

**AMENDMENT TO THE BYLAWS OF FLINT LEDGE ESTATES COMMUNITY ASSOCIATION, INC. ADOPTED MAY 7, 2002**

This amendment waives annual assessment for each member of the Board of Directors ("Board") who each serves an entire full year term. This amendment also re-confirms the right of the Board to pay Officers<sup>1</sup> for the services they render and to hire a, "manager, an independent contractor, or such other employees as they may deem necessary," including but not limited to a bookkeeper, to manage the invoicing and collection of the annual assessment payments.

A vote of the majority of the Owner/Members that made up the Quorum at the annual meeting held on May 7, 2002 agreed to amend the Bylaws as follows.<sup>2</sup> For ease of reference the existing Bylaw language is "red-lined" to show the changes. These changes are identified by the mark in the left column and are in italicized type.

Bylaws: Section 4 of Article IV

Compensation. No director shall receive compensation for any service he may render to the Association as a director, other than the waiver of that portion of a director's regular annual assessment(s), equal to the annual assessment for a Single Family Lot, for those years during which the director serves. However, any director may be reimbursed for his actual expenses incurred in the performance of his duties and may receive compensation as a bookkeeper as provided for in Article VII, Section 1.(e).

Bylaws: Section 1(e) of Article VII

Section 1. Powers. The Board of Directors shall have power to:

(e) employ and pay a manager, an independent contractor, or such other employees as they may deem necessary, and to prescribe their duties including, but not limited to, the services of a bookkeeper (who, notwithstanding any other provision in these Bylaws, may be a Member, Owner, Director or Officer) to manage the invoicing and collection of annual assessments.

Bylaws: Section 8(d) of Article VIII

Section 8. Duties. The duties of the officers are as follows:

Treasurer

(d) The treasurer shall receive and deposit in appropriate bank accounts all monies of the Association, with the assistance of any bookkeeper hired pursuant to Section 1(e) of Article VII, and shall disburse such funds as directed by resolution of the Board of Directors; shall sign all checks and promissory notes of the Association; keep proper books of account; cause an annual inspection of the Association books to be made by a public accountant at the completion of each fiscal year; and shall prepare an annual budget and a statement of income and expenditures to be represented to the membership at its regular annual meeting, and deliver a copy of each to the members.

Bylaws: Add Section 9 to Article VIII to read as follows:

Section 9. Compensation. Officers may receive compensation for any service they may render to the Association in accordance with any resolution of the Board. Furthermore, Officers shall be reimbursed for their actual expenses incurred in the performance of their duties.

<sup>1</sup> Section 1 of Article VIII provides: "Section 1. Enumeration of Officers. The officers of this Association shall be a president and vice president, a secretary and a treasurer, and such other officers as the Board may from time to time by resolution create, **who shall at all times be members of the Board of Directors.**" [emphasis supplied].

<sup>2</sup> Section 1(d) of Article XIII provides: "Section 1. These Bylaws may be amended, at a regular or special meeting of the members, by a vote of a majority of a quorum of members present in person or by proxy, except that the Federal Housing Administration or the Veterans Administration shall have the right to veto amendments while there is Class B membership." [there is no Class B membership at this time].

FILED  
OCT 24 2006  
Clerk of the Circuit Court  
Montgomery County, Md.

In the Circuit Court for Montgomery County, Maryland

Flint Ledge Estates  
Comm. Assoc.

Case No. 350X

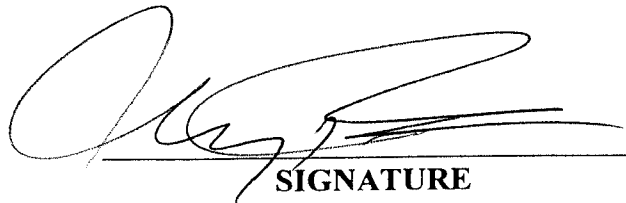
vs.

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**LINE**

Please file attached amendment  
to Bylaws (Docket # 3)

Circuit Court for  
MONTGOMERY COUNTY  
Clerk of the Court,  
MOLLY Q RUHL  
COUNTY JUDICIAL CENTER  
50 MARYLAND AVENUE  
ROCKVILLE, MD 20850-2393  
(240) 777-9400

  
SIGNATURE

Transaction Blocks:	623
Case Number:	350X
HOMEOWNERS	AMOUNT
HOME OWNERS	5.00
SUBTOTAL:	5.00
TOTAL CHARGES:	5.00
PAYMENTS	
CASH	5.00
TOTAL TENDERED:	5.00

AME, CUFF BUNDES VP  
2447 McLuzman Rd  
Rockville MD 20850  
301 340 9331

06 OCT 24 PM 1:37

FILED  
MOLLY Q. RUHL  
CLERKS OFFICE  
MONTGOMERY CO. MD

Cashier: MLM Reg # M001

Rcpt # 7823

Date: Oct 24, 2006 Time: 01:34 pm