

Snowden Overlook Community Association, Inc.
Resolution

**Authorizing Electronic Transmission of Information, Notices of Meetings
and Electronic Submission of Votes or Proxies**

WHEREAS, Article V, Section 5.18, C of the Bylaws of Snowden Overlook Community Association, Inc. (the “Bylaws”) assigns to the Board of Directors all powers and duties necessary for the administration of the affairs of the Snowden Overlook Community Association, Inc. (the “Association”) and provides that the Board of Directors may do all such acts and things, except those matters that the Board is prohibited from doing by law or the Association’s governing documents; and

WHEREAS, the Association, in accordance with Section 11B-113.1(a)(1) of the Maryland Homeowners Association Act (the “Act”), may provide notice of a meeting or deliver information to a Lot Owner by electronic transmission if the Board of Directors gives the Association the authority to provide notice of a meeting or deliver information by electronic transmission; and

WHEREAS, the Board of Directors, in accordance with Section 11B-113.2 of the Act, may authorize Lot Owners to submit a vote or proxy by electronic transmission if the electronic transmission contains information that verifies that the vote or proxy is authorized by the Lot Owner or Lot Owner’s proxy.

NOW, THEREFORE, BE IT RESOLVED that the Association’s Board of Directors hereby adopts the following policies:


Notice and Delivery By Electronic Transmission

1. The Association is authorized to provide notice of meetings and deliver information to a Lot Owner by electronic transmission. This authorization is contingent upon:
 - A. The Lot Owner giving the Association prior written authorization to provide notice of a meeting or deliver information by electronic transmission; and
 - B. An officer or agent of the Association certifying in writing that the Association has provided notice of a meeting or delivered material or information as authorized by the Lot Owner.
2. Notice or delivery by electronic transmission shall be considered ineffective to a Lot Owner if:
 - A. The Association is unable to deliver two consecutive notices to that Lot Owner; and
 - B. The inability to deliver the electronic transmission becomes known to the person responsible for sending the electronic transmission.

Voting By Electronic Transmission

- 3. Lot Owners may submit a vote or proxy by electronic transmission. This authorization is contingent upon:
 - A. The electronic transmission containing information that verifies that the vote or proxy is authorized by the Lot Owner or Lot Owner's proxy.
 - B. In any matter where the governing documents of the Association require voting by secret ballot, and the anonymity of voting by electronic transmission cannot be guaranteed, voting by electronic transmission shall be permitted if Lot Owners have the option of casting anonymous printed ballots.

The foregoing Resolution is hereby adopted on this 27 day of February, 2017, by the Board of Directors of Snowden Overlook Community Association, Inc.




Board Member



Board Member



Board Member



Board Member

Board Member

Board Member