

1120-710

ARTICLE IV.

MEETINGS OF MEMBERS:

Section 1. Meetings of the membership shall be held at the condominium property, or at other such place in the County in which the condominium property is located, as may be specified in the Notice of Meeting.

Section 2. The first annual meeting of the members shall be within thirty (30) days after the sale of 10 Townhome Units (as defined in the Regime), or at such earlier date as declared by the Developer. Thereafter, an annual meeting of the members shall be held on the third Monday of the month of January, or in the event that day is a legal holiday, on the first day thereafter which is not a legal holiday in each succeeding year. At such meeting there shall be elected by ballot of the members a Board of Directors in accordance with the provisions of ARTICLE V of these By-Laws. The members shall also transact such other business as may properly come before them.

Section 3. It shall be the duty of the President to call a Special Meeting of the members as directed by resolution of the Board of Directors or upon a Petition signed by the Co-owners of thirty percent (30%) of the ownership interest in the General Common Elements. The Notice of any Special meeting shall state the time, place and purpose thereof. No business shall be transacted at a Special Meeting except as stated in the said Notice unless with the consent of four-fifths (4/5) of the members present, either in person or by proxy.

Section 4. It shall be the duty of the Secretary, or upon his failure or neglect then of any officer or member, to mail by United States Mail, postage prepaid, a Notice of each Annual or Special Meeting stating the purpose, the time and place thereof to each member of record, or the Notice may be delivered to each unit. Any member may waive notice of the meeting by doing so in writing before, at or after the meeting.

Section 5. The presence, either in person or by proxy, of the owners of at least fifty-one percent (51%) of the ownership interest in the General Common Elements shall be requisite for and shall

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