

PENDING ATTORNEY REVIEW IF APPROVED

DISCLAIMER: The following may be slightly modified from its current version if deemed necessary by said legal counsel.

Relevant Definitions:

Section 1. “Association” shall mean and refer to the Severn Woods Homeowners Association, Inc.

Section 2. “Owner” shall mean and refer to the record owner, whether one or persons or entities of a fee simple title to any lot which is a part of the Properties, including contract sellers, but excluding those having such interest merely as security for the performance of an obligation.

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Section 6. “Members” shall mean lot owners in the subdivision of Severn Woods. “Associate Members” shall consist of members of the immediate families of lot owners provided that said lot owner resides in the subdivision. Associate Members also shall include tenants occupying the premises under a lease in the case where the member is not a resident of Severn Woods.

Section 7. “Board” shall mean and refer to the executive committee that jointly supervises and manages the organization.

Section 8. “Director” shall mean and refer to a member of the Board.

Section 9: “In good standing” shall mean and refer to not being more than 90 days in arrears in the payment of any assessment or charge due to the Association.

Article XII: Board Ethics

Section 1. Defining Ethics & Consequences. Failure to adhere to any of the following shall be undeniable grounds to remove said Director or otherwise disqualify individuals from becoming a Director (acting or otherwise).

- A. **Nepotism/Conflicts.** No Directors shall be from the same household or family.
- B. **Conflicts of Interest.** No Director shall allow the Board to hire their own companies, companies of their family, or use one of their business' products or services while being a Director without making it known and recusing themselves from voting on anything involving said vendor.
- C. **Not Performing Duties.** Failure to hold an official homeowner meeting at least once per calendar year.
- D. **Favorability.** Unequally applying or reinforcing the covenants between Members of the Association.

- E. **Misappropriation of Funds.** Stealing money or reimbursing themselves with Association funds without majority Board approval.
- F. **Anonymity.** Selling, sharing, or any personal or malintent use of, the names, contact information, or other identifiable information of people within the Association to anybody other than law enforcement, the county, or fellow Directors for official business. If the identity of an Owner can be protected, it should simply be stated as “a lot owner”, “a homeowner” or “a Member of the Association”.
- G. **Other.** Following investigation and resolution, any other abuse or breaking of what may be considered ethical behavior that’s been discovered by a fellow Director or raised by an Owner.

Section 2. Voting and Re-elections. If a Director is forcibly removed due to violating ethics and doesn't step down willingly at or before board meeting, they shall retain the right to vote as long as they are in good standing (not in arrears for more than 90 days). However, they will be unable to run again or otherwise be elected to a Director or Acting-Director position.

Section 3. Abuse. If there is ever an abuse or breach of the aforementioned sections in this Article and the Director is brought into question, the wrong is not remediated, or the Director does not step down, the Director needs to be removed. If a Board Meeting is not held within 45 days to remove said individual with unanimous agreement excluding the individual in question, it shall fall on the Owners to take action to remove said Director. Any Owner at next meeting may request a call for an official vote for an election if not removal at the next meeting, else, as is granted under Maryland Law in these circumstances, an Owner may rally two or more other Owners to write to the county to interfere and put in place temporary leadership until the Director or entire Board can be replaced. In such a case and if the county finds it so and any Director is removed, Section 2 shall also apply to those Directors as well.

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