

WILSON'S GROVE HOMEOWNERS ASSOCIATION, INC.
Authorizing Electronic Transmission of Information, Notices of Meetings
and Electronic Submission of Votes or Proxies

WHEREAS, Wilson's Grove Homeowners Association, Inc. (hereinafter the "Association") is a duly constituted homeowners association, established in accordance with Maryland law and pursuant to a Declaration of Covenants, Conditions, and Restrictions (the "Declaration") recorded among the Land Records of Anne Arundel County, Maryland ("Land Records") at Liber 26095, folio 0272 *et seq.*, and the By-Laws of the Association (the "By-Laws"), as both may be amended from time to time; and

WHEREAS, Article 1, Section 1.25 of the Declaration defines "Owner" to mean and refer to the record owner, whether one or more persons or entities, of fee simple title to any Living Unit which is a part of the Property, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation; and

WHEREAS, Article 7, Section 1(c), of the By-Laws provides the Board of Directors with the power to exercise for the Association all powers, duties and authority vested in or delegated to the Association and not reserved to the membership by other provisions of the By-Laws, the Association's Articles of Incorporation, or the Declaration; and

WHEREAS, Article 7, Section 7.1(a), of the Board of Directors with the power to adopt and publish rules and regulations governing the use of the Common Area and any facilities situated thereon, and the personal conduct of the "Members" and their guests thereon, and to establish penalties for the infraction thereof; and

WHEREAS, the Board, in accordance with Section 11B-113.1 of the Maryland Homeowners Association Act (the "Act"), may provide notice of a meeting or deliver information to an Owner by electronic transmission if the Board gives the Association the authority to provide notice of a meeting or deliver information by electronic transmission; and

WHEREAS, the Board, in accordance with Section 11B-113.2 of the Act, may authorize Owners to submit a vote by electronic transmission if the electronic transmission contains information that verifies that the vote or proxy is authorized by the Owner; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Wilson's Grove Homeowners Association, Inc. hereby adopts the following policies:

Notice and Delivery By Electronic Transmission

1. The Association is authorized to provide notice of meetings and deliver information to an Owner by electronic transmission. This authorization is contingent upon:
 - A. The Owner giving the Association prior written authorization to provide notice of a meeting or to deliver information by electronic transmission; and

- B. An officer or agent of the Association certifying, in writing, that the Association has provided notice of a meeting or delivered material or information as authorized by the Owner.
- 2. Notice or delivery by electronic transmission shall be considered ineffective to an Owner if:
 - A. The Association is unable to deliver two consecutive notices to that Owner; and
 - B. The inability to deliver the electronic transmission becomes known to the person responsible for sending the electronic transmission.

Voting By Electronic Transmission

- 3. Owners may submit a vote or proxy by electronic transmission. This authorization is contingent upon:
 - A. The electronic transmission containing information that verifies that the vote or proxy is authorized by the Owner.
 - B. In any matter where the governing documents of the Association require voting by secret ballot, and the anonymity of voting by electronic transmission cannot be guaranteed, voting by electronic transmission shall be permitted if Owners have the option of casting anonymous printed ballots.

[SIGNATURES ON THE FOLLOWING PAGE]

We hereby certify by our signatures affixed herein below that the foregoing Resolution was duly adopted by the Board of Directors on the _____ day of _____, 20____.

BOARD OF DIRECTORS OF
WILSON'S GROVE HOMEOWNERS
ASSOCIATION, INC.

Date

By: _____
Name: _____
Title: President

ATTEST:

Date

By: _____
Name: _____
Title: Secretary

SECRETARY CERTIFICATION

I hereby certify that the foregoing Resolution was duly adopted by at least a majority of the Board of Directors of Wilson's Grove Homeowners Association, Inc. at a meeting of the Board held on the _____ day of _____, 20____, and, thereafter, that I caused this Resolution to be sent to the Owners of Wilson's Grove Homeowners Association, Inc. in accordance with the notice requirements set forth in the governing documents or as adopted by the Board of Directors. Furthermore, the foregoing Resolution has been recorded or is intended to be recorded in the Homeowners Association Depository for Anne Arundel County, Maryland, as required by the Maryland Homeowners Association Act.

Date

By: _____
Name: _____
Title: Secretary

ATTEST:

Date

By: _____
Name: _____
Title: President