

Clerk of the Circuit Court for  
Queen

Anne's County

200 N. Commerce Street  
Centreville, MD 21617

(410) 758-1773

LR - HOA Dep Amendment  
5x 5.00 25.00  
HOA Name: Cove Creek Club Inc

SubTotal: 25.00  
Total: 25.00

REV-Cash 40.00  
Change 15.00

01/10/2024 12:59 CC17-RS  
#17818593/842/65

Thank you~  
Katherine B. Hager  
Clerk of the Court

COVE CREEK CLUB, INC.

AMENDMENT TO AMENDED AND RESTATED BYLAWS  
(*Capital Contributions*)

THIS AMENDMENT is made this 2<sup>ND</sup> day of DECEMBER, 2023, by the Cove Creek Club, Inc. (the "Association"). *PASSED 67-13 12.2.23 AB*

**Recitals**

**WHEREAS**, the Association's Amended and Restated Declaration of Covenants, Conditions, and Restrictions (the "Declaration"), dated December 9, 2004, is recorded amongst the Land Records for Queen Anne's County, Maryland (the "County"), at Liber 1756, Folio 299;

**WHEREAS**, the Association has enacted Amended and Restated Bylaws (the "Bylaws"), dated May 19, 2012;

**WHEREAS**, the Association has determined to amend a certain provision of the Bylaws in furtherance of the best interest of the Association and its members;

**WHEREAS**, the following Amendment to the Bylaws has been voted on and approved by an affirmative vote of a majority of all Membership votes eligible to be cast at a duly noticed meeting of the members held on December 2, 2023;

**NOW, THEREFORE**, the Bylaws are hereby amended as follows:

- 1. THE FOLLOWING UNDERLINED AND BOLD TEXT OF ARTICLE SIX, SECTION 6.4 OF THE BYLAWS SHALL BE DELETED:**

"There is hereby imposed a Capital Contribution of 1.5 times the Annual Assessment in effect at the date of settlement which shall be applicable to all subsequent sales of Lots within the Cove Creek Club effective January 1, 2009, and which shall be due and payable to the Cove Creek Club by the purchaser of a Lot at settlement. Each purchaser of a Lot, by acceptance of a Deed therefore, shall be deemed to covenant and agree to pay to the Cove Creek Club such Capital Contribution to assist in funding the operation of the Cove Creek Club. Such Capital Contribution shall be in addition to other Assessments, both Annual and Special, and shall not be considered an advance payment of Assessments. If unpaid, the Capital Contribution shall be collectable in the same manner as other Assessments levied by the Cove Creek Club.

The following conveyances shall be exempt from payment of the Capital Contribution fee:

- (a) by a co-owner to any person who was a co-owner immediately prior to such conveyance;
- (b) to an owner's spouse, father or mother, son or daughter, or grandchild;
- (c) to the owner's estate, surviving spouse, or other heirs resulting from the death of an owner;
- (d) to a trustee or the owner's spouse, without a change in occupancy, solely for estate planning or tax reasons;
- (e) to the Cove Creek Club, Inc. pursuant to a final judgment of foreclosure or deed in lieu of foreclosure.

Provided, however, that upon resale that occurs following an exempt sale described in (a), (b), (c), (d), or (e) above, the Capital Contribution shall be due and payable."

**2. THE FOLLOWING UNDERLINED AND BOLD TEXT SHALL BE INSERTED INTO ARTICLE SIX, SECTION 6.4 OF THE BYLAWS, EXCEPT THAT THE DOUBLE-UNDERLINE MARKS ARE TO BE EXCLUDED:**

"There is hereby imposed a Capital Contribution of **three (3)** times the Annual Assessment in effect at the date of settlement which shall be applicable to all subsequent sales of Lots within the Cove Creek Club **effective upon the recordation of this Amendment, (the "Effective Date")** and which shall be due and payable to the Cove Creek Club by the purchaser of a Lot at settlement. ...

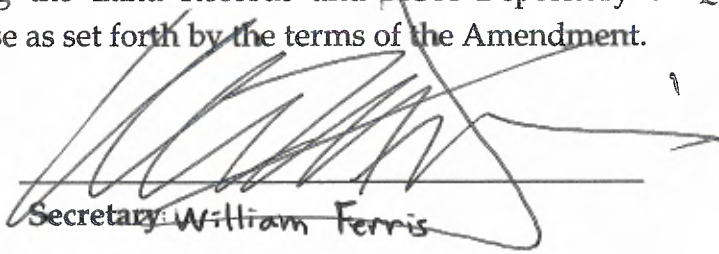
- 3. THIS AMENDMENT IS SOLELY TO INCREASE THE REQUIRED AMOUNT OF THE CAPITAL CONTRIBUTION AND EFFECTIVE DATE, AND, EXCEPT AS EXPRESSLY AMENDED HEREIN, ALL TERMS AND PROVISIONS OF THE ASSOCIATION'S BYLAWS ARE HEREBY EXPRESSLY RATIFIED AND CONFIRMED, AND THE SAME SHALL REMAIN IN FULL FORCE AND EFFECT.**
- 4. THIS AMENDMENT SHALL BECOME EFFECTIVE IMMEDIATELY UPON RECORDATION IN THE COUNTY'S LAND RECORDS.**

[SIGNATURE PAGE FOLLOWS]

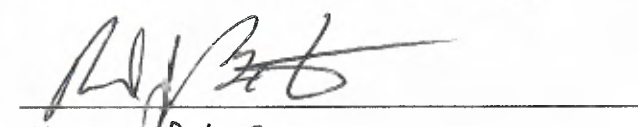
CERTIFICATE

I hereby certify, pursuant to Section 11B-116(c) of the Maryland Homeowners Association Act, Title 11B, Md. Real Prop. Code Ann., as amended, that the foregoing Amendment to the Amended and Restated Bylaws were approved pursuant to the procedures set forth in Article Eight of the Amended and Restated Bylaws of the Cove Creek Club, Inc. by Owners having the required percentage of votes in the Association. I further certify that the Amendment to the Amended and Restated Bylaws shall be effective on recordation among the Land Records and NOA Depository of Queen Anne's County, Maryland, or else as set forth by the terms of the Amendment.

Cove Creek Club, Inc.  
By:

  
Secretary: William Ferris

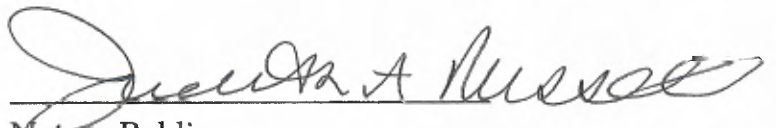
Witness:

  
Name: Bob Bateman

State of Maryland )  
Queen Annes Co ) ss:

I hereby certify, that on this 5 day of December, 2023, before the subscriber, a Notary Public, personally appeared William Ferris, the Secretary of **Cove Creek Club, Inc.**, and acknowledged the foregoing Certificate to be the act of **Cove Creek Club, Inc.**



  
Notary Public

My commission expires:

May 20, 2024

ATTORNEY CERTIFICATION

I HEREBY CERTIFY that the foregoing Amendment to the Bylaws was prepared by me or under my supervision, and that I am an attorney licensed to practice before the Court of Appeals of Maryland.



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Benjamin J . Andres, Esq.

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