

**FIRST AMENDMENT TO BYLAWS OF
CHESTNUT GROVE ASSOCIATION, INC.**

THIS FIRST AMENDMENT TO BYLAWS, made as of this 15th day of April 2023, by the Chestnut Grove Association, Inc. hereinafter referred to as the "Association", by and through its President as duly attested to by its Secretary.

WITNESS:

WHEREAS, the undersigned is the President of the Chestnut Grove Association, Inc., which is the governing body for the Chestnut Grove Subdivision in Charles County, Maryland as established by that certain Declaration of Covenants, Conditions, Restrictions and Easements (the "Declaration") recorded among the Land Records of Charles County in Liber 06739 at folio 356, as from time to time confirmed, amended, modified and supplemented (the "Declaration");

WHEREAS, the Board of Directors of the Association has carefully reviewed the Declaration, the Articles of Incorporation and the Bylaws of the Chestnut Grove Association and, upon the requisite affirmance of a majority of the Members of the Association present and voting either in person and by proxy at a duly called regular meeting of the Members held on April 15, 2023, at which a quorum of all of the Members were present, have voted and determined that it is in the best interest of the Association that certain provisions of the Bylaws should be amended as hereinafter set forth and that the Bylaws shall otherwise be affirmed; and

WHEREAS, the Board of Directors has instructed the President of the Association to execute and file among the Charles County, Maryland Land Records and in the Charles County Homeowners Association Depository this First Amendment to Bylaws as authorized by Article XIII "*Amendments*" of the Bylaws of the Association.

NOW THEREFORE, by virtue of the affirmative approval of the subject matter of this First Amendment to Bylaws of the Chestnut Grove Association, Inc., by the requisite majority vote of the Members of all classes entitled to vote thereon at a meeting duly called for that purpose (there being a quorum present), the Bylaws of Chestnut Grove Association, Inc. (attached hereto and incorporated herein) are hereby amended as follows:

**ARTICLE I
OF FIRST AMENDMENT**

Article VII, Section 1. "Powers and Duties of the Board of Directors" § (a) of the Chestnut Grove Association Bylaws is hereby amended by replacing the language of that provision to read:

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“Adopt and publish reasonable rules and regulations governing the use of the Common Area and the personal conduct of the Members and their guests thereon, to establish penalties for the infraction thereof, and to adopt and establish monetary fines and penalties for violations by the Members, their tenants, guests and invitees, of any of the terms, provisions, duties and obligations created, established or imposed by the Declaration;”

**ARTICLE II
OF FIRST AMENDMENT**

Article XI, “Assessments” of the Chestnut Grove Association Bylaws is hereby amended by appending the following language at the end of the second paragraph of that provision:

“Additionally, the Association may, by and through its Board of Directors, establish a lien, enforceable as aforesaid, for any fine or penalty assessed or imposed against any Member(s), their tenants, guests and invitees, for violations (after notice thereof with an opportunity to cure such violation and to have a hearing thereon) of the terms, provisions, duties and obligations created, established or imposed by the Declaration. All such unpaid fines and penalties, together with the Association’s fees and costs of collection, including its reasonable attorney’s fees, shall, in addition to constituting a lien on the Members Lot, be the personal obligation of the Member. Under all circumstances, any monies paid to the Association by a Member, whether including or intended as amounts for assessments, annual or special, or any other purpose, shall first be applied toward and against any unpaid Declaration covenant violation fines or penalties and costs, fees and expenses associated therewith, including reasonable attorneys fees, with the remaining balance, if any, to be applied to such other obligations.

**ARTICLE II
OF FIRST AMENDMENT**

CERTIFICATE OF REQUISITE OWNER APPROVAL

The undersigned Secretary of the Chestnut Grove Association, Inc. hereby certifies that the Board of Directors has received the approval of the subject matter of this First Amendment to Bylaws by a majority vote of a quorum of the Members of all classes entitled to vote thereon at a general meeting duly called and noticed for that, and other, purposes.

**ARTICLE III
OF FIRST AMENDMENT**

AFFIRMATION

Except as specifically set forth herein or as may be necessary to apply and implement the letter and intent of these Amendments, the other provisions of the Bylaws are not otherwise changed or altered and were duly and requisitely affirmed by at least a majority vote of the Membership at the aforesaid meeting.

IN WITNESS WHEREOF, the undersigned, being the President and Secretary of the Chestnut Grove Association, Inc., have set their hands and seals on the date first set forth above.

ATTEST:


Brendan Moon – Secretary

  4-15-2023
Bryan Day - President

DOCUMENT VALIDATION

Lisa E. Yates, Clerk
Circuit Court for Charles County
200 Charles Street
La Plata, MD. 20646
301-932-3202