

FLINT LEDGE ESTATES
COMMUNITY ASSOCIATION, INC.
2473 McCormick Road
ROCKVILLE, MARYLAND 20850

MEMORANDUM OF BOARD OF DIRECTORS ACTION

Subject: Annual Dues Increase of 5%

Date: November 20, 2006

Summary: Subsection (a) (3) of Section 4 of Article V, Covenants for Assessments of the Declaration provides:

(3) From and after January 1 of the year immediately following the conveyance of the first lot to an owner, the maximum annual assessment may be increased above five percent (5%) by a vote of two-thirds (2/3) of each class of members who are voting, in person or by proxy, at a meeting duly called for this purpose.

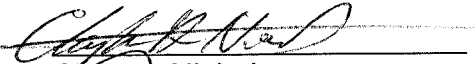

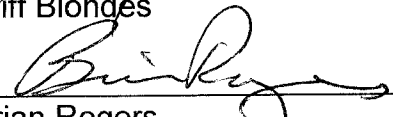
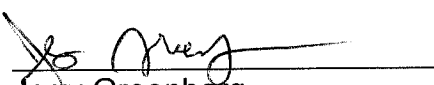
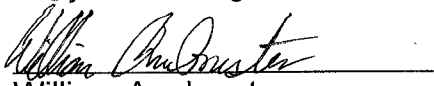
Consequently, without a meeting duly called for this purpose and a 2/3 vote of the members voting (assuming a quorum), the Board may not increase the dues above 5%.

Discussion:, Brian expressed that our greatest cost, maintenance and snow removal has increased by 5% and we need to preserve the reserves for future sidewalk and/or curb repair.

Motion: Cliff made a motion for a 5% increase, it was seconded by Brian and agreed to unanimously.

Vote: (sign)

Circle One

 Clayton Nickel	<input checked="" type="radio"/> YES / NO
 Cliff Blondes	<input checked="" type="radio"/> YES / NO
 Brian Rogers	<input checked="" type="radio"/> YES / NO
 Jerry Greenberg	<input checked="" type="radio"/> YES / NO
 William Armbruster	<input checked="" type="radio"/> YES / NO