



A COVENANT CONTROLLED COMMUNITY
Edmondson Heights Civic Association, Inc.

P. O. Box 21150
Baltimore, Maryland 21228-0650

www.ehcaonline.org

BY LAWS

The Edmondson Heights Civic Association, Inc. is hereby formed for any and all purposes as shall be conducive to the best interest of all persons of the community it represents. It shall seek to bring about public improvements in the Edmondson Heights area; it shall serve residents of the Edmondson Heights district – all in like manner – to their best interests in community matters. It shall put into operations, generally, and aid in rectifying difficulties of a civic nature for groups and/or individuals residing in the Edmondson Heights community boundaries; it shall be considered the representative body of all its members and shall be the authorized organization to represent Edmondson Heights citizens in public matters - subject to the majority vote of the members of the Association or of its Board of Governors. However, if the majority of the dues paying members vote to override the decision of the Board of Governors then the vote of membership shall prevail.

CONSTITUTION AND BY-LAWS

ARTICLE 1 - Name

This Association shall be a Corporation known as the Edmondson Heights Civic Association, Inc. of Baltimore County, MD. As such all elected, appointed officers and committee members are afforded all the protection afforded by the law including being held harmless in the event of any civil litigation.

ARTICLE II - Meetings

The regular business meetings of the Association shall be held upon the dates and at the time and place to be determined by the Board of Governors - but such time and place shall be adequately publicized. Notwithstanding the provisions of section I above, there will be a minimum of four (4) stated general meetings of all members of the Association in a calendar year including the months of September, December, March and June, as provided for in Article XIII, entitled, Nomination of Officers.

ARTICLE III - Officers

The Officers of the Association shall consist of a President, Vice President, Secretary, Treasurer and Sergeant At Arms, and nine other members together with the above officers shall constitute the official Board of Governors. The Association Membership shall elect eight of the Board of Governors members and the ninth shall be the most recently retired President of the Edmondson Heights Civic Association Inc. who shall serve automatically on the Board of Governors. In the event of a vacancy in any office or on the Board of Governors for any reason, such vacancy shall be filled by majority vote of the members present at the next regular meeting of the Association. In the event that the president resigns from office prior to the completion of his or her term, he or she may still hold a position on the Board of Governors if approved by the current Board of Governors. It is not necessary to fill all Board of Governor positions but all efforts shall be made to fill all open positions.

Duties of the President and Vice President

The President shall be the presiding officer at all meetings of the Association; call special committee and Board of Governors meetings at the request of ten (10) or more members when made in writing or when deemed appropriate, shall appoint from the Board of Governors a chairman for any committees formed.

All committees will be Ad Hoc and be formed when the need arises.

Shall designate and appoint a representative from each group of houses in the development to represent said group at all meetings of the Association, etc. if possible

In the absence of the President at any meeting, the presiding officer to take charge will follow this order; Vice President, Secretary, Treasurer or any member of the Board of Governors. The President shall also act as Chairman of the Board of Governors, and shall preside at all Board of Governor Meetings. In the absence of the President, the Presiding Officer shall follow the order above named. The duties of the Vice President are to act, as President in the latter's absence and to assist the President in his or her official duties.

ARTICLE V – Duties of Secretary

The Secretary shall be responsible for the performance of all the usual duties appertaining to the office of Secretary including the permanent recording of minutes of each meeting to be read at each succeeding meeting, and this responsibility also includes acting as Secretary to the Board of Governors. The Secretary shall be responsible for all correspondence of the Association or Board of Governors; arrange for the preparation and mailing of all notices; and otherwise assume any other duties normally pertaining to the office of Secretary. The Secretary may receive whatever compensation the Association may prescribe, but in all cases will be fully reimbursed for all expenses incurred.

ARTICLE VI – Duties of Treasurer

The Treasurer shall be responsible for handling the funds of the Association; keeping full and complete records of all receipts and disbursements; preparing and filing financial reports annually with the Secretary of the Association before December 31 of each year, or at any other time when he or she might be called upon by the Board of Governors; keep a bank account in any bank carrying Federal Deposit Insurance. The Treasurer shall be responsible for the payment of all reoccurring bills and/or onetime expenses as approved by the Board of Governors. The Treasurer shall provide a complete accounting of all deposits and/or expenses to the President of the Association at least once a month.

ARTICLE VII – Duties of Sergeant At Arms

The Sergeant At Arms shall keep order at all meetings of the Association and shall otherwise assume any other duties normally pertaining to the office of Sergeant At Arms.

ARTICLE VIII – Duties of Board of Governors

The Board of Governors shall constitute the executive Body of the Association and shall hold regular executive meetings at the discretion of the President of the Association or as needed. The Board of Governors shall be responsible for the management and control of the Association and all its properties. The Board shall make whatever purchases and payments it shall deem necessary and proper to the conduct of the Association and shall exercise general supervision over the interest and affairs of the Association; and it shall establish and enforce rules for the government of the Association. The Board shall also enforce the legally binding covenants of the community as it can such as letter of notification to the violator, second letter of notification, if warranted a third letter of notice of violation. The Board can then engage legal counsel to force the violator to comply. All legal costs incurred will be paid for by the party causing any court case, i.e. resident violates the covenants, then he or she is responsible to the Association for all court costs.

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The Board shall also review the existing covenant guidelines to ensure that the residents of the community can comply. It is not fair to force a resident to make a repair with something that is no longer available. The Board shall also review and approve any changes to the By Laws/Constitution of this Association. The Board will report the approved change, if any, to the membership.

ARTICLE IX – Terms of Office

All elected Officers shall serve for the term of one year and may not serve consecutively more than three (3) terms unless elected by a two-thirds majority of the Members of the Association present at the general election meeting in December. The eight elected members of the Board of Governors shall serve as follows; four serve for a term of two (2) full years and thereafter to be re-elected or replaced by four persons for a similar two (2) year term; the remaining four to serve originally for a term of one (1) year, to be re-elected or replaced at the close of the first term for a period of two (2) full years, thus leaving but four members of the Board to be elected each succeeding year. The non-elected member of the Board of Governors - the most recently retired President - shall serve so long as he or she retains said position. Notwithstanding anything else in the Constitution and or By Laws of the Edmondson Heights Civic Association Inc., all elected officers must be dues paying members in good standing at time of nomination to office and have attended at least four general membership meetings or served actively (attended four or more meetings) on one committee within the previous twelve (12) months.

ARTICLE X - Dues

The dues of owners of property within the confines of the area designated as that served by the Edmondson Heights Civic Association, Inc. shall be determined by the Board of Governors and then with a majority of the membership present at the next general membership meeting. Dues are payable in advance to the Treasurer of the Association, beginning with the Association's fiscal year, as of January 1. Effective 7-1-05, dues are at the rate of \$20.00 per year, and are due and payable January 1 through December 31 of each calendar year. Dues can be increased upon $\frac{3}{4}$ approval of the Board of Governors and after a notification of dues increase has been published in the quarterly newsletter.

ARTICLE XI - Membership

Membership in this Association is automatically conferred upon all residents and owners of property within the confines of the area designated as that served by the Edmondson Heights Civic Association, Inc. However, any member of this Association not owning any real property within the confines of the area designated as that served by the Edmondson Heights Civic Association Inc., and not current on dues shall not be eligible to hold elective office in the Association.

ARTICLE XII - Quorum

At all general meetings of the Association, at least ten (10) members in good standing constitute a quorum. At all meetings of the Board of Governors, seven (7) members shall constitute a quorum.

ARTICLE XIII – Nomination of Officers

At a regular general business meeting to be held in September of each year, Nominations shall be taken from the floor for the December election of officers. Members of the Association shall be notified at least Five (5) days before the December meeting. To be nominated for office the person must be a current dues paying property owner within the service area of the Edmondson Heights Civic Association, Inc. and have attended the required number of meetings. Exceptions to this rule can be made with the approval of the Board of Governors. Nominations open in September and close December 1 of each year.

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ARTICLE XIV Area to be served by the Association.

- 1400 to 1561 Barrett Road
- 1400 to 1561 Clairidge Road
- 1400 to 1654 Forest Park Avenue
- 1101 to 1197 Granville Road (Odd Side Only)
- 1000 to 1235 Harwall Road
- 1437 to 1531 Ingleside Avenue (Odd Side Only)
- 1400 to 1655 Kirkwood Road
- 1400 ro 1659 Langford Road
- 1100 to 1248 Newfield Road
- 1080 to 1196 St. Agnes Lane (Even Side only)
- 1000 to 1012 Sanbourne Rd. (Even side only)

Any individual in nearby or adjacent areas that make application to the Association for membership will be acceptable as members if approved in accordance with Article XI.

ARTICLE XV – Removal from Membership or Office

Any elected officer, Board member, or member, may be removed upon conviction of a criminal act or for committing any offense that tends to bring discredit upon the Association, at the discretion of the Board of Governors, or for not fulfilling the obligations of the office in which the person was elected to.

This Constitution and By-Laws are subject to future changes at the discretion of the Officers and Board of Governors. This revision having been voted on and approved by the Association Officers, Board of Governors and the general membership takes effect March 31, 2016.



Quintin V Stevens
President
Edmondson Heights Civic Association

LR -
Declaration/Covenant
Recording Fee 20.00
Declarant Name:
EDMONDSON HEIGHTS
CIVIC ASSOC
Reference/Control #: LR - Surcharge 40.00
Subtotal: 60.00
Total: 60.00
03/16/2016 10:44
#5782251 CC03-LL
Baltimore
County/CC03.01.06 -
Register 06

State of Maryland Land Instrument Intake Sheet
Baltimore City County:
Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space Reserved for Circuit Court Clerk Recording Validation

1 Type(s) of Instruments (Check Box if addendum Intake Form is Attached.)
2 Conveyance Type Check Box
3 Tax Exemptions (if applicable)
Recordation Re-recording of Bylaws.
State Transfer
County Transfer Modify existing sentences

4 Consideration and Tax Calculations
Consideration Amount Finance Office Use Only
Purchase Price/Consideration \$
Any New Mortgage \$
Balance of Existing Mortgage \$
Other: \$
Other: \$
Full Cash Value: \$
Transfer Tax Consideration \$
X () % = \$
Less Exemption Amount - \$
Total Transfer Tax = \$
Recordation Tax Consideration \$
X () per \$500 = \$
TOTAL DUE \$

5 Fees
Amount of Fees Doc. 1 Doc. 2
Recording Charge \$ \$
Surcharge \$ \$
State Recordation Tax \$ \$
State Transfer Tax \$ \$
County Transfer Tax \$ \$
Other \$ \$
Other \$ \$
Agent:
Tax Bill
C.B. Credit:
Ag. Tax/Other:

6 Description of Property
SDAT requires submission of all applicable information.
A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).
District Property Tax ID No. (1) Grantor Liber/Folio Map Parcel No. Var. LOG
Subdivision Name Lot (3a) Block (3b) Sect/AR (3c) Plat Ref. SqFt/Acreage (4)
Location/Address of Property Being Conveyed (2)
Other Property Identifiers (if applicable) Water Meter Account No.
Residential or Non-Residential Fee Simple or Ground Rent Amount:
Partial Conveyance? Yes No Description/Amt. of SqFt/Acreage Transferred:
If Partial Conveyance, List Improvements Conveyed:

7 Transferred From
Doc. 1 - Grantor(s) Name(s) Doc. 2 - Grantor(s) Name(s)
Edmondson Heights Civic Association Edmondson Heights
Doc. 1 - Owner(s) of Record, if Different from Grantor(s) Doc. 2 - Owner(s) of Record, if Different from Grantor(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s) Doc. 2 - Grantee(s) Name(s)
New Owner's (Grantee) Mailing Address

9 Other Names to Be Indexed
Doc. 1 - Additional Names to be Indexed (Optional) Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information
Instrument Submitted By or Contact Person
Name: Quintin V Stevens Return to Contact Person
Firm Hold for Pickup
Address: 1180 St Agnes Lane, Gwynn Oak, Maryland 21207-4907
Phone: (410) 788-3105 Return Address Provided

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Yes No Will the property being conveyed be the grantee's principal residence?
Yes No Does transfer include personal property? If yes, identify:
Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line
Terminal Verification Agricultural Verification Whole Part Tran. Process Verification
Transfer Number Date Received: Deed Reference: Assigned Property No.:
Year 20 20 Geo. Map Sub Block
Land Zoning Grid Plat Lot
Buildings Use Parcel Section Occ. Cd.
Total TAX NOT REQUIRED Town Cd. Ex. St. Ex. Cd.

REMARKS: Director of Budget and Finance
BALTIMORE COUNTY, MARYLAND
COUNTY TRANSFER TAX ART 11 TITLES
SUBTITLE 2, 11-3-202
REGISTRATION TAX T.P. ART 12-106

Space Reserved for County Validation

BALTIMORE COUNTY CIRCUIT COURT (Land Records) JLE 37289, p. 0005, MSA_CE62_37146. Date available 03/30/2016. Printed 11/07/2022.

3-16-16