws is hereby amended by deleting "five (5)" and inserting "ten (10)" in lieu thereof.

8. Except as amended or modified by this Amendment, the terms, covenants and conditions of the By-Laws shall remain in full force and effect. Wherever there may be a conflict between the provisions of the By-Laws and this Amendment, the provisions of this Amendment shall prevail.

**WITNESS** the signatures of the undersigned the day and year set forth above.

\_\_\_\_\_

\_\_\_\_\_  
Name Printed: \_\_\_\_\_, Director

\_\_\_\_\_

\_\_\_\_\_  
Name Printed: \_\_\_\_\_, Director

[SIGNATURES CONTINUED]

[SIGNATURES CONTINUED]

\_\_\_\_\_

\_\_\_\_\_  
Name Printed: \_\_\_\_\_, Director

**WITNESS:**

**NORTH EAST ISLES HOMEOWNERS  
ASSOCIATION, INC.**

\_\_\_\_\_  
Secretary

By: \_\_\_\_\_ (SEAL)  
Name Printed: \_\_\_\_\_, President

Date: \_\_\_\_\_, 1996

**I HEREBY CERTIFY** that I am the duly appointed Secretary of North East Isles Homeowners Association, Inc., and as Secretary, I am responsible for notifying Members of the Corporation of special meetings of the Corporation. On \_\_\_\_\_, 1996, I caused to be delivered written notice of a special meeting of the Corporation to be held on \_\_\_\_\_, 1996 pursuant to the requirements of Article XIII, Section 13.8(a) of the Declaration and Article VIII, Section 8.1(b) of the By-Laws to consider this proposed Amendment, and that a special meeting of the Association was held on \_\_\_\_\_, 1996. A quorum of the Association was present at the meeting in person or by proxy, and that at such meeting, the foregoing Amendment was approved, as required by Article XIII, Section 8.1(b) of the By-Laws, by Members entitled to cast more than sixty percent (60%) of the total votes to which all Members are entitled. Pursuant to Article VIII, Section 8.1(c) of the By-Laws, this Amendment shall become effective on \_\_\_\_\_, 1996.

**WITNESS:**

\_\_\_\_\_  
Name Printed: \_\_\_\_\_  
President, North East Isles  
Homeowners Association, Inc.

\_\_\_\_\_  
Name Printed: \_\_\_\_\_, Secretary

Date: \_\_\_\_\_, 1996

STATE OF \_\_\_\_\_ )  
 ) to wit:  
CITY/COUNTY OF \_\_\_\_\_ )

I HEREBY CERTIFY that on the \_\_\_\_ day of \_\_\_\_\_, 1996, before me, the subscriber, a Notary Public of the State aforesaid, personally appeared \_\_\_\_\_, and made oath or affirmation in due form of law that the matters and facts set forth in the foregoing Certification of the **AMENDMENT TO BY-LAWS OF NORTH EAST HOMEOWNERS ASSOCIATION, INC.** are true.

IN WITNESS WHEREOF, I set my hand and official seal.

[NOTARY SEAL]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

My Commission Expires: \_\_\_\_\_

Pursuant to the requirements of Real Property Article, Title 10, Subtitle 3, Annotated Code of Maryland, I hereby certify that North East Isles Associates, a Pennsylvania limited partnership, has established an escrow bank account segregated from all of its other funds, to be held by North East Isles Associates to assure the return of deposits made by buyers of condominium units in North East Isles Condominium in North East, Cecil County, Maryland, and has deposited and will deposit in this account all funds as required by law. All such funds shall be deposited in this account necessary to conform with the law.

Signed and Sealed this \_\_\_ day of \_\_\_\_\_, 1996.

WITNESS:

NORTH EAST ISLES ASSOCIATES  
By: PFG Capital Corporation, a Pennsylvania Corporation, General Partner

\_\_\_\_\_

By: \_\_\_\_\_(SEAL)  
Name Printed: \_\_\_\_\_  
Title: \_\_\_\_\_

Sworn and subscribed to before me this \_\_\_\_\_ day of \_\_\_\_\_, 1996.

[NOTARY SEAL]

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name of Notary Public

My Commission Expires: \_\_\_\_\_

**NORTH EAST ISLES**

*A Luxury Yachting Community*

