

BY - LAWS

REST HAVEN IMPROVEMENT ASSOCIATION, INC.

LR - Agreement Recording Fee 20.00
 Grantor/Grantee Name: Rest Haven Improvement Association Inc
 LR - Agreement Surcharge 40.00
 LR - Additional Recording Fee 0.00
 SubTotal: 60.00
 Total: 60.00
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 #0720535 CC0501 - Anne Arundel County/CC05.01.07 - Register 07 13

ARTICLE I. Name and Location

Rest Haven Improvement Association, Inc.

Rest Haven, Deale, Maryland 20751

ARTICLE II Membership

Owner: Owners of property located within Rest Haven subdivision as recorded among the records of Anne Arundel County (recorded plat is hereby made part of these by-laws) who elect not to pay annual dues, but may not be denied access to or use of community right-of-way and pier.

Owner Members: Owners of property located within Rest Haven subdivision as recorded among the records of Anne Arundel County (recorded plat is hereby made part of these by-laws) who elect to pay annual dues.

Sustaining Members: Owners of property located directly outside of Rest Haven on Cedar Dr., specifically: 800, 818, 820, 824, 830, 832, 844, 851, 857, and 859, who elect to pay annual dues. These properties make up the balance of the original property conveyed to John and Loretta McKibbon, and known as the McKibbon Farm.

Associate Members: Any property owner who has been granted use of the community right-of-way and pier as a result of a simple majority vote of a quorum of owner members/sustaining members. Associate members are required to pay dues; however, they shall not be entitled to vote or hold office, and must reapply annually.

Any sustaining or associate member who does not pay stated dues within 90 days of their due date will have his/her membership automatically cancelled. Reinstatement may be made with the consent of a simple majority of the owner membership/sustaining membership, and payment of the current year's dues plus penalty.

ARTICLE III Annual Dues

Annual dues are payable at \$30.00 per member household.

Payment of dues: Dues are payable on September 1st of each year

Penalty for dues not paid within 90 days - \$5.00

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CIRCUIT COURT, A.A. COUNTY
2012 JUL 26 P 2:32

ARTICLE IV Meetings

Meetings will be held at the president's discretion, or at a minimum of once per year.

Owners/owner members/ sustaining members are entitled to one vote per household.

In the case of ownership of multiple properties, the owner member/sustaining member is entitled to a single vote per household.

A quorum will exist when a simple majority of officers, owner members, and sustaining members are present.

A simple majority vote of a quorum is required to carry any proposal, except for proposals which directly affect the right-of-way, or pier. Proposals which directly affect the right-of-way will require a 2/3 majority vote of owners/owner members/sustaining members, and proposals which directly affect the pier require a 2/3 majority vote of owners/owner members only.

In the case of proposals affecting the right-of-way or pier, votes are to be made in writing, with all eligible voters given notification and opportunity to vote in person or by proxy.

ARTICLE V Official Body

Only owner members in good standing are eligible to hold office. They will be elected annually by a simple majority of votes by owner members and sustaining members.

Officers shall be the President, Vice President, Secretary, and Treasurer.

They shall perform those duties normally associated with their titles during their one year term in office.

ARTICLE VI Treasury

The Treasurer will have the responsibility of filing tax forms for the year while he/she is in office.

The Treasurer will have the responsibility of insuring that all monies collected in the form of dues are used only to improve or maintain the community right-of-way and its improvements.

The funds of the Association shall be deposited in a bank, and shall be withdrawn only upon the authorization of all four elected officers.

Officer/liability insurance will be maintained by the Association as long as funds are available in the Association account to do so. The Treasurer will have the responsibility of paying all premiums and insuring that there is no lapse in coverage. If at any time the Association does not have

the funds available to pay the premium, the owner membership/sustaining membership must be notified by the Treasurer at least one month prior to required premium due date.

ARTICLE VII Community Facilities

The right-of-way and its improvements shall be governed, controlled, and voted upon by the owners/owner members/sustaining members of the Association. Property owners within the platted subdivision of Rest Haven who are not members of the Association must be informed of any proposed measure which directly affects the right-of-way or pier. These notifications will be made via the regular US mail system. The owners have a right to present their opposition at the next regular meeting, and vote on the measure.

Any property owners within the platted subdivision of Rest Haven cannot be denied access or use of the right-of-way, regardless of whether or not they maintain membership within the Association.

Sustaining members/associate members will be granted use of the right of way and boat ramp providing they are members in good standing. Sustaining members/associate members have open access to the pier; however, they do not have the right to slip usage along the pier.

The pier is the community property of owners within the platted subdivision of Rest Haven. As such, slip usage shall be on a first come-first serve basis. Any permanent improvements made to the community pier by an owner/owner member in order to accommodate their personal vessel are the sole responsibility of the owner/owner member, become part of the common property, and require approval by 2/3 of the owner/owner membership. Permanent improvements include pilings and other structural improvements. Boat lifts are not considered permanent, and may be removed by the owner once dockage is no longer desired.

No obstruction shall be allowed on the right-of-way or pier. No automobiles, trailers, etc. are to be parked on the right-of-way except at the time they are being used to launch boats or perform work on the improvements thereon.

In the case of tenant occupied properties, access to the right-of-way and pier are granted to the tenants as long as the owner of the property is a member in good standing.

ARTICLE VIII Amendments

Any amendments of these by-laws may be adopted by the members with a vote of two-thirds of the owners/owner members/sustaining members. Eligible voters must be notified by US mail at least one week prior to the vote. Votes must be received in writing. Failure to submit a vote within the required time frame given will be counted as an affirmative vote.

Return to: Suzanne Solier
820 Cedar Dr
Deale MD 20751

exhibit A

Only recorded plat
lots 14-38 A/B

