

Proposed WHP By-Laws Amendment

Submitted by: Tammy Franklin

Submitted to the BOD: February 6, 2025; Submitted to WHP Homeowners: March 22, 2025

Proposed Amendment

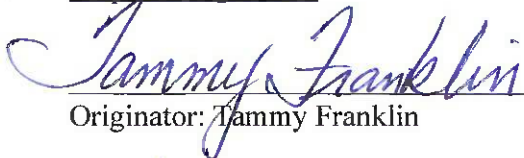
ARTICLE VI, The Board of Directors, Section 13 (to be added after Section 12 – 2022 Amendment)


The Board of Directors shall not grant or convey, nor shall they authorize anyone else to grant or convey, any part or portion of White Horse Park common ground to anyone (person, entity, or otherwise) via deed, easement agreement or any other legal vehicle without:

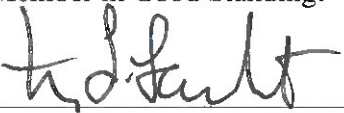
- a Special Meeting of the Members of the Association being called as outlined in, and in accordance with, WHP By-Laws ARTICLE V, Sections 4, 5 and 6 (Page 6);
- a written petition regarding the specifics of the proposed granting or conveyance of any part or portion of White Horse Park common ground via deed, easement agreement or any other legal vehicle being provided to all property owners not less than thirty (30) days nor more than sixty (60) days before the date of the Special Meeting; and
- an affirmative majority vote of a quorum for a Special Meeting (a minimum of twenty (20%) percent of the total property owners (93 lots) of the Association), in favor of the proposed granting or conveyance of said part or portion of White Horse Park common ground.


Reason why amendment is being proposed: I, Tammy Franklin, believe that no five people, nor any Board of Directors, should have the right to, be able to, or authorize someone else to grant or convey White Horse Park common ground to anyone. White Horse Park common ground belongs to each and every White Horse Park homeowner equally. Therefore, each and every White Horse Park homeowner should have a say in any proposed granting or conveyance of any part or portion of White Horse Park common ground.

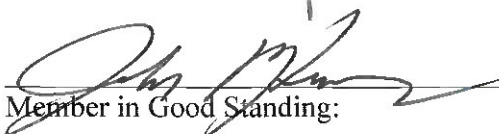
Required Signatures


Originator: Tammy Franklin


Member in Good Standing:


Member in Good Standing:


Member in Good Standing:


Member in Good Standing:

Proposed WHP By-Laws Amendment

Submitted by: Tammy Franklin

Submitted to the BOD: February 18, 2025; Submitted to WHP Homeowners: March 22, 2025

Proposed Amendment

ARTICLE VI, The Board of Directors, Section 1. (k) (to be added after Section 1. (j))

The Board of Directors shall:

- (k) follow Maryland state and local laws regarding HOA reserve requirements, including but not limited to:
- conducting a reserve study at least every five years, using a qualified professional with a current license from the Maryland State Board of Architects or the Maryland State Board for Professional Engineers; or using a professional that is currently designated as a reserve specialist by the Community Association Institute or as a professional reserve analyst by the Association of Professional Reserve Analysts;
 - based on the following five-year projection of the current/latest reserve study (since a new reserve study will be conducted at least every five years and updated information will be provided), providing for adequate capital funding in the annual owner assessment budget to complete the recommended repairs and replacements to properly maintain the community, its infrastructure and its amenities and/or meet minimum legal capital contribution requirements, whichever is greater;
 - based on the following five-year projection of the current/latest reserve study (for the same reasons provided above), engaging, or causing to be engaged, competent and qualified professionals to properly complete the recommended repairs and replacements to the community, its infrastructure and its amenities, in accordance with the schedule outlined in the current reserve study, or at such time that reasonably reflects the observed remaining useful life of reserve components; and
 - disclosing the annual capital funding requirements and the use of reserve funds in reports to owners to ensure compliance with Federal and State tax laws.

Reason amendment is being proposed: Although WHP has been proactive and is in good shape regarding funding our reserves accounts, recent changes to Maryland law put in place certain requirements that must be followed to ensure that our community, its infrastructure and its amenities are properly maintained. I am submitting this proposed amendment to make it a requirement of the Board of Directors to follow those Maryland law requirements.


Required Signatures


Originator: Tammy Franklin


Member in Good Standing:


Member in Good Standing:


Member in Good Standing:


Member in Good Standing: