

RESOLUTION OF THE BOARD OF TRUSTEES  
CRESTWOOD VILLAGE AT FREDERICK HOMEOWNER'S ASSOCIATION  
19-01 (May 28, 2019)

REPLACEMENT OF TRUSTEES

**WHEREAS**, Article IV, Section 7, of the Composite By-Laws (As Amended May 1988) Crestwood Village at Frederick Homeowner's Association, Inc., grants the Board of Trustees the authority to manage the "affairs and business of the Community."

**WHEREAS**, the Board of Trustees has determined that the Resolution of the Board of Trustees adopted on March 25, 2008 regarding Replacement of Trustees has issues of complexity and fairness.

**NOW, THEREFORE BE IT RESOLVED**, that vacancies on the Board caused by any reason other than the removal of a Trustee by a vote of the Unit Owners of the Association, shall be filled within 30 days of the vacancy. Nominees for appointment to the Board shall be Members of the Association in good standing. Previous candidates for the Board may or may not be considered. A replacement Trustee shall be appointed by a majority vote of remaining Board members. At the discretion the Board, this vote may be conducted during a closed meeting in accordance with the Maryland Homeowners Association Act, Section 11B-111(4)(i). In the event of a tie, the President's vote shall be the deciding vote. The term of any appointed Trustee shall end on June 30. Appointed Trustees may run for election by the Association during the Annual Election. To preclude the replacement of more than four Trustees during an Annual Election, some Trustees elected by the Association may be limited to one year terms in order to better maintain Board continuity. In such a case, one year terms shall be accorded to those Trustees receiving the least number of votes. The Resolution of the Board of Trustees adopted on March 25, 2008 is obsolete and hereby removed from the Documents but shall be maintained in the permanent files of Crestwood Village at Frederick Homeowner's Association.

**I HEREBY CERTIFY** that the foregoing Resolution was duly adopted at a regular meeting of the Crestwood Village at Frederick Board of Trustees held on May 28, 2019 at Frederick, Maryland.

  
Sandi Naham, Secretary

LR - HOA Dep Amendment 10.00  
HOA Name: Crestwood  
Village At Frederick  
Ref:  
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RESOLUTION OF THE BOARD OF TRUSTEES  
CRESTWOOD VILLAGE AT FREDERICK HOMEOWNER'S ASSOCIATION  
19-02 (May 28, 2019)

ADDITIONAL SERVICES

**WHEREAS**, Article IV, Section 7, of the Composite By-Laws (As Amended May 1986), Crestwood Village at Frederick Homeowner's Association, Inc., grants the Board of Trustees the authority to manage the "affairs and business of the Community" which necessarily includes the prudent management of the Association's financial assets.

**WHEREAS**, Article V, Section 1, of the Declaration of Covenants, Conditions and Restrictions, provides for the possible establishment of additional services in the community when proposed by the Board of Trustees and "authorized by a vote in person or by proxy of two thirds (2/3) of all the votes eligible."

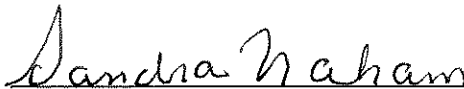
**WHEREAS**, Article II, Section 4, of the Composite By-Laws (As Amended May 1986), Crestwood Village at Frederick Homeowner's Association, Inc., grants the Members the right to make a request in writing "representing twenty-five percent (25%) of the Members' total votes," a Special Meeting to consider a proposed additional service by a vote of the Members.

**WHEREAS**, the Board of Trustees recognizes that no limitations are contained in our Documents regarding the frequency that any one additional service may be proposed by the Board of Trustees or Members of the Association. This situation can potentially result in unreasonable financial burdens for the Association based on administrative expenses that include, but are not limited to, employee time, printing, postage, and materials for the Association to consider a proposed additional service.

**WHEREAS**, the Board of Trustees recognizes that a reasonable measure needs to be in place regarding the frequency that any one additional service may be proposed by either the Board of Trustees or Members of the Association to better protect the Association from potentially unreasonable financial burdens.

**NOW, THEREFORE BE IT RESOLVED**, that any one proposed additional service that is proposed by either the Board of Trustees or Members of the Association and fails to be approved by a vote of the Members may not be proposed again by either the Board of Trustees or Members of the Association for a minimum period of three years after the vote.

**I HEREBY CERTIFY** that the foregoing Resolution was duly adopted at a regular meeting of the Crestwood Village at Frederick Board of Trustees held on May 28, 2019 at Frederick, Maryland.



Sandi Naham, Secretary