

money on all his shares at the same proportion, provided there are sufficient funds in the Treasury. No Shareholder while in arrears for dues, shall be entitled to claim money on his Shares, and no mortgage shall be taken on property of the above description for moneys advanced if the same lie more than six miles from the City of Baltimore. 3rd If a Shareholder has drawn money on his share or shares and is two months in arrears for dues, the Directors shall take the necessary steps to foreclose the mortgage for the purpose of enforcing the payment of said arrears, and also, in their discretion the Capital advanced, and such dues as may be coming to the Association with its disposition.

4th If a Shareholder desires to draw money for one or more of his Shares, and cannot give mortgage or property as aforesaid, he shall only then receive the money when he has already paid in over the amount he desires to draw, and his remaining Shares shall in such case be held as a mortgage or pledge therefore. 5th In case the hundred dollars or more shall remain in the Treasury for two weeks without being applied for as above, or when less than the hundred and twenty dollars will not be taken in satisfaction for a Share the Association shall deposit said money in some secure Bank in Baltimore City, until application is made for the same under the above conditions.

Article 12th Every member who neglects to pay his weekly dues shall pay a fine of five and a quarter cents for every share held by him for the first week, and double that sum for every week thereafter, those members however who have had money advanced on their share or shares shall pay double the above fines. If fines equal the amount paid in by him the member shall forfeit one share or shares and lose all right and privilege appertaining thereto.

Article 13th Every Shareholder may transfer or assign one or all his Shares to members of the Association provided he has not received money from the Association on account of such Shares, and the Assignee does not exceed the number provided in Article 4th. He may likewise transfer the same to Non Members, if they be elected as members, in every case however One Dollar shall be paid into the Treasury for entering the transfer.

Article 14th Any Member desirous of withdrawing from the Association must notify the Directors in writing when shall request to him all contributions paid in by him to the Association within one month, deducting however proportionately any losses the Association may have sustained, as well as his entrance and transfer fee. If however the money is not sent at the time, then such Member who fails to have his contributions refunded must make his arrangements with the bidder or purchaser.

Article 15th After the death of a member who has not yet received any money on his share or Shares from the Association, his lawful heirs or representatives shall be entitled to receive the contributions he has paid in after deduction of fines and arrears and losses that may have occurred. However the deceased member has previously received money on his share or Shares then his legal representatives shall be responsible to perform the same duties as required of him by Article 12th.

Article 16th The Association shall appoint three members every three months, who with the President shall be a committee to examine the books of the Secretary and Treasurer and report the result of their investigation to the next regular meeting. For neglect of duty, by a member of this committee he shall pay a fine of twenty five cents.

Article 17th Every Shareholder who has drawn one or more Shares, shall if the Directors require it produce receipts once in every year for ground rent taxes and Insurance policies relative to the mortgaged property.

Article 18th - 1. Every Officer in possession of Books and Papers required at meetings of the Association, abstracting the same or their parts shall pay a fine of twenty five cents. The Secretary and Treasurer

however shall for non attendance each pay a fine of one dollar, Sicknes or absence from the City shall also be received as sufficient excuse and free him from a fine, 2. In order to remove the Directors in their or duos duties, it shall be deemed sufficient for three to form a quorum, which three the President may name in regular order. 3. Every Shareholder who does not attend at the annual Election of Officers shall be held on the first Saturday in the month of March in every year shall be fined twenty five cents unless prosecuted by Sicknes or absence from the City, of which he must notify the Association in writing.

Article 19th When each Shareholder has been duly satisfied for each Share held by him in accordance with the 11th Article, then this Association shall dissolve.

Article 20th - No new law shall be proposed and no article of this Constitution be altered unless by the motion be made at a regular meeting and passed by a majority of two thirds of the Members present, of which however members are to be duly notified through the newspapers. Article 11th however is excepted and shall remain unaltered. In Testimony of the foregoing we the Undersigned members of the said Maryland Building Association Number One Toronto, Subscribed our names & fixed our seals this Sixteenth day of April Anno Domini One Thousand Eight Hundred and fifty four.

Jr. M. W. H. King, John Schenck, Stephen Prince, John Smith, Gust. Graff, John, Mikoluid, Mulplian, Nicolau, Graft, Emma Schien.

I the Undersigned, Secretary of the before mentioned Maryland Building Association Number One City, that the foregoing Constitution or Articles of Association are a true and correct copy and were duly adopted and approved by said Association.

Joh. Busch, Secretary of the Maryland Building Association Number One
Received to be recorded the 6th day of April 1854 at the post of Clerk of the Court. Same day recorded and examined.
Per Edw. Darling, Clerk

Constitution or Articles of Association of the Petrus Building Association } We the Undersigned, in accordance with the law of the State of Maryland, deposit the following Constitution or Articles of Association for record with the Clerk of the Superior Court of Baltimore City, in order to be duly incorporated. The object of this Association is to procure a capital for its members for an easy and safe method from their savings where they may be enabled to build a purchase a Homestead.

Article 1 This Association shall be known by the name of the Petrus Building Association, and shall assemble every Monday Evening at such place as the members present may from time to time determine.

Article 2 The members of this Association shall consist of such as sign these Articles and hold one or more Shares, such as Executors, members hereafter must be elected by a majority and pay the prescribed premiums.

Article 3 The number of Shares is fixed at four hundred and no member shall be permitted to hold more than Eight Shares nor have more than one vote.

Article 4 - The Officers shall consist of a President, Vice President, Secretary, Treasurer and six Directors who with the exception of the Directors shall be annually elected on the first Monday in March by a majority of votes. The Directors shall be appointed quarterly in alphabetical order and each shall pay a fine of fifty cents, in case of refusal to serve.

Article 5 It shall be the duty of the President to preside at all meetings, remove other sign all orders issuing from the Directors or the Treasurer, and faithfully execute all duties appertaining to his

In his absence the Vice President shall act. The President shall receive one dollar for his services in attending to the execution of each mortgage, which shall be subtracted from the amount which any member owing the Mortgage shall receive.

Article 6. It shall be the duty of the Secretary to keep a faithful record of the proceedings of the Association and of the Directors in respect to the books kept all books issuing from the Secretary or the Treasurer kept on account current with all members except shareholders of the Annual Meeting through the Treasurer. He shall also keep a list of all the names of the members of the Association, and shall be ready to furnish to any member a list of the names of the members and report fully thereon at the annual meeting: for the faithful discharge of the duties he shall receive one dollar and fifty cents for every meeting.

Article 7. It shall be the duty of the Treasurer to receive all moneys paid to the Association, to pay out all moneys from the Treasurer which are ordered by the President and Secretary and to keep the books of the Association. He shall give receipts and make appropriate entries in the books for the moneys received. He shall take charge of all moneys, papers and policies of Insurance relating to property on which a mortgage has been made, and shall deliver all moneys, books and documents to the successor of the Treasurer at the time of his election. He shall be held responsible for the moneys of the Association that are missing, unless he can show that he has used due care and diligence in the management of the same.

Article 8. The President, Secretary and Treasurer shall form a Council to be called "The Directors" who shall meet at least once in the month of every Monday evening and examine the books and accounts of the Association and keep on the same to the Treasurer. He shall be held responsible for the moneys of the Association which are missing, unless he can show that he has used due care and diligence in the management of the same.

Article 9. Any member who neglects to pay his weekly dues shall be fined five cents for every week he is in arrears. If he continues to neglect to pay his dues he shall be expelled from the Association. If he is expelled he shall be liable for the dues he has not paid.

Article 10. Any member who neglects to pay his weekly dues shall be fined five cents for every week he is in arrears. If he continues to neglect to pay his dues he shall be expelled from the Association. If he is expelled he shall be liable for the dues he has not paid.

Article 11. If any member who neglects to pay his weekly dues shall be fined five cents for every week he is in arrears. If he continues to neglect to pay his dues he shall be expelled from the Association. If he is expelled he shall be liable for the dues he has not paid.

Article 12. Any member who neglects to pay his weekly dues shall be fined five cents for every week he is in arrears. If he continues to neglect to pay his dues he shall be expelled from the Association. If he is expelled he shall be liable for the dues he has not paid.

and to the Association. Every Shareholder who is entitled to receive money on his share and who holds several shares, may if he give notice at the time of bidding be entitled to receive money on all his shares at the same premium. No Shareholder in arrears for dues shall be entitled to money on his share and no mortgage be taken on property lying without the City of Baltimore, unless the Directors unanimously consent thereto. If a Shareholder having drawn his money on his share or shares six months in arrears for dues and fines the Directors shall proceed to foreclose the mortgage in order to enforce the repayment of the money advanced, as well as dues, fines and expenses according to Law.

Article 12. Every Member who neglects to pay his weekly dues shall pay a fine on every share he holds as follows: For the first week 12 1/2 cents. For the second week 25. For the third week 37 1/2. For the fourth week 50. For the fifth week 62 1/2. For the sixth and every following week 75. Members who have received money for their share or shares from the Association shall pay double the above fines. If fines equal the amount paid in by a Member he shall forfeit his share or shares and lose all rights appertaining thereto.

Article 13. Every Member of this Association may transfer one or all his shares to other members. In such case the purchaser and seller shall immediately notify the Secretary thereof and pay one dollar for making the transfer. A Member may likewise assign his share or shares to other members, if such be elected as members and have paid one dollar for making the transfer and three dollars for membership to the Association. No private sale of shares will be deemed legal and the receipt for the same shall not be taken as proof the party holds the shares therein named, unless he has signed the Constitution and his name is enrolled on the list of members.

Article 14. Any Member desirous to withdraw from the Association shall notify the Secretary thereof in writing who shall refund to him all his contributions within one month, necessary expenses being first deducted, and if the money is in the Treasury shall refund said contributions immediately.

Article 15. At the death of a Member his lawful heirs or representatives shall have the right to assume his rights and obligations.

Article 16. Every Officer absenting himself from a meeting shall be fined twenty five cents unless he were sick or absent from the City, and every Officer charged with books and papers required at the meeting shall be fined one dollar for absenting himself except as above presented.

Article 17. Shareholders who neglect to attend the Annual Meeting of the Association on the first Monday in the month of March shall be each fined fifty cents, unless prevented by sickness or absence from the City. Every Member to whom money for his share is awarded, and who cannot give the required security, shall be subject to a fine of not less than one dollar and not more than five dollars, and shall pay double contribution or dues on each share held by him until the money has been awarded to another.

Article 18. All policies of Insurance must be transferred to the Association, and be renewed the day previous to their expiration.

Article 19. All expenses are not to be paid out of the Treasury, every Member shall pay a yearly tax of twenty five cents for share, in order to cover expenses.

Article 20. When every share holder has received the sum of not more than one hundred and seventy five dollars and not less than the hundred and fifty dollars per share, this Association shall dissolve. This Article shall remain unaltered.

Article 21. No proposal for a new Law other than the existing one can be made so long

one member pays his contributions or dues
Rules of Order

1. At the meeting of Members as well as at the meeting of the Directors no proposition shall be
debated unless the same is seconded by a member and distinctly stated by the Presiding Officer of
the meeting. 2. No member of the Association shall be allowed to speak longer than ten minutes
and more than twice on the same subject at one and the same meeting without special permission.
3. All members making a motion or proposition he shall rise and address the President and if some-
times the President shall decide who is entitled to the floor & every offender against these rules
shall be subject to a fine of twelve cents. An testimony of the foregoing in the presence
of members of the Association. The Titus Building Association have herunto subscribed our
names and fixed their seals the eighth day of April Anno Domini 1854.

John A. Klein Secretary Andrew South Clerk
Frank Moller Secretary of the Titus Building Association
Wm. Schaefer John Schwarz

The undersigned Secretary of the Titus Building Association hereby certify that the
foregoing Constitution or Rules of Association were read and consented to and approved by
the Association. Francis Moller Secretary of the Titus Building Association.
Witness my hand the 15th day of April 1854 at the part 11th Ward 2d No. 2000 Sunday second and
examined.

Titus Building Association

Titus Building Company 2. It is provided that when these presents shall come to the
hands of the Baltimore Hebrew Congregation 3. That in pursuance of an Act of the Council of the City
of Baltimore passed at a special session on the twelfth day of August and fifty two Chapter 211
entitled an Act to incorporate a building company the subscribers Bernhard Hommelreich, Ernst
Frederick, Julius Quackbaum, Isaac Gumbelbaum, Nathan Gumbelbaum, Joseph Hartz,
Joseph Levi and Philip Hellstrom all citizens of the State of Maryland and residents in the City of Bal-
timore being desirous of establishing themselves and their Associates as a building company under the
Act of the Council of the City of Baltimore of the Baltimore Hebrew Congregation and have agreed
upon and so hereby declare and establish the following Articles for themselves and their Associates as the
Articles of the said Company.

Article 1. The said Bernhard Hommelreich, Ernst Frederick, Samuel Engel, Julius Quackbaum,
Isaac Gumbelbaum, Nathan Gumbelbaum, Joseph Hartz, Joseph Levi and Philip Hellstrom shall be
the first and shall be known in Law as and by the name of the Titus Building Company of the Baltimore
Hebrew Congregation and by that name shall have perpetual succession and shall be able to sue
to be sued to hold in any Court of Law Equity and not Law and shall be a corporation and shall
have power to receive gifts and bequests for the purpose of erecting and maintaining the grounds for
burial and also to purchase and hold such personal property as may be necessary to carry out
the several business of said Building Company and in compliance with the
provisions of the aforesaid General Act.

Article 2. The Officers of said Company shall consist of three Directors upon whom shall be
deputed a President and Secretary, and shall on Election shall be held in accordance
with by Law thought to be made regarding and during the term of each Directors the Proprietors

shall before named shall constitute the Board of Managers, 8 of which said Company said Bernhard
Hommelreich shall be President and said Joseph Engel Secretary.

Section 3. The Capital Stock of said Building Company shall consist of and be represented by five hun-
dred shares of the value of ten dollars each and shall be held by the Proprietors of the said herein after
incorporated.

Section 4. The said Building Company of the Baltimore Hebrew Congregation shall
have and hold to the use intended by some very Companies formed under the General Act of the Council
of the City of Baltimore All that lot of ground lying in Baltimore County and bounding upon the Northern Side
of the lot the road called Orange and which is particularly described in a deed made by Thomas
Harkin Pratt and David Stewart Trustees to the Editors of the Baltimore Hebrew Congregation bearing
date the Eighteenth day of October Eighteen hundred and thirty one, and recorded among the Land Records
of Baltimore County in Lib. U.S. No 216 folio 597 &c

Section 5th: The said Company shall annually elect by a majority of the votes of the proprietors of
the Stock at such time and place as by its By Laws may be prescribed a Board of nine Managers and
from which Board the Chairman shall ex officio be known as the President of the said Company. In
all business of the Board of Managers to be made as aforesaid each proprietor shall be entitled to
one vote for each share of Stock held by such proprietor. In Witness Whereof the said Bernhard
Hommelreich, Ernst Frederick, Samuel Engel, Julius Quackbaum, Isaac Gumbelbaum, Nathan
Gumbelbaum, Joseph Hartz, Joseph Levi, and Philip Hellstrom, have herunto subscribed their names
and affixed their seals on this twenty first day of April in the year One thousand Eight hundred and
fifty four.

Signed and in presence of
Wm. Fuchs
Bernhart Hommelreich
Ernst Frederick
Samuel Engel
Julius Quackbaum
Isaac Gumbelbaum
Nathan Gumbelbaum
Joseph Hartz
Joseph Levi
Philip Hellstrom

State of Maryland City of Baltimore Subscribed and sworn to by me the undersigned
and it is hereby certified that on this twenty first day of April in the year Eighteen hundred and
fifty four you are the subscribers the judge of the Superior Court of Baltimore City, personally appeared
Bernhard Hommelreich, Ernst Frederick, Samuel Engel, Julius Quackbaum, Isaac Gumbelbaum,
Nathan Gumbelbaum, Joseph Hartz, Joseph Levi, and Philip Hellstrom, stating known to me from
all testimony and on oath taken by me to be the persons who are named and described as and profit-
ing to be the parties to the foregoing Instrument of writing and severally acknowledged the same to
be their act and deed, and I do hereby order and direct the said Instrument of writing to be recorded
in the Office for recording deeds in the City aforesaid. In Testimony Whereof I have hereunto sub-
scribed my name on the day and year aforesaid.

Witness my hand and seal the 21st day of April 1854 at the part 11th Ward 2d No. 2000 Sunday second and
examined.
Peter Edgar, Deputing Clerk

Proceedings to Incorporate the Titus Building Company
At a regular meeting held this thirteenth day of April in the year 1854
at ten hundred and fifty four of the Saratoga Street African Baptist
Church in their usual place of meeting then represented Arch Davis
Minister, James L. Jefferson and George West Deacons, Samuel W. Madden
Clerk and Nathan Jackson, Charles Lewis, Richard Howard and William W. Wilson and
Young G. White the same being male persons above twenty one years of age belonging to said Church

The meeting having been organized and closed by reading a portion of the Scriptures and by prayer it was resolved that the proper steps be taken in view of the incorporation of the Church as a Body corporate and Corporate under the laws of Maryland. And whereas the Church had been advised that to this end a certain shape was required to be given to the Proceedings, or that the same might be recorded and take effect under the laws aforesaid, it was resolved that all proceedings heretofore had in so far as they might by any possibility interfere with the creation and organization of the said Church as a Corporation under the said laws, be and the same are hereby annulled and revoked, Forsooth that the following plan and agreement be and the same is hereby adopted for the government of the said Church as a Corporation under the laws of Maryland.

1. The name, style and title of the Corporation shall be "The Saratoga Street African Baptist Church."
2. The object shall be religious worship and to promote other religious and benevolent objects, in connection with the Baptist Church, confining its labors, however, exclusively to colored persons.
3. The number of trustees to be elected to constitute the body politic, as provided in the said laws of Maryland shall be nine, six of whom shall be white and three colored persons.
4. After the first election of trustees the succession thereof shall be perpetuated as follows, whenever from any cause a vacancy shall take place in the number of white trustees, it shall be filled by the majority of the remaining white trustees; and when there is a tie vote to fill a vacancy among the white trustees a majority of the colored trustees for the time being shall have the casting vote and whenever there shall be a vacancy in the number of the colored trustees it shall be filled by the vote of the majority of the members of the said Church, with a colored person, so that the proportion of six white and three colored trustees shall at all times be maintained.
5. The persons entitled to vote in the elections aforesaid hereby to be held shall be members of the said Saratoga Street African Baptist Church, who are in Church fellowship, at the time of the particular election or election.
6. The persons entitled to election as trustees shall be for the white portion of said trustees, persons in Church fellowship at the time in a regular Baptist Church, in connection with the Maryland Baptist Union Association, and for the colored portion of said trustees, members of the said Saratoga Street African Baptist Church, in Church fellowship with the same.
7. The said Board of trustees when Organized shall have all the powers that are given to Boards of trustees by the Acts of Assembly of Maryland or any of them in relation to Religious congregations churches in the said State.
8. The minister for the time being of the said Saratoga Street African Baptist Church shall always in virtue of his ministry be a member of the body Corporate hereby intended to be organized. The meeting then proceeded to elect trustees under the foregoing plan and agreement when it was found that the following persons were duly elected by the unanimous votes of the members of the said Saratoga Street African Baptist Church. White Trustees: Geo. L. Adams, J. W. Williams, John W. Bell, John A. Chapman, William Adams and James S. Lewis. Colored Trustees: Noah Davis, James Jefferson and Samuel W. Madden. In testimony whereof the said Trustees have hereunto set their hands and seals this _____ day of _____ in the year eighteen hundred and fifty four.

Signed and Sealed: Geo. L. Adams J. W. Williams John W. Bell John A. Chapman William Adams James S. Lewis
 in presence of: Noah Davis James Jefferson Samuel W. Madden

State of Maryland City of Baltimore, to Wit: Be it remembered that on this 24th day of April in the year Eighteen hundred and fifty four before us the Subscribers two Justices of the Peace of the State of Maryland in and for the City of Baltimore aforesaid personally appeared George L. Adams, John W. Williams, John W. Bell, John A. Chapman, William Adams, Noah Davis, James Jefferson, Samuel W. Madden who we are satisfied of our own knowledge are persons named and described as and professing to be trustees named in the foregoing plan and agreement and acknowledged the same as and for trust and deed of the Saratoga Street African Baptist Church, we have been also pleased by the said parties that the proceedings which resulted in the adoption of the said instrument were legally and duly conducted. In testimony whereof we hereunto subscribe our names on the day and year aforesaid. Wm. H. Rice, John J. Peters Received to be recorded the 27th day of April 1854 at 10 o'clock A.M. Same day recorded and examined Geo. Edick, Deput. Clerk

Know all men by these presents, that the above Black and Colored Society of the Church of the African Mission of the African Mission } William L. Fisher, George Lysett, Thomas M. Kopper
 of the African Mission } James Trumble, Haratto P. Mason, and Edwin Simpson
 all free white persons of the City of Baltimore, in the State of Maryland, having formed an Association by the name and title herein after mentioned and for the purposes herein after set forth, are desirous of being incorporated, according to the provisions of an Act of the General Assembly of Maryland, passed in the year 1862 Chapter 258th; wherefore these presents are executed, and to that end, have adopted the following Constitution and — Preamble — We whose names are hereunto subscribed being deeply impressed with the privilege and importance of doing something for the spiritual welfare of our fellow creatures do agree to form ourselves into a Society to be governed by the following Constitution

Article 1st: This Association shall be known as the Black Society of the Church of the African Mission

Article 2nd: The Officers shall consist of a President, Vice President, Secretary and Treasurer, who shall be elected at the first meeting in January

Article 3rd: The duty of the President shall be to preside at all meetings of the Society keep the Society in order and enforce the laws.

Article 4th: The duty of the Vice President, shall be to preside in the absence of the President

Article 5th: The duty of the Secretary shall be to notify the meetings, keep the minutes of the Society, conduct the correspondence of the Society and prepare under the direction of the Society their annual report

Article 6th: The duty of the Treasurer, shall be to collect the dues and contributions, take charge of the funds, and report the state of the treasury at each quarterly meeting of the Society

Article 7th: The Society shall meet every Sunday at the close of the School, P.M.

Article 8th: Each Committee for the distribution of tracts, shall consist of two and no number shall go alone, except for reasons, which may appear good to the Pastor; This Committee shall be appointed by the President at the beginning of each month, and report at each weekly meeting and if any of this Committee should be absent it shall be the duty of the President to fill all vacancies.

Article 9th: The tracts distributed by this Society, must be prepared by the order of the Church

Article 10th: The annual dues of each member shall be three dollars payable quarterly in advance

Article 11th: Candidates for active memberships in this Society must receive the unanimous vote of the Society

Article 12th: This Constitution can only be altered by the vote of two thirds of the members and consist of the Pastors and Testimony whereof we hereunto subscribe our names and affixed our seals on this eighteenth day of April in the year of our Lord, one thousand eight hundred and fifty four

Signed and sealed in the presence of
 The Clerk *Wm. H. Hooper*
 Mr. J. Lusk *Wm. H. Hooper*
 Mr. D. Cofford *Lee Lyell*
 Lee Lyell *Wm. H. Hooper*
 Mr. Hinkle *Wm. H. Hooper*
 Hon. J. C. Hain *Wm. H. Hooper*

State of Maryland City of Baltimore Feb 21st 1837
 I do hereby certify that on this eighteenth day of April in the year of our Lord one thousand eight hundred and fifty four before me the undersigned the Judge of the Superior Court of Baltimore City in and for the City of Baltimore aforesaid personally appeared John Back, William S. Lusk, George G. Galt, Thomas W. Hooper, Isaac Smith, Horatio L. Hain, and E. Owen Simpson being known to me as the persons who have signed sealed and executed the accompanying instrument of writing and severally acknowledged the same to be their respective act and deed. In testimony whereof I have hereunto subscribed my name on the day and year aforesaid. Wm. Hinkle Judge of the Superior Court of Baltimore City. It is hereby directed that this foregoing instrument of writing be recorded according to the Act of Assembly in such case made and provided. Wm. Hinkle Judge of the Superior Court of Baltimore City. Received to be recorded the 25th day of April 1837 at 12 past one o'clock P.M. same day recorded and examined. J. C. Hain Clerk

Constitution of the Eagle Building Association
 Rule of Business
 1. The Secretary shall call all regular sales and fairs. 2. The President and other officers shall take their seats. 3. The President shall call the members to order and quiet shall reign. 4. The roll of the officers shall be read. 5. The business of last meeting shall be read. 6. All business laid over, or committees of men named. 7. Resolutions about the interest of the Association. 8. The Board of Directors shall proceed to any business brought before them.

Article 1. Object of the Association. The object of the Association consists in this to procure a Capital for the members by their savings in an easy and safe way but they may be at the same time to build a residence a House.
Article 2. Time and place of Meeting. The members of the Association meet every Friday evening at eight o'clock in a place appointed by the Association and at any time a notice be given to quit the place meeting then the Association shall take care to appoint some place suitable for the object of the Association.

Article 3. Requisites for Membership. All those who have signed these laws by the first of June of every year and possess one or more Shares in the Association are to be considered as regular members of the Association but all such as wish later to enter the Association can only be considered as members when they have paid an entrance fee of One dollar per share.

Article 4. Number of Shares. The number of Shares of the Association shall consist of not more than four hundred Shares. Should it occur that these four hundred Shares in the course of a few months are taken up then the Association shall have the right to adopt Fifty Shares or more for each member desiring to have money out of the Association, each member shall be at liberty to possess as many Shares as he desires but no one shall buy more than Twelve Shares at any one time. Members who enter the Association must pay twenty five cents entrance fee for each Share and that from the first day of April to the first day of June of current year, and all those who enter into the Association after the first day of June must pay the entrance fee and all taken from the commencement of the Association, each member hereby present in the Association.

Article 5. Officers and Administration. The officers of the Association shall consist of the President Vice President Secretary Treasurer and nine Directors who shall be elected yearly at a regular meeting on the second of Friday in the month of April by a majority of the votes.

Article 6. Duty of the President and Vice President. It shall be the duty of the President to preside at all meetings and to take care that order be observed, to sign all orders on the Treasurer which proceed from the Directors and to have the mortgages recorded in Court, further he shall cause all Policies of Insurance upon the property in question and their transfer to be made in the name of the Association and hand in the same to the Secretary for which he shall receive Fifty cents, and to fulfil faithfully all the duties which belong to the office of President. In the absence of the President the Vice President shall take his place.

Article 7. Duties of the Secretary. His duty is to take exact notice of the Proceedings of the Association, and of the Board of Directors and to record the same in a Book or Books that shall be kept for this purpose. He shall keep an exact account with all shareholders and to receive regularly their Contributions, sign all orders on the Treasurer which proceed from the Directors. He shall notify the Shareholders of the Weekly Meeting by advertisements in the Papers of the City. He shall keep all Books Policies of Insurance and papers which belong to the Association (with the exception of the mortgages) and the evidences of Loans and in case of the expiration of his term of Office to deliver them over to his successor in Office in Eight Days, all examinations and enquiries on account of Claims are to be done through him. He shall always be prepared to give the Shareholders information of the Condition of the finances of the Association and to prepare a complete report of the finances for the Annual Meeting for the faithful performance of his duties One dollar and fifty cents shall be allowed him for each meeting.

Article 8. Duties of the Treasurer. His duties are to receive all monies which are paid in the Association to pay monies which proceed from the Directors and which are signed by the President and Secretary. He shall give to the Association satisfactory security to the amount of Five hundred Dollars for the faithful performance of his duties. All Charges for the Interest of the Association shall be reimbursed to him as well as to the President. He shall receive all mortgages and other securities upon the Lots which are pledged in favour of the Association at the expiration of his term of Office he must deliver to his successor in Office within Eight Days all the monies Books and Papers which he has in his hands belonging to the Association.

Article 9. Duties of the Directors. The Directors together with the President Vice President and Secretary shall form an Administrative Council which shall be called the Board of Directors its Duty is to meet every Friday evening at Eight o'clock at its place of meeting to collect from Shareholders their weekly Contributions and fees and to hand over the same to the Treasurer upon his receipt for the same. He shall make the Capital Loans and take care that they be satisfactorily invested and generally to watch over the financial Condition of the Association. The Shareholders have the undisturbed right to attend these meetings and to inspect their proceedings. The Directors shall be entitled as they receive no compensation for their trouble at the end of their term of service to decline the service without fee for two successive years if it be to be renewed to them. The Board of Directors shall have the right to fix amount places. It is sufficient if three Directors be present at each weekly meeting except when money is sold which will be made known each time in the meeting then all the Directors must inspect the House or Lot which is to be pledged and at the next meeting to report under a penalty of twenty five cents.

Article 10. Admission Fee and Taxes. The members of the Association shall for each Share pay the admission fee as provided by Article 4 and contribute each Week for each Share a Tax of Twenty five Cents, such as enter into the Association after the first of June of current year in accordance with Article 3 shall pay not only One dollar per share Admission fee but shall also pay up all the weekly levies accruing from the commencement of the Association and also all such payments as the Board of Directors shall order all contributions intended for the Association shall be paid in Cash all money.

Article 11. General Rules. Each and every Shareholder shall be entitled for each Share to One Hundred and

Twenty five Cents on all such shares of which the owner has drawn that amount are therefor deposited to the Association. Wherefore such sum shall be considered the satisfaction sum whenever there is a sufficient sum of money in the Treasury by which a member can be satisfied. Then there shall be in a public meeting the auction for the same and he who is willing to purchase the same at the following regulated rates, that is the first year Eighty Dollars per share, in the second Eighty five dollars per share in the third Ninety three dollars per share in the fourth One hundred and five in the fifth One hundred and ten and in the sixth One hundred and fifteen Dollars, he shall receive it. If several purchases or buyers be present who wish to have money the same shall be sold by lot which of them shall have the money first, the other shall be preferred in order and need not answer again. If the money be not taken up by the purchaser, the same shall be laid out on good security. All those who receive money from the Association must pay for each share Twenty five Cents per week until all the shareholders are satisfied, except the first as is bound them by the Association be paid back with legal interest and the expenses attending the same, but the Association shall have the privilege to appoint the time when such repayment shall take place.

Art. 24. Each shareholder before he is required to have his share paid off shall give by mortgage to the Association satisfactory security on houses or other real property upon which there are no encumbrances, and only after that the directors are convinced that the sum of money to be loaned to the Share holder is sufficiently secured, and the instrument is completed, can the money be delivered to him. The share holder must pay all expenses arising here from. In case the member neglect for two months reckoning from the day of purchase to furnish satisfactory security for such loan the money shall not be delivered to the borrower, but remain in the Association. Each shareholder who is entitled to have his share paid off and who possesses several shares shall be entitled if he makes it known in writing to the Association (in case there be sufficient money in the Treasury) to further satisfactions of the same proportion to the full amount of satisfaction to which he is accountable for. No share holder shall be entitled to demand satisfaction who is in arrears, and no payment shall be received nor kept for such sums if the same be more than ten Dollars from Callings.

Art. 25. If a shareholder has received satisfaction from the Association and is in arrears for satisfaction in arrears, the Directors shall present him and call at the next meeting in arrears, and at that meeting the Directors and all contributions to be paid to the Association until the time of the dissolution by proceeding to law in accordance with the Act of Assembly against the Mortgage property.

Art. 26. Should a member who holds shares wish to draw money for one or two shares and be unable to give any property as security, the money shall only be delivered to him if he has already paid more than that sum so that the remaining shares stand as security.

Art. 27. On the One hundred Dollars or more remain in the Treasury for two weeks without being drawn on of the Association can be not taken up, on either account of the Treasurer and Trustees, but the Association shall deposit such money in some safe bank in the City of Baltimore until the same shall be drawn upon by who are willing to receive the same.

Art. 28. Should a member apply for money and the third part of the amount be in the Treasury and he should be able to take the money in any City, but five for each share he has applied for.

Art. 29. Five for Night. Each man who is employed to pay the weekly contribution shall for each share which he takes away for the first week be liable and for every succeeding week till the amount there who have already received satisfaction for their shares cannot pay a penny and the above amount shall be paid five to equal to the amount of the investment with interest and all the legal rights and privileges thereon shall be preserved.

Art. 30. Receipts of Shares - Each Share holder can transfer one or all of his shares to other persons

of the Association provided he has not received any money from the Association upon the shares to be transferred. And the transferee do not exceed the number provided by Article 11, a member can also transfer his shares to persons not members of the Association as if they were members; in such case the Dollar transfer fee for each share shall be paid which shall go into the Treasury.

Article 31. Withdrawal from the Association. Each member who wishes to leave the Association shall inform the Board of Directors thereof in writing who shall pay back to him within two months all the contributions which he has paid in deducting contingent losses as well as the return of fee should the money be found the member who desires to have his money back must make his arrangement with the purchaser.

Article 32. Direction in case of Death after the death of a member who has received no money or satisfaction from the Association his legal heirs or those entitled thereto under the will of the deceased shall receive his full investment after deducting therefrom all fines and back dues as well as all losses that have been incurred. If the deceased member have already received satisfaction his heirs are bound by the same obligation as the deceased, as far as graph 12 expressly provides.

Article 33. Examination of the Books of the Association. Every three months the Association shall elect two members who are not officers, who with the President shall form a Committee for the examination of the Books of the Association kept by the Secretary and Treasurer, and at the next meeting shall report the result thereof to the Association. Should a member of the Committee neglect this duty he shall be fined twenty five Cents.

Article 34. Production of Receipts. Each Share holder who has taken out one or more Shares must produce once a year if the Board of Directors require it the receipts for ground Rent taxes Insurance &c affecting the mortgaged property.

Article 35. Lack of Papers - Each Officer who has in his hands or books in his hands which are required in the meeting if he be absent from such meeting, or do not hand in a written excuse shall be fined twenty five Cents, but the Secretary and Treasurer shall each be fined one dollar in case they do not appear, only Director or absence can excuse the non appearance of an Officer and relieve him from the fine.

Art. 36. In the allocation of the laborious office of the Director it is sufficient if by each meeting or function three of them be present whom the President shall appoint in turn.

Art. 37. Shareholders who neglect to attend the general meetings on the second Friday in April shall be fined twenty five Cents, if they do not send in a written excuse, or unless they be excused by illness or absence from town.

Article 38. Dissolution of the Association. When each Shareholder shall have received for each share that he holds the satisfaction sum in accordance with Article 11 then the Association shall close and cease.

Article 39. Amendments of the Laws. No propositions shall be made for a new Law or for the amendment of an Article unless brought forward at a regular meeting and if after deliberation two thirds of the members present vote for it, it shall be accepted as a Law but the members must be informed thereof through the papers. But no alteration shall be made to Article 19.

Joseph Pattee George Carter }
 Michael Barber Robert Loring }
 William O'Nealley Elizabeth }
 Gustav Caldas John Dwyer }
 This is to certify that the above is a true Copy of the Articles of the Eagle Building Association of Baltimore City and that the names attached thereto are in the proper handwriting of the Members thereof. In testimony Whereof I have hereunto set my hand and Secretary of said Association this 17th day of April A.D. 1857. John K. Benschke, Secretary.

Printed & bound the 29th day of April 1857 at the Press of L. B. Cook, P.M. same day received manuscript of the Building Co.

Copy of the Constitution of the United Building Society. The object of this Association is by weekly contributions to secure a capital to the members, and to give those who wish to buy a house or begin a business an opportunity to procure money at the legal interest of six per cent by drawing the redemption money for their shares.

Article 1. This Association shall be called 'United Building Society' and shall meet on every Wednesday Evening at such place as the members shall determine. The members of this Association shall consist of free white men who shall sign the constitution and shall own one or more shares therein, but each member shall have but one vote. Women and minors may likewise own shares therein, but shall be represented in all meetings and other business by a Male Agent to be appointed by themselves.

Article 2. The number of Shares shall not be more than 1000, and every member shall only be entitled to one vote.

Article 3. The Officers of this Association shall consist of a President, Vice President, Treasurer, Secretary and 7 Directors, who shall be annually elected on the third Wednesday in April by a plurality of votes.

Article 4. It shall be the duty of the President to preside at all meetings and to give orders to sign all orders that are drawn by the Directors on the Treasurer, and in general faithfully to perform all the duties which belong to the Office of a President. In taking mortgages it is particularly his duty to see that they are properly drawn and recorded. It shall further be his duty to call an Extra Meeting of the Association when he shall be applied to by a majority of the Directors. He shall likewise, on the application of at least ten Members call an Extra Meeting for the amendment of the by-laws, by publishing the call three times in two German Newspapers in one week. In the absence of the President the Vice President shall take his place and perform the duties of the President.

Article 5. The duties of the Treasurer are: to receive all moneys that are paid to the Association and to give Receipts therefor and to pay all orders which are drawn on him by the Directors, and signed by the President and Secretary. He shall give security to the Association by a Bond with two satisfactory sureties, in the sum of \$500, for the faithful performance of his duties, and he shall never have more than \$800 from the Association in his hands. He shall always see that the mortgages be properly secured in the record Office when he pays the money on them, and at the expiration of his term of Office he shall deliver all the moneys, papers and books of the Association in his hands to his Successor in Office.

Article 6. The duties of the Secretary are: to sign correct minutes of the proceedings of the Association and of the Directors, and to record them in books to be provided for that purpose. He shall keep an exact account with all the Members, shall take in all the moneys paid to the Association and be responsible for their correctness, and immediately hand them over to the Treasurer taking his receipt. He shall report to the Directors on every Meeting night, how much money has been taken in, and shall sign all orders drawn by the Directors on the Treasurer. He shall, under a penalty of \$2, for every neglect, see that the policies of Assurance on the property mortgaged to the Association be renewed at the proper time. He shall publish in the Newspapers notice to the Members

of the United Building Society
Jan 7, 1857

of the Annual Meetings; and he shall preserve all the Books and papers belonging to his Office and deliver them to his Successor. He shall always be prepared to inform the Members of the condition of the finances of the Association, and he shall prepare a full account for the Association for the Annual Meeting. All inquiries and examinations in regard to Claims that shall be preferred shall be made by him in connection with the Directors. For the faithful performance of his duties he shall give to the Association a Bond with a satisfactory surety in the sum of \$200, and he shall receive from the Association \$150 per Week after 500 Shares shall have been taken but until 500 Shares shall have been taken he shall only receive \$1 per Week.

Article 7. The Directors, together with the other Officers, shall constitute an administrative Council which shall be called the Directors. Its duties are, to assemble on every Wednesday Evening at the place of Meeting of the Association, to examine into the security offered for the redemption money of Shares, and in this to observe the greatest care and to propose such by-laws as it considers necessary for the good of the Association. It shall fix a canvas that occur in the Offices, and in general it shall have the direction of the whole Association. From April to October the Meetings of the Association shall commence at 8 O'clock, and during the other Months at 7 O'clock.

Article 8. The Members shall pay an entrance fee of 25 Cents for each Share and shall pay an instalment of 25 Cents each Week for every Share. After the expiration of 3 Months all persons joining the Association shall pay an entrance fee of 5 Cents for every Share. All payments shall be made in Baltimore Money.

Article 9. Each and every Shareholder shall be entitled for each of his Shares to an Advance of \$100. Whenever there are \$100 in the Treasury, the Secretary shall make it known in the Meeting, and whoever applies shall receive the money, but if more than one apply on the same evening, he who gives the largest premium shall receive the money, but if no one will give a premium it shall be decided by lot, who shall receive the money first. After those who have applied shall have received their money, others may apply and so forth. But no one shall be allowed to draw advances on more than the Shares at one time. When a Members Application for an advance has been accepted, he shall have four Weeks to have his papers prepared, and from this period he shall pay interest for the money that is in the Treasury for him. The security for Advances made by the Association shall be by a mortgage of improved real or leasehold property, or of Shares of this Association, but no Member shall receive on a Mortgage of his Shares more money than he has paid in on all his Shares. A Mortgage to the Association shall be insured, and the policies of Assurance must be transferred to the Association and must be renewed. If the Member neglects to renew his policy, it shall at his expense be renewed by the Secretary, who, besides the premium of insurance shall receive 50 Cents from the Member for his trouble. The property mortgaged shall be responsible for all weekly instalments, interest and fees. Every Member shall pay interest for the money which he receives at the rate of 4 per Cent per Annum payable Monthly, until every Shareholder has received the advance as aforesaid for each of his Shares. If a Member who has received an advance for any Share shall neglect for a period of 2 Months to pay the regular Weekly instalments, a interest,

the President of the Association, shall cause legal steps to be taken against the mort-
gaged property to enforce the regular payment of the Weekly instalments and interest
or for the redemption of the money with the accrued instalments and interest with
the same. At the close of the Association, all the mortgages shall be released by the Assn-
ation. If more than \$200. should accumulate in the Treasury without being applied
for, the same shall be applied to the extinguishment of Shares by the repayment of the
instalments paid thereon with interest. And those who own the most Shares shall draw
lots to determine who shall receive back his instalments and interest thereon. Those who
have to pay interest to the Association must always pay the same at the first meeting
in every month.

Article 11. Every Member that neglects to pay his Weekly instalments shall be
fined 6 Cents every week for each share. When the amount of the Weekly fines
shall become equal to the amount of the Weekly instalments paid in on any share
the share shall be forfeited, and the owner shall lose all advantages thereof. But he
who has received an Advance on any share, and does not pay his instalments
regularly, shall instead of 6 Cents, pay a fine of 12 Cents per week on every such
share, so long as the instalments remain unpaid.

Article 12. Every Member can transfer his Share or Shares to any other person.
In this case the seller and buyer must notify the Secretary, and the buyer must
pay a transfer fee of 25 Cents on every share. The shares shall be then transferred in a book
kept for that purpose.

Article 13. Every Member who wishes to withdraw from the Association shall give the
Secretary written notice of his intention, and if he has not received any advance for
his share, and if the Association has been one year in existence, the Secretary, so soon
as there is money enough in the Treasury, shall repay to him all his instalments with 6
per cent interest per annum, after deducting his fines and a proportionate part of the
expenses and losses of the Association. Members who have received advances on their shares
can at any time pay back these advances at the rate of one hundred dollars for each
share, and their instalments may then be repaid to them as other members, with simi-
lar deductions. The Secretary shall always, at the Annual Accounting, estimate the
proportion of the expenses of the Association for each share, and this amount the mem-
ber must pay. The money paid for the expenses of the Association, fines, and losses
and entrance fees shall not be repaid.

Article 14. After the death of a member all his rights and obligations shall devolve
upon his legal representatives.

Article 15. Every Director who fails to attend a meeting three times in succession
shall be fined 25 Cents. Officers who have books or papers of the Association in their possession
must attend every meeting, and for absence shall be fined \$1. The Secretary, in case he
should be absent from the City or sick, must have the books sent to the meeting, and in case
of omission to do so he must pay a fine of \$1. Absence from the City or sickness shall be
excuse for absence in all other cases.

Article 16. Members who respect to be present at the annual meeting, on the third
Wednesday Evening in the month of April, shall pay a fine of 25 Cents unless sick or

or absence from the City prevents their attendance.
Article 17. When every member shall have received the advance sum of \$100. for
each of his shares, this Association shall close and be dissolved.

Article 18. Amendments of these articles can only then be made, when two thirds of the
members present vote for the amendments, but the 17th Article shall never be changed.

Obv. in Drammabacher, Adm. of perform. N. ell in lunge
Friedrich L. Grotter Hugo Fauer Ju. altein lunge
Konrad Grot I. Fin Henry Wolf Grot
of Henry Wolf Secretary of the United States Building Society, do hereby certify
that the foregoing is a correct copy of the Articles of Association, or constitution of the
said United States Building Society
Witness my hand
at New York May 4 1854 Secretary
Received to be recorded the 4th day of May 1854 Same day recorded and examined
Per Edw. M. Downing, Clerk

Constitution of the 3 The object of this Union is to accumulate for the mem-
bers of Maryland 3 low thereof by their Weekly contributions in a quick
aid Union 3 and easy manner a Capital fund.

Article 1. This Union shall be called the German Maryland Aid Union and
shall assemble every Wednesday evening in each Locality, which may from time to time
be chosen by the members.

Article 2. Members of this Union must be Men who are at least twenty one years
old, and must sign these laws, each member must hold at least one, and not over
25 shares. Persons who are admitted at a later period shall be elected by a Majority.

Article 3. The number of Shares in this Union shall not be over 100, and every mem-
ber shall have but one vote.

Article 4. The officers of this Union shall consist of the following persons, the President
Vice President, Treasurer, Secretary, and nine Directors, who shall be elected every year
on the first Monday day in April, by Majority, the being the day of the main annual meeting.

Article 5. Of the Duty of the President. The President shall have the power to pre-
sume order, and sign every just claim which the Directors approve, and also
perform every duty appertaining to his Office, in the event of him being absent the Vice
President must take his place and perform the same duty.

Article 6. Of the Duty of the Treasurer. All the money which is paid into the Union
he must receive, and give receipts for all such amounts. He likewise must pay all
orders which are signed by the Secretary and President and approved by the Directors
as soon as all the papers are in good order. If he should cause any delay by with-
holding the money which he is to pay then the President shall appoint a Committee of 5
members to investigate the Cause if he should then be found guilty of such neglect, then
he shall pay a fine of \$2, which shall go to the General fund and in a second offence
he shall be removed from his Office, he shall give a bond with two securities to the amount
of \$1000. for the true performance of his Office, and he shall deposit all mortgages in
the Records Office for Register before he pays out the money for which his bond shall be

incurable, after the expiration of the time for which he may have been elected, he must deliver up all the money or whatever may be in his possession belonging to the Union to the Treasurer in Office.

Article 7 The Duty of the Secretary he shall take particular notice of all transactions of the Union and Directors and enter the same into such books which are kept for that purpose. he shall also keep a correct account with the members the money which is paid in to this Union he shall receive, and be responsible for the correctness of the same and deliver the same over to the Treasurer immediately and take a receipt for the same. he shall examine to the Directors in every meeting the amount of money which has been received and sign all orders which are sent out of the Secretariat. he shall by a penalty of fifty cents see that all Insurance Policies which are held by the Union, against the mortgaged property of the Members are renewed at the proper time and place and at the end of every three months he shall deliver a true account of all finance business to the Union, he shall safely keep all papers and books with the exception of the mortgages and insurance policies in his possession and deliver such correctly up to his successor in Office the Salary of the Secretary shall be fixed by the Union.

Article 8 The Duty of Officers The Directors together with the President and Secretary shall constitute a body their duty is to oversee every Wednesday evening and transact the finance business of this Union, they have to make the Capital loans and see that the same is safely invested, the Members of this Union have at all times the right to be present in all the regular meetings and see the transactions, should a resolution pass in any of these meetings which should be open to the members, then they shall have a right to debate on the same in the next meeting and bring the same to a vote together with the directors, should such resolution then be carried by a majority then it shall remain in full force three meetings are from April untill October at 8 O'clock the other months at 7 O'clock the Directors receive no compensation.

Article 9 of Admission and its fee. All Members of this Union shall pay for each share 25 Cents Admission fee and 25 Cents such week contribution money for each share, should they be admitted at a later period then they must pay all arrears and such premiums which may be charged by the directors all payments must be made in Bankable funds.

Article 10 General Rule Each and Every Shareholder of this Union shall be entitled for each share which he may possess to receive a sum of not less than 10 dollars nor more than 120 dollars the exact sum of which he must receive his self if there is sufficient money in the treasury for a share then it shall be offered in the Gen Meeting only and that a member who may ask for the smallest amount shall receive the same, first with the exception of such hold should be down as low as 10 Dollars, and there should be time a more applicants at that amount then such applicants shall draw off for the same the receiver has then a right to take as many shares at that rate as he may want which number however cannot exceed six at that time over which he must express himself immediately. All those Members who may have drawn at such time shall have the preference the next time when the money may be offered again for each share such member must pay 25 Cents toward repaying the expenses which cannot be considered

as interest on the Capital, should a member neglect to furnish sufficient security for the money he is about to receive within the space of six weeks from date then he shall pay the interest on the money, and 25 Cents Cent on each share and the money shall fall back to the Union, every member shall be bound to pay besides his weekly dues on every share which he may draw out six percent interest for the sum of money which he may receive the interest must be paid on the first Wednesday evening of every month, which payment must be well and truly made until the Union ceases to secure this Union the receiver must give security in building or fee simple property, as long as this Union may exist, after which all mortgages shall be released, The Director may take shares for security if member hold sufficient shares which must remain in the Union, over which the Directors from time to time may determine, All taxes and expenses which may rest upon such mortgages and property thereunder must punctually pay, the property shall and must be to the satisfaction of the Director and the Insurance policy must be transferred to this Union, no mortgage shall be taken beyond the limits of the City of Baltimore unless approved by the directors should two hundred dollars lay idle for the space of two weeks time in the treasury then the money shall be invested to such profitable cause as the directors may determine, Members who have received their shares upon property and wish to return the money to this Union will have to abide by the terms fixed by the Directors which terms shall from year to year be established.

Article 11 of Fines of Neglect in payments. Each Member who Omits to pay his weekly dues shall be fined on each share as follows, the first and 2^d week 5 Cents the 3^d and fourth week 10 Cents the fifth and sixth week 15 1/2 Cents and every following week 2 1/2 Cents until the fines amount to an equal amount of the stock held by such Member when his shares shall become forfeited and fall back to the Union, Members who have received money from this Union on Mortgage and omit to pay the weekly dues, or the liabilities to this Union, shall have to suffer to have the Mortgage foreclosed if such Member should have lasted for the space of six months to which proceeding the President and Directors will have to attend in a lawful way.

Article 12 of Transfer of Shares Every Member who has a right to transfer his to another who are not Members when such are received as members and pay 50 cents transfer money when buyer and seller give notice of it to the Secretary.

Article 13 of Withdrawal Every - who wishes to withdraw must give notice to the Directors in Writing who shall pay him his dues together with such premiums as may be allowed at such time in the first year however shall no premium be paid.

Article 14 After the death of a Member his lawful heirs shall assume his rights and keep on his liabilities.

Article 15 of Absence of Officers Each Officer who neglects to attend three meetings for two successive terms shall pay a fine of 25 Cents and absence of the body for one or more meetings and should the Secretary fail to attend on a meeting without permission then he shall pay a fine of One dollar the books must at all times be in the meeting, the Directors shall have a right to remit this fine if very important reasons can be furnished.

Article 14. Every Member absent from the Annual Meeting on the first Wednesday morning in the month of April shall pay a fine of twenty five cents except when prevented by sickness or absence of the City.

Article 15. No Member shall have received his dividend shares or cash payment for his shares until the Association shall have...

Article 16. All alterations of the Constitution shall be made to enter the Constitution, unless the same shall be adopted by the members and introduced in the following meeting (to be held before the same) shall then each member find no objection thereto, the same may be deemed as a law though the members must be satisfied through a public paper in the same way there can be a new Article of Constitution made and such laws or alterations must conform with the main part of the original Constitution and in passing such a resolution every member has a vote in the same as though he were present at the meeting.

Wm. H. ...
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Constitution of the ...
Article 17. The Board of Directors shall be composed of ...
Article 18. The President shall call the members to order and quiet the meeting...

Article 19. The Board of Directors shall have the power to purchase real estate for the Association...

Article 20. The Board of Directors shall have the power to borrow money for the Association...

Article 21. The Board of Directors shall have the power to make contracts for the Association...

Article 22. The Board of Directors shall have the power to make contracts for the Association...

Association can only be considered as Members when they have paid an Entrance fee of One Dollar per share.

Article 4. Number of Shares. The number of Shares of the Association shall consist of not more than Four Hundred. It shall be in the power of Each Member to purchase as many Shares as he pleases; however no one shall purchase more than Twelve Shares at one time except after the lapse of Six Months or by the positive consent of the Association. Members which unite with the Association shall pay for each share an entrance fee as follows from the fifteenth day of April to the fifteenth of May Twenty five cents from the fifteenth day of May to the fifteenth day of July Fifty Cents, and afterwards unite with it thereafter One Dollar per Share. Each Member has but one vote in the Association without reference to his Shares.

Article 5. Officers and their Election. The Officers of the Association shall consist of the President Vice President Secretary Treasurer and Nine Directors who shall be elected yearly (except the Directors) at a regular meeting on the third Saturday in the month of April by a Majority of the votes. The directors can after six months be deposed of their office.

Article 6. Duty of the President and Vice President. It shall be the duty of the President to preside at all meetings and to take care that order be observed to sign all orders on the Treasurer which proceed from the Directors, and to have the mortgages recorded in court further he shall cause all policies of insurance upon the property in question and their transfers to be made in the name of the Association, and hand in the same to the Secretary for which trouble he shall receive fifty cents; and to fulfil faithfully all the duties which belong to the office of President in the absence of the President the Vice President shall take his place.

Article 7. Duties of the Secretary. His duty is to take exact notice of the proceedings of the Association and of the Board of Directors and to Record the same in a Book or books that shall be kept for this purpose. He shall keep an exact account with all share-holders, and enter regularly their Contributions, to sign all orders on the Treasurer which proceed from the Directors, he shall notify the Share holders of the Share Meeting by advertisements in the papers of the City. He shall keep all Books Policies of insurance and papers which belong to the Association, with the exception of the mortgages and other evidence of Loans, and in case of his term of Office expiring, to deliver them over to his successor in Office in Eight days; all examinations and enquiries on account of Claims are to be done by any one through him. He shall be always prepared to give the share holders information of the condition of the finances of the Association and to prepare a complete Report of the finances for the Annual Meeting for the faithful performance of his duties One dollar shall be allowed him for each meeting.

Article 8. Duties of the Treasurer. His duty is to receive all moneys which are paid into the Association, to pay all orders which proceed from the Directors, and which are signed by the President and Secretary. He shall give to the Association security in the sum of Five Hundred Dollars for the faithful performance of his duties, all outlays for the interest of the Association shall be reimbursed to him as well as to the President. He shall receive all mortgages and other securities upon the lots which are...

pledged in favor of the Association, at the expiration of his term of Office he must deliver to his Successor in Office within Eight days all the money books papers & what he has in his hands belonging to the Association

Article 9. Duties of the Directors. The Directors together with the President Vice President and Secretary shall form an Administrative Council which shall be called the Board of Directors. Its duty is to meet every Saturday Evening at Eight O'clock at its place of Meeting to collect from the Shareholders their Weekly Contributions and fees and to hand over the same to the Treasurer upon his receipts. It shall make the Capital Loans and take care that they be safely invested, and generally to watch over the financial condition of the Association. The Shareholders have the undisturbed right to attend these Meetings, and to inspect their proceedings. The Directors shall be entitled (as they receive no compensation for their trouble) at the expiration of their year of Service to decline the Service without fees for the two succeeding years if it be too burdensome to them. The Board of Directors shall have the right to fill vacant places, it is sufficient that if at every Meeting three Directors are present, who if absent shall be paid Twenty five Cents

Article 10. Admission. He and he and he the Members of the Association shall for each share pay the Admission fee as provided by Article 4. and contribute each Week for each Share a Sum of Twenty five Cents. Such as enter into the Association after the Fifteenth of July of the Current year in accordance with Article 3 shall not only pay One Dollar a Share admission fee but shall also pay up all the Weekly Contributions from the Commencement of the Association and also all such premiums as the Board of Directors shall Order. All Contributions intended for the Association shall be paid in Bankable funds.

Article 11. Art. 1. General Rules - Each and Every Shareholder shall be entitled to an Advance of One Hundred and Fifty Dollars for each share. all further Claims on Account of such shares for which the holder has received the sum or therein forfeited to the Association. Wherefor such sum must likewise be considered as the full satisfaction. When so much money is in the Treasury that a Member can be paid off then there shall be in Open Meeting an Auction as he who pays in Advance the interest on the money at the time specified by the Association not over Ten Years at six percent he shall have the money. If there is more than One bid then it shall be decided by lot who shall receive the money first. The money shall not be given in the first two years under Eight years in the third and fourth years, not under six years and six months. and in the fifth and sixth years not under six years but be placed on good Mortgage to Members, or to be placed in a good Bond until there be buyers who are willing to take it at the above rates. Those who have purchased Money pay also Only Twenty five Cents Contribution on each share. Hence he who has paid up shall pay twenty five Cents Extra fee so long until every Shareholder is satisfied.

2nd Each Shareholder before the required sum be delivered to him shall give by Mortgage to the Association satisfactory security on houses or other Real property which there are no encumbrances, and only ten after that the Directors are convinced

that the sum of money to be loaned to the Shareholder is sufficiently secured and the Instrument is completed, can the money be delivered to him. The Shareholder must pay all expenses arising thereon. In case the Member neglect for one month accounting from the day of purchase to furnish satisfactory security for such loan, the money shall not be delivered to the purchaser but revert to the Association. Each Shareholder who is entitled to have his share paid off and who possesses several shares shall be entitled if he makes it known immediately after the Offer (in case there is sufficient money in the Association) together with satisfaction at the same premium to the full amount of satisfaction to which his shares entitle him. No Shareholder shall be entitled to claim satisfaction who is in arrears and no property shall be received as a pledge for such sums if the same be more than Six miles from Baltimore City.

3rd If a Shareholder has received satisfaction from the Association and is in arrears for Contributions Six months. The Directors shall prosecute him and collect the Contributions in Arrear, and at their Discretion the Capital, and all Contributions to be paid to the Association until the time of its dissolution by proceeding at law in accordance with the Acts of Assembly against the Mortgage of property.

4th Should a Member who holds shares wish to draw money for one or two and be unable to give any property as security, the money shall only be delivered to him if he have already paid more than that sum as that the remaining share stand as security.

5. In case One Hundred Dollars or more remain in the Treasury for two Weeks without being claimed and the satisfaction sum be not taken up under Twenty Dollars the Association shall deposit such money in some safe Bank in the City of Baltimore until the Shareholders again apply who are willing to claim the same.

Article 12. Fines for Neglect - Each Member who neglects to pay his Weekly Contributions shall for each share which he holds pay for the first Week Six and One Quarter Cents and for every succeeding Week twice that amount, those who have already received satisfaction for their Shares have to pay as fines double the above amount. Should such fines be equal to the amount of his investment such share and all the holders rights and privileges there on shall be forfeited.

Article 13. Transfer of Shares. Each Shareholder can transfer the whole of his shares to other Members of the Association, provided that he has not received any money from the Association upon the shares to be thus transferred, and the transferee do not exceed the number provided by Article 4. A Member can also transfer his shares to persons not Members of the Association except them as Members in each case One Dollar inscription money shall be paid on each share which shall go into the Treasury.

Article 14. Withdrawing from the Association - Each Member who wish to leave the Association shall inform the Board of Directors thereof in writing who shall pay back to him within One month all the Contributions which he

has paid in after deducting contingent losses as well as the entrance fee.
Article 15 Provisions in Case of Death after the Death of a Member who has received no money or satisfaction from the Association his legal heirs or those entitled thereto under the Will of the deceased shall receive his full investment after deducting all fines and back dues and also of all losses that have been incurred. If the deceased Member have already received satisfaction his heirs are bound by the same Obligations as the deceased. (As Paragraph 12. Expressly provides)

Article 16. Visitation of the Books of the Association. Every three Months the Association shall elect three Members who are not Officers who with the President form a Committee for the examination of the Books of the Association kept by the Secretary and Treasurer and at the next meeting this Committee shall report the result thereof to the Association. Should a member of the Committee neglect this duty he shall be fined one dollar.

Article 17 Production of Receipts. Each Shareholder who has taken out one or more shares must produce once a year if the Board of Directors required it their receipts for ground rent Taxes Insurance &c affecting the Mortgage House

Article 18. Fines. A Sect. Each Officer who has no paper or books in his hands which are required in the meeting if he be absent from such meeting or does not hand in a written excuse shall be fined twenty five cents. But the Secretary and Treasurer shall each be fined in case they do not appear one dollar. Any sickness or absence can excuse the non appearance of an Officer and relieve him from the fine.

Section 2 For the alleviation of the laborious Office of the Directors it is sufficient if at each meeting or quarter three of them be present. Whom the President shall appoint in turn.

Section 3 Shareholders who neglect to attend the Yearly Election Meetings on the third Saturday in April shall be fined one dollar if they do not send in a written excuse or unless they be prevented by Sickness or Absence from the City.

Article 19 Dissolution of the Association. When Each Shareholder shall have received for each share that he holds the satisfaction sum in accordance with Article 11. then this Association shall close and cease.

Article 20. Amendment of the Law. No proposition shall be made for a new Law or for the Amendment of an Article unless brought forward at a regular meeting and if after deliberation two thirds of the then present vote for it it shall be accepted as a Law but the members must be informed thereof through the papers. But no alteration shall be made to Article 19

Francz Lepowalensky John Holtzschunoff Henry Granling
Peter Buschke Job J. J. J. J. J. J.
Adam Buchheit John H. Saddle Christian Eichhorst

This is to Certify that the above is a true Copy of the Articles of the Jackson Building Association No 2 of Baltimore City and that the names attached thereto are in the proper hand writing of the Member thereof. In Testimony whereof I have hereunto set my hand as Secretary of said Association this

the day of May 1857
E. J. Schwaaboff Secretary
Received to be recorded the 8th day of May 1857 at 1/2 Past 3 o'clock P.M. same day Wounded and examined True Edw. Dowling Clk

Incorporation of the Monthly Meeting of Friends
At a stated meeting of Baltimore monthly meeting of Friends for the Eastern and Western Districts in Unity with the ancient yearly meetings of Friends held at their meeting house on Greatland Street in the City of Baltimore in the State of Maryland on the Ninth day of the third month in the year One thousand Eight hundred and fifty four, the consideration of the propriety of incorporating said meeting according to the provisions of an Act of the General Assembly of Maryland passed at December Session 1803, Ch. 111. and the several supplements thereto, was brought up and duly considered, and it was determined that said Monthly Meeting should be so incorporated and that the Trustees under such incorporation should receive and hold all the property now held by or in Trust for said Monthly Meeting. Whereupon it was determined that the name of such Trustees under said Incorporation should be Baltimore Monthly Meeting of Friends for the Eastern and Western Districts in Unity with the Ancient Yearly Meetings of Friends, and John B. Pott, Richard M. Janney, Francis T. King, Joseph S. Hopkins, Nicholas Kupperman & James Carey were chosen and appointed by the Male members of said Monthly Meeting above the age of Twenty One years, to and there assembled to act as Trustees in the name and on the behalf of said Monthly Meeting and to manage the Estate and property of the said Monthly Meeting in the best manner and to perform all the duties and enjoy the privileges which by the Act of Assembly aforesaid and the supplements thereto are imposed and conferred upon such Trustees subject however to the following rules Limitations and restrictions that is to say:

Upon the death of any Trustee or the disability of any Trustee to perform his duties by causing to be a Member of said Monthly Meeting, or otherwise, the place of such Trustee shall be vacated ipso facto, and such vacancy shall be filled by the meeting of the next assembly of said meeting at its next or any succeeding meeting by the Male members of said Meeting above the age of 21 years, and no person shall be a Trustee who is not at the time thereof a Male Member of such meeting above the age of 21 years. And it was also determined that all Trustees who have heretofore held and now hold in Trust property and effects for the use and benefit of the Monthly Meeting aforesaid or which is subject to its control or direction and they are hereby authorized and required to execute in due form such transfers as may be brought and proper to convey the Trust held by them to the Trustees now appointed by this meeting and their Successors, with a view that these Trustees shall be satisfied with the whole Estate herein according to the Laws of Maryland in such cases made and provided. We the undersigned Clerk and Correspondents to Baltimore Monthly Meeting of Friends for the Eastern and Western Districts in Unity with the Ancient Yearly Meetings of Friends, do truly certify and

declare that the foregoing proceedings took place at the time and place and in the manner above set forth by

W. J. King	John King	John King
W. J. King	John King	John King
W. J. King	John King	John King
W. J. King	John King	John King
W. J. King	John King	John King

State of Maryland City of Baltimore Let it be remembered that on this thirteenth day of March Eighteen hundred and fifty four before the undersigned two Justices of the Peace in and for said City personally appeared John King, Richard McHenry, Francis C. King, Joseph A. Hopkins, Nicholas Hoffmann and James Curry they being known to us to be the persons who are named and decided as the Justices mentioned in the foregoing proceedings, and did acknowledge the same as the act and deed of the Corporation therein named, and we do further certify that we are well assured that the said proceedings have been legally and duly conducted. In testimony whereof the Records set our hands on the day and year aforesaid Wm. H. Criss - Edw. J. Peters.

Filed & recorded the 8th day of May 1854 at the hour of 9 o'clock AM. same day recorded and examined
 Geo. Edw. Dowling Clerk

27th. 1854

Constitution of the Established March 20th 1854
Patrons Building Association

The aim of this Association is to procure to the members by savings in a safe and safe manner, a habitation the administration shall be conducted in conformity with the here following articles

Art. 1. Name of the Association. This Association shall be called 'The Patrons Building Association' and shall meet every Sunday night on such a place as shall be designated by the members. The meetings shall commence from the 1st of April till 1st of October at 8 o'clock P.M. during the other months at 7 o'clock P.M. In case the Association should change the place of meeting such change shall be published in at least one German Newspaper

Art. 2. Requisites for Membership. Every one who has signed these laws on or before the 1st day of May 1854 and who is in possession of one or more shares of this Association shall be a member of this Association but such persons who intend to join this Association afterwards shall only be accepted by a majority of the votes being in their favor and by paying such premium as the Secretary shall see proper.

Art. 3. Number of Shares. The number of shares shall consist of no more than 1000 the Parvalue of each share shall be one hundred and fifty dollars and every member shall be at liberty to own as many shares as he sees proper. but every member without regard to the number of his shares shall be entitled only to one vote.

Art. 4. Officers and their Election. The Officers of this Association shall consist of 1 President, 1 Vice President, 1 Secretary, 1 Treasurer and 9 Directors, all of whom shall be competent to speak the German Language, as all the business transactions are to be conducted in the German language. The Election of these Officers shall take place every year on the first Sunday in April in the following manner Here shall

nominated 2 Candidates for President, 2 Candidates for Vice President 2 Candidates for Secretary, 2 Candidates for Treasurer and 18 Candidates for Directors. Immediately after such nomination the Officers shall be elected therefrom by a majority of the votes. Who ever refuses to accept the Office he is elected for shall pass the line of the Doctor.

Art. 5. Duties of the President. It shall be the Duty of the President, to preside at all meetings of the Association and of the Directors, to maintain order, to sign all orders on the Treasurer, drawn by the Directors and to fulfill truly all duties appertaining to the Office of the President. By the drawing of Mortgages shall it be his particular duty to take care of the interests of the Association, so that they are correctly drawn and delivered to the Clerk's Office for Record, as a remuneration for his trouble thereby, every member giving a Mortgage or receiving a release shall pay him One Dollar, and if such acts are done separate for each of such acts One Dollar.

Art. 6. Duties of the Treasurer. It is his duty to receive from the Secretary all moneys paid to the Association, and to pay all orders, drawn by the Directors and signed by the President and Secretary, for the faithful performance of his duties, he shall give sufficient security to the Association. At the expiration of the term of his Office he shall deliver up to his Successor in Office within Eight days all moneys, books and papers or other property in his hands belonging to the Association.

Art. 7. Duties of the Secretary. It is his duty to take exact notice of the transactions of the Association and of the Directors and to record them in Books kept for this purpose - to keep a true account with all members, to receive the moneys paid to the Association to guarantee for the correctness thereof and to deliver them immediately over to the Treasurer, taking his receipts therefore He shall inform the Directors after the closing of every meeting of the amount of moneys received and shall sign the orders drawn by the Directors He shall take care that the Insurance Policies of mortgaged property are renewed at the right time or be subject to a fine of One Dollar He shall invite the members by Public notice in at least one German Newspaper to attend the meeting on which the yearly Election takes place. He shall take good care of all books and papers belonging to his Office and shall deliver them at the expiration of his term of Office to his Successor in Office. He shall be always prepared to inform the members of the State of the finances and for the yearly meeting he shall prepare a full review all examinations and productions of claims are to be done by him for the true performance of his duties and so long as there remain 500 Shares said, he shall receive \$1.50 per Week, but as soon as the number of Shares sold shall over reach 500 Shares then he shall receive \$2.00 per week. Should the number of Shares fall below 500. by withdrawal, then the Salary of the Secretary shall fall also again to \$1.50 per Week.

Art. 8. Extraordinary rights and duties of the President, Secretary and Treasurer. In case more money should be required for claims made as there is in the Treasury, then the President Secretary and Treasurer shall have the right as a body to give notes in the name of the Association for the amount required for settlement with the

Members and the Treasurer shall promptly pay such Notes out of the Treasury as far as possible as security therefor these persons have to give Bond to the Association to that the President and Secretary each for \$2,000 and the Treasurer for \$1,000

Art 9. Duties of the Directors. The Directors shall from in connection with the President Secretary and Treasurer a Board of Administration bearing the name of "The Directors" This Board is to assemble every Sunday night in their meeting room and to transact the business of the Association They have to take care for the safety of the loan made and in general to see that the transactions in the Department of Finance be properly conducted. The Shareholders have the undoubted right to visit these meetings and to hear the transactions. The Meetings of the Directors are at the same time as the meetings of the Association namely every Sunday night from the 1st of April till the 1st of October at 8 O'clock P.M. and during the other months at 7 O'clock P.M. The Directors receive no remuneration for their trouble, and the same they shall not be compelled to serve again for the next two years after the expiration of their term of Office except they should do so voluntarily.

Art 10. Price of Shares and Dividends. Every Member of the Association shall pay an initiation fee of twenty five cents and from and after the twenty first day of March shall pay twenty five cents per Week for each and every Share he shall have in said Association. Every person who shall be admitted as a Member one Month after the Incorporation of this Association shall pay within the same day as a weekly payment such Premium or Sum as may be determined upon by the Directors. All payments shall be made in Cash or by check in case a Member by the payment of interest should have to pay part of it but then such Member if such part is more than half a cent shall pay a whole cent if half a cent or less shall not be counted.

Art 11. Premiums. The Directors shall have the power if they see it expedient with the leave of the Association to pay to such member who draw out their share a reasonable interest money and does an adequate premium but none and under no Circumstances shall it be allowed to such Member who have received Compensation for their shares to claim interest or Premium for such money as they have paid to the Association for such Shares and it shall never be allowed that the Directors make a large grant for interest already received.

Art 12. Fundamentals Condition and General Rules. The Terms of the Association are entitled for every share they possess to a sum of money the amount thereof is fixed by the terms on which they are drawn out as well by the law following same fully appears. Let their sum shall be \$100.00 and a more or less contribution of 10% for each month of time that have been drawn for them so as all further claims on the Association and such sum drawn is therefore at the same time considered as a payment in full. When there is a small sum in the Treasury as to buy out a share with the \$100 for use shall be made in the meeting and whenever a small sum shall be

lowest sum shall receive it and be thereby considered as fully paid off. But no offer under \$100 shall be received and if there should be different members willing at the same time to accept \$100 for share they shall draw lots and they shall be paid off in Company with the numbers drawn.

Art 13. For the purpose of fixing the price of redemption in conformity with the time the amount of redemption per Share shall be. In the 1st year not more than \$110. In the 2nd Year " " " \$120 In the 3rd " " " \$130 and in the 4th " " " \$140.

Art 14. In case the money could not be sold for the rate, then all members who have not already redeemed some of their Shares shall be bound to accept the redemption of a proportional part of their Shares in such order as by the drawing of lots to be had for this purpose the numbers may determine. The liabilities for Shares so redeemed are the same as by Shares voluntarily redeemed.

Art 15. Such Money as a Member receives from the Association as redemption of his Share or Shares shall bear interest from the day of redemption until all the Shares of all the Members are redeemed at the rate of Six per cent per Annum in monthly pre-paid installments.

Art 16. All the interest shall be so calculated that they become due on the 1st day of each and every Month and they are to be paid regularly on the first Tuesday of each and every month.

Art 17. Every Stockholder shall execute to the Association a good and sufficient Mortgage for the sum of Money advanced to him on some Real or Lease hold property which shall be approved of by the Directors before the said sum to which he shall be entitled shall be delivered to him. All expenses on said Mortgage shall be paid by the party executing the same.

Art 18. As soon as a Member becomes entitled to a loan from said Association he shall designate the property he designs giving as security for said loan, and after the Directors shall have reported on said property, which report shall be made within eight days, and if the Association determines to take the property offered as security, the member shall execute a Mortgage of the same to said Association, and if there is not sufficient Money in the Treasury to pay the whole amount, the Association shall give to notes no note to exceed two hundred dollars. The Member so mortgaging his property shall pay interest only on the Money advanced to him and the money secured in payment of the notes and not upon the notes but should the member fail to present any note for payment at the time it becomes due, then and from that time he shall pay interest on said Note.

Art 19. In Case a Shareholder neglects to give sufficient Security for such Amount of redemption within one Month from the day of date, then such Shareholder shall pay interest for such Money for one Month and the Money shall accrue to the Association.

Art 20. Every Shareholder who is entitled to a sum of redemption and also owns more shares shall be entitled if he gives notice thereof immediately after the adjudication to a further sum of redemption and at the same premiums up to the full amount of the sum of redemption to which his shares may entitle him. No Shareholder shall be entitled to claim

a sum of redemption who is in arrear and no Real Estate or Lease hold property shall be accepted as security for such sums if they lay not within the limits of the City of Baltimore.

Art 11. If a member who has redeemed his shares, shall neglect to pay his dues and fines for three months the directors shall have power in the name of the Association to institute a suit against him at law for the recovery of the same, or in their discretion, they shall take such steps as may be proper to foreclose said mortgage in accordance with its provisions.

Art 12. Fines. Every member who neglects to pay his dues by dues shall be fined for every share he owns as follows. For the 1st week 10 cents, for the 2nd week 12 cents, for the 3rd week 15 cents, for the 4th week 20 cents, for the 5th week 25 cents, for the 6th and every subsequent week 30 cents and the so long till all the dues in arrear are paid, and also shall every member neglect to pay his interest on the day fixed therefor be fined for every 25 cents interest (called) the 1st month 10 cents, the 2nd month 15 cents, the 3rd month 20 cents, the 4th month 25 cents, the 5th month 30 cents and the 6th and every subsequent month 35 cents. All fines shall be paid within four weeks from the day of payment.

Whoever has been fined for non attendance of meeting or refusal of acceptance of office shall be fined 50 cents for every week he remains in arrear over such week with the payment of the original fine. Whoever has been fined for violation of order and neglects to pay such fine within four weeks shall pay for every subsequent week three cents fine for every ten cents of the original fine imposed on him. All these fines of fine, that is to say who were created by neglect of payment, shall be added so long till these and the original fines are paid. If the accumulated fine should come equal to the weekly dues paid in then such share shall be forfeited and the owner shall lose all rights and claims thereon. But if a member should be prevented from paying his dues by their own sickness and he could prove this by the certificate of a Physician then he shall be suspended from all fines for four weeks.

Art 14. Transfer of Shares. Every share holder may transfer one or all his shares to other members of the Association. He may also transfer one or all his shares to other persons stand members provided they shall be accepted as members. But in every case the sum of one dollar for the transfer of each share shall be paid into the treasury.

Art 15. Quitting the Association. A member intending to quit the Association shall give notice thereof to the Secretary in writing and the Secretary shall then and as soon as there is sufficient money in the treasury not otherwise appropriated pay back to such member all dues paid in (plus outgoing money and dues excepted) members who have received sums of redemption may refund them in whole or by shares after having given notice thereof in writing, provided they pay to the Association a Premium of Five Dollars per annum for every share, that is to say in the 1st year after their redemption 5 Dollars in the 2nd year 6 Dollars in the 3rd year 9 Dollars in the 4th year 12 Dollars and in the 5th and every subsequent year after their redemption 15 Dollars per share.

These shares shall then be annulled and the member in question has no further claim whatever on the Association for them.

Art 16. Procedures by Death. at the death of a member his administrators

shall enter in all his rights and liabilities. But should such a member die and have behind a Widow or Children under age, they shall be entitled at any time to refund the Capital to the Association, without paying anything further at 6 per Cent Interest as fixed in Art 12.

Art 17. Fines of the Officers. The President and the Directors shall be present at the Meetings of the Association at least every two weeks and who neglects to be present over in two weeks shall be fined 25 cents. Secretary and Treasurer shall be present at all Meetings of the Association and of the Directory and in case of not being so each of them shall be fined One Dollar, Absence from the City or Sickness shall be sufficient excuse but the Secretary shall be fined One Dollar even in this case if he neglects to send the books in the meeting.

Art 18. Fines of the Members. In the Meeting on the first Sunday of April in each and every year when the Officers are elected, all owners of Shares shall present, and whoever neglects to do so shall be fined 25 cents. Only sickness and absence from the City if proven, may excuse and prevent the fine.

Art 19. Liquidation of the Association. When ever each owner of a Share or shall have received for each share he owns a sum of redemption according to Art 12, then this Association shall cease to exist.

Art 20. Alteration of the Laws. No proposition for a new law or for an alteration of the already existing laws shall be accepted except brought in in meeting in a regular meeting for debate, and if then two thirds of the Members present vote in favor thereof it shall be accepted and in force. But no alteration of Art 12 is ever allowed. If the Directory should deem it necessary the Association may make by Laws, not in violation of the General Laws, they shall be published. A proposition in Opposition to Art 12 or intending to lessen the amount of redemption of the members whose shares have not been redeemed, or to restrict the claims of such members in any other way, shall not be accepted by the Directory and shall not be laid before the Association.

Rules of Order

§1. In the Meetings of the Members and also in the Meetings of the Directors there shall be no debate allowed about any motions of not seconded by a member and brought before the Society by the Presiding Officer.

§2. No Member of this Association is allowed to speak in one and the same meeting more than 10 Minutes about one subject except with special permission.

§3. If a Member has something to state, he shall address the President standing and if more than one rises, the President shall decide, who has the floor.

§4. Whoever violates these rules, shall be fined 10 cents.

Letter Notary
John G. Deedman
John Kluckner
J. H. Merritt
Christopher James
Albert Klein
Narc. Moser
Lorenz Ellert

State of Maryland City of Baltimore G. I hereby certify the foregoing is a true copy of the Constitution or Articles of Agreement of the Fraternal Co. Co.

ing Association, an Association formed in the City of Baltimore... Received to be recorded the 9th day of May 1854 same day recorded and examined

Articles of Incorporation of the Golden Bond N. B. Imp. of Maryland... I, all persons to whom these Presents shall come... I, August Pfeil, Henry Dönger, Hermann Marburg, Nicholas Reinhardt, George Faulk, Jacob Rudolph, & Caspar Klippert...

Article I. The name Style and title of this Corporation shall be the Golden Bond N. B. Imp. of the United Brothers of Maryland... Article II. There shall be a... Article III. The qualifications and duties of the several Officers shall be as are or may from time to time be prescribed by the General Laws &c. &c.

Article IV. Each Member of the Order shall contribute quarterly or otherwise as may properly be required of him such sum or sums of Money as under the By Laws may be specified...

Article V. Every Member who shall have paid up his dues and shall otherwise be a benefit Member shall in case of his own sickness, unless he be the wilful cause thereof, or upon the death of his Wife be entitled to such sum or sums of Money as...

Article VI. The Board may from time to time make such Laws and regulations as are required for the Government of this Corporation... and where the Corporation is formed and established.

Witness Whereof the parties, whose names are here in before written have hereunto signed their names and Affixed their seals on this...

Witness: August Pfeil, Henry Dönger, Hermann Marburg, Nicholas Reinhardt, George Faulk, Jacob Rudolph, Caspar Klippert.

Notary Public for the State of Maryland... I do hereby certify that on this twelfth day of May A. D. Eighteen hundred fifty four before the subscribed Judge of the Superior Court for Baltimore City personally appeared William H. Weber, Martin Hammerbacher, August Pfeil, Henry Dönger, Hermann Marburg, Nicholas Reinhardt, George Faulk, Jacob Rudolph, Caspar Klippert, and they being sworn to me by oral testimony taken in due form to be the persons whose names are as and professing to be the parties to the foregoing articles of Incorporation and do solemnly acknowledge the same to be their respective act and deed...

Received to be recorded the 12th day of May 1854 at 10 O'clock A.M. same day recorded and examined

Constitution of the... The object of the Association is to furnish members with Capital from their Savings in an easy and safe manner for the building or purchasing a House or other...

recognized by the Association as acceptable to them.
Article 1 Name and time of meeting of the Association. This Association shall bear the name of the Vermont Building Association Incorporated and shall meet each Tuesday from the first of April to October the first at Eight O'clock and for the rest of the year at Half past Seven O'clock P.M. at such place as the Association shall from time to time appoint.

Article 2 Requisites for Membership. The Members of this Association shall consist of Free White Men who have signed the Laws and regulations and possess one or more shares.

Article 3 Shares and their Possession. The number of the Shares shall consist of not more than Six hundred and any member can possess as many as he pleases.

Article 4 Officers and their Election. The Officers of this Association shall consist of a President Vice President Treasurer Secretary and nine Directors who are to be elected the first Tuesday in the month of May. The election of the four Officers not named shall be made by Ballot. The Members of the Board of Directors shall be Elected Vice Versa.

Article 5 Duties of the President. It is the duty of the President to preside at all Meetings to take care that order be preserved to sign all orders which proceed from the Board of Directors in the preparation of the Securities which is the special duty of the President to consult the interest of the Association and to take care as far as possible that the Instruments be properly drawn and recorded for each of the latter he shall receive a compensation of One Dollar from the receiver of the money. In the absence of the President the Vice President shall fill his place.

Article 6 Duties of the Treasurer. The duty of the Treasurer is to receive all moneys paid into the Association to Cash all orders which are signed by the President and Secretary, and to take in charge all Policies of Insurance he shall give to the Association Security in the sum of Seven hundred Dollars for the faithful discharge of his Official duties.

Article 7 Duties of the Secretary. The Secretary shall keep exact minutes of the proceedings of the Association and Board of Directors in one or more Books receive all moneys paid into the Association and hand over the same to the Treasurer upon his receipt. He shall keep a true and exact Account between the Shareholders and the Association and sign all orders drawn upon the Treasurer. He must also attend to all public notices as the papers. He shall have reviewed in proper time all Policies of Insurance deposited with the Treasurer and give notice of the same to the parties interested in accordance with Article 16. Every half yearly settlement or rendering of Account he shall give an exact statement of the Condition of the finances and at the expiration of his Office deliver to his successor within Forty Eight Hours all the Books and papers of the Association with faithful performance of his duties he shall receive a weekly compensation of One Dollar and Fifty Cents from the Treasurer.

Article 8 Duties of the Board of Directors. The Directors together with the

President Vice President and Secretary form an Administrative Board which bears the name of Directors, its duty is to attend to Capital advances and to take care they be safely invested and generally to watch over the financial concerns of the Association. But they shall receive no Compensation. Three of the nine Directors shall assist the Secretary in taking in the money on each evening of Meeting, one of whom is Comptroller shall read the names of the Members of the Association and their in Arre and Control all payments that take place. The Comptroller may be elected by the Directors at any time appointed by them and he shall be during the time that he fills the Office of Comptroller free from all other business. The Directors shall have the right to fill all vacancies for any one evening, but should any place be vacant for a long time by resignation which is accepted by the Association or for any other reason the Association must elect a new Officer. If any Officer neglect to fulfil his duties the Directors is empowered to suspend him from his Office until the Association has disposed of the same, at any time when the importance of the Question demands it the Directors may call a general Meeting by the Secretary.

Article 9 Payments of Shares or Dues. The Members of the Association must pay for each share inscription Money Fifty Cents and each Week Twenty five Cents Tax, those who enter the Association at the expiration of Six months must pay up One dollar inscription money for each share; All former dues and such additional Dues as the Directors shall appoint, all payments must be made in Gold or silver money.

Article 10 General Rules. A. All Shareholders shall be entitled for each share to an advance of Two hundred Dollars; at any time when Two hundred Dollars is in the Treasury the Secretary shall give notice of the same at a meeting and those who propose for the longest time the interest for Six per Cent as premium shall receive the money. B. At the expiration of the time for which the Member has paid in Advance the interest for the Capital received by him and of the Association continue in existence the said Member is obliged to pay further six per Cent in monthly payments for each share taken by him until each Member has received for each of his shares Two hundred Dollars. C. Whenever an advance is allowed by the Association to a Member he must within Two Weeks Accounting from that day on which the full amount which he is entitled to receive is in the hands of the Treasurer deposit the requisite Security and such Member cannot receive such advance until the required Security in full or at Order be laid before the Directors. Should the given time expire without the required Security being deposited the Money again revert to the Association and the Member shall pay One dollar fine for every share. D. If property be accepted as security beyond the City limits he who receives the Money must refund to the Directors or to the particular Committee all travelling and other expenses incurred by him. E. Should a Member who has received the Advance of a Share not pay for the term of Six months the legitimate dues four Annual and Grand rent, the Directors shall through the President or Vice President in accordance with the Laws and

By Law Against the Mortgagee's property.

Article 11 Interest on Mortgage. Each member who neglects to pay his weekly assessments shall pay a fine of six and one quarter cents for the first week for each share for the second week twelve and one half cents for the third week eighteen and three quarters cents for the fourth and each succeeding week twenty five cents. Each member who shall neglect to pay up the interest in accordance with Article 10 Paragraph E. for advances made to him shall pay monthly a fine of twenty five cents for each share. If the fund imposed upon a share expires the assessments weekly paid in the share shall be forfeited and the holder of the same shall lose all his privileges.

Article 12 Transfers of Shares. Each member can transfer his share or shares to himself or another member but each non member must pay one dollar and each member fifty cents transfer fee for each share. No transfer is valid unless the same be made upon the books of the Directors.

Article 13 Withdrawing from the Association. Any member who wishes to retire must give a written notice thereof to the Directors and it shall apply to him all his weekly contributions after deducting contingent losses or losses of the amount is in the hands of the Treasurer. Board of Directors shall be notified at the same time repayment of this amount shall be made in the order of this Association. Each retiring member must make a renunciation of all his claims.

Article 14 Provisions in Case of Death. Upon the death of a member his legal heirs enter into all his rights and obligations.

Article 15 The Council of the Association and Its Duties. The Association shall elect a Council who shall prepare all the securities which are to be made in favour of the Association, from the members and at a fixed rate. It is his duty in all cases in which a lot of ground is offered as security to this Association to examine the records and ascertain whether debts or other liens and obligations rest upon the property which might prove disadvantageous to the Association and if such be the case to inform the Directors of the same without delay.

Article 16 Policies of Insurance. All policies of insurance upon the property which is mortgaged to the Association must be transferred to the Association at the time of the execution of the mortgage and such Policy must be given in charge of the Treasurer. The renewal of the same must be attended to by the Secretary within eight days before the expiration of the policy out of the Treasurer and the said member is bound to repay the said amount expended for him in eight days after being notified. In case of neglect he shall be fined the first week six and one quarter cents for every one dollar which will be increased to twelve and one half cents for the second week but which shall not exceed twenty five cents for any succeeding weeks.

Article 17 Fines of the Officers. Each Officer and Director who is absent at any one of the Meetings shall if not returned by Deputies or absence from the City shall be fined Twelve and one half cents.

These Officers however having books and papers of importance belonging to the Association shall be fined if absent One Dollar, these like all other fines must be paid into the Treasury within four weeks from the time of their being incurred. In case of neglect the fines shall be doubled. It shall be left to the Directors to collect these fines in the best manner they may see fit when the laws do not prescribe the mode of so doing.

Article 18 Fines of the Members. A. Each Member who is absent on the first Tuesday in the month of May of each year shall if not prevented by personal sickness be fined One Dollar.

B. Each Member who is present at any election and has been appointed or elected to an Office by the Association and refuses to accept it shall be fined Fifty cents. No Member is compelled within four years after the expiration of his legal term of service to accept against his will another Office.

Article 19 Dissolution of the Association. When all Shareholders shall have received for each share the sum of Two Hundred Dollars then the Association shall be closed and cease.

Article 20 Alteration of the Laws.

A. No motion for a new law or an alteration of these articles shall be made unless it has been proposed in writing at a regular meeting of the Association. And shall be brought forward for consideration at the next meeting, when two thirds of the Members present vote in favour of it then it shall become a law.

B. By Laws when such are made must always correspond with the Constitution. And the Members shall be apprised in every case of such change of articles through the newspapers. No alteration shall ever be made to Article 19.

Article 21 Quorum of the Association & Directors. A Quorum in a meeting of membership shall be present inclusive of the Directors shall consist of fifteen members. For the purpose of the Directors only two of that body is necessary.

Rules of Order

No. 1. In all the Meetings no proposition shall be debated unless a motion has been first made by one of the Members, and seconded by another and brought before the Association by the President or one of his place.

No. 2. No Member shall be allowed in one and the same meeting to speak longer than ten minutes, nor more than twice on the same subject without the special consent of the President should there be more than one rising at the same time to speak then the President shall decide who has the right to speak first.

No. 3. Each transgressor of these rules shall be fined Twelve and one half cents.

Order of Business

1st The Secretary shall receive all stated contributions and fines

The President and other Officers shall take their seats and shall call the members to order and keep them as quiet as possible

- 3rd Calling the roll of the Officers
- 4th Reading the minutes of the last meeting
- 5th Reports of Resolved, Finance and Committees
- 6th Let which is put for the welfare of the Association
- 7th Measurement of Goods received and expended
- 8th Private business of the Association

- J. H. Jones
- Ed. Miller
- W. H. Foster
- John A. Carter
- Francis Gault
- Guise F. Scarborough
- Ed. Miller
- Ed. Miller
- J. H. Jones

Witness my hand this 17th day of May 1857 at the Court House of Baltimore City and that the persons who have subscribed their names are members of said Association. In Testimony whereof I have hereunto subscribed my name as Secretary of the Court House Baltimore City this 17th day of May in the year of our Lord 1857 and of the Independence of the United States the 81st.

Witness my hand this 17th day of May 1857 at the Court House of Baltimore City and that the persons who have subscribed their names are members of said Association.

Attestation of the Court House of Baltimore City. You are hereby required to send among the members of your Court the names of the persons who have subscribed their names to the Court House of Baltimore City this 17th day of May in the year of our Lord 1857 and of the Independence of the United States the 81st.

Baltimore this 17th day of May 1857. Witness my hand and seal of Office this 17th day of May 1857.

Received to be recorded the 17th day of May 1857 at 1/2 past 10 o'clock AM same day recorded and examined Edw. Dowling Clk

Articles of Association of The Undersigned Citizens of the United States and the State of Maryland being desirous of incorporating the above named Society in accordance with the Acts of Assembly in such cases made and amended file the following Articles of Association

- Section 1st The name and style of the Association shall be the Social Democratic Turner Society of Baltimore.
- Section 2d The object of the Society is the advancement of Socialism and the moral and physical improvement of its members.
- Section 3d We understand and mean by "Socialism" the reconciliation of all misunderstanding and differences in social life - the relief of the oppressed against the oppressor the advancement of man morally and his improvement physically.
- Section 4th The Society shall consist of Ordinary and Extraordinary members. A Every Ordinary member shall stipulate upon joining the Society to take part regularly in all the meetings of the Society for exercise or other purposes. Any material excuse duly declared upon word of honor on evening of meeting shall be considered a valid excuse.
- B The duties of Extraordinary members are the same as those of Ordinary members they are expected to attend and vote at all general meetings of the Society members neglecting to attend three consecutive general meetings shall be subject to the rules applicable to such cases.
- C All Turners Scholars shall be considered Ordinary members but are not entitled to vote upon arriving at the age of eighteen years it shall be their duty to report themselves to the accountant in order to be enrolled as members for of Act.

Duties and Rights of Members Section 5th It shall be the duty of every member to observe strictly the laws by laws and resolutions of the Society and to pay regularly their monthly dues of thirty cents.

Section 6th All members are equally entitled. A to take part at all meetings B to vote for all officers & hold any office C to make complaints D to offer resolutions E to discuss propositions F to use the property of the Society for all purposes prescribed by the Society Section 7th Every member shall be equally entitled to all the property of the Society. The Society shall not be dissolved as long as it shall consist of seven members. When the number of members falls below seven the members that remain shall have the right to dispose of the property of the Society.

Section 8th Every member who shall have performed his duties to the

Society may resign at any time (Written notice of intention to resign must be given to the Directors. All members who shall not have performed their duties to the Society shall upon re-introduction be treated as strangers. No Member or Members who have been expelled shall ever have any claim upon or right to the property of the Society.

Section 9th A proposition to expell a Member shall be referred to a Court of Honor whose duty it shall be to try and decide the cause. It shall be the duty of the Court of Honor to report to the general Meetings of the Society. All complaints must be presented to the Directors in writing and to be by them referred to the Court of Honor. The Court of Honor shall consist of five Members two to be chosen by the Complainant and two by the accused, the fifth who shall be Chairman shall preside. Either of the parties (Accused or accused) dissatisfied with the decision of the Court may appeal to the General Assembly of the Society which shall decide. The Secretary of the Society shall make minutes of the proceedings had before the Court of Honor which shall be laid before said General Assembly.

Section 10th Any Member who may retire from the Society with the intention of bringing his residence shall be entitled to the General Home Pass which shall secure his admission in any "Society Society". This Pass can only be prepared by the direction of the Accountant of the Society.

Government of the Society

Section 11th The government of the Society shall be regulated by a. the resolutions and laws passed by the General Assembly of the Society b. the resolutions and laws passed by the Directors.

Section 12th The General Assembly shall have power a. to Amend and correct the laws and By-laws of the Society b. to elect the Directors c. to determine the amount of Contributions d. to apply and manage the property of the Society.

Section 13th At all elections of the General Assembly the Majority of Votes shall decide. In case of a tie the President shall have the casting vote.

Section 14th The Directors shall consist of a. a Speaker and his assistant b. a first and second Secretary c. a Treasurer d. an Accountant e. a Turn Master and his assistant f. a Master of Exercises of the Society g. a Musical Director to be chosen by the General Assembly.

Section 15th It shall be the duty of the Directors to attend a. to the external affairs of the Society b. to manage the business of the Society.

Rights & Duties of the Directors

Section 16th a. The Speaker or in his absence his Assistant shall preside and maintain order in the Society b. the two Secretaries shall do all the writing incident to the affairs of the Society, the first shall be

according Secretary the Second Corresponding Secretary. 1 The Corresponding Secretary must prepare the letters from and in accordance with the numbers of the Society, and shall be answerable to the Society.

2 All writings received must be presented and read to the Society.

3 All letters received must be delivered to the President. Section 17th It shall be the duty of the Accountant to collect at Meetings of the Society all moneys due, to book said Collections and taking receipt deliver the same to the Treasurer.

Section 18. It shall be the duty of the Treasurer to receive all moneys collected by the Accountant and receipt therefore.

Section 19 The Treasurer shall make payments upon orders signed by the Speaker and Accountant only. When the amount in the Treasury shall exceed fifty dollars, the surplus shall be deposited in some bank in sums of Ten Dollars.

Section 20. It shall be the special duty of the Turn Master to direct the Exercises.

Section 21st It shall be the duty of the "Master of Exercises" to keep Gymnasium and Gymnastic fixtures in order to keep an accurate account of the same and be answerable for said fixtures.

Section 22nd It shall be the duty of the Musical Director to direct the Chorus to keep an account of the Note books and be responsible for the same.

Section 23rd The Speaker shall at the last Meeting of the Society in every month, require a report of the Directors.

Section 24th The Election of the New Directors shall take place fourteen days prior to the expiration of the term of Office of the Old Directors. During this time the Directors shall be required to settle the books of the Society and render an account at the last general Meeting that may take place during their term of Office.

Section 25th The Office of Director can be resigned upon material grounds only.

Section 26th All elections shall be by ballot. Before any election every Member shall be at liberty to speak regarding the Election.

Section 27th The term of Office of the Directors shall be six months to commence upon the twenty third day of June and December in every year. Special Provisions

Section 28th On the first Wednesday of every month a general Meeting shall take place at which Meeting the business of the Society shall be attended to and reports of the Directors be received.

Section 29th A Meeting of the Society shall take place on every Wednesday the object of which shall be the improvement and enlightenment of its Members in pursuance of the object of this Society, as laid in Section first.

The first half hour after the opening of the meeting shall be devoted to the most pressing business of the Society - Reports of the Secretary - be made - motions made - and Contributions received

Section 31st At General Meetings the names of Candidates for Membership shall be made and those whose names have been before the Society four weeks be balloted for

Section 32nd It shall be the duty of Ordinary and Extraordinary members to join in the exercises in a conspicuous of the Society and appear in the Livery Uniform. In case of absence an excuse will be required

Admission of Members

Section 33rd Every man of good repute of the age of eighteen years may become a member of the Society upon written nomination by a member. The candidate for membership must upon nomination pay one dollar and appear personally at the meeting. The same will be required of him upon his admission as a member.

Section 34th Any one who has previously been a member of a similar society may be admitted as a member of this Society free of charge upon production of his proof.

Section 35th The Candidate shall pledge himself strictly to observe the rules of the Society from the day of admission.

Section 36th The Entrance fee shall be one dollar which the candidate will be required to pay to the Secretary upon nomination who shall send his name and present with the books of rules any one failing to appear within four weeks after admission shall forfeit the entrance fee. The entrance fee shall be returned to rejected applicants for membership.

Section 37th Every member will be required to sign the Constitution.

Section 38th Every member shall attend the funeral of any member of the Society. Fraternal services only will be considered valid.

In testimony whereof we hereunto set our hands and seals the day of May in the year eighteen hundred and fifty four

Signed and sealed in the presence of
John Markoff
Frederick Schugart
Louis Lindner
Henry Meibohm
Elihu Schugart
Henry Treuener
Elihu Schugart

State of Maryland Baltimore City to Wit I hereby certify that on this 17th day of May in the year eighteen hundred and fifty four before me the Judge of the Superior Court of Baltimore City personally appeared John Markoff Louis Lindner Henry Meibohm John E. Cawinger & Frederick Schugart Henry Treuener Elihu Schugart white male Citizens of the United States they being satisfactorily proved by their testimony under oath received by me to be the persons described as and professing to be the parties

who have signed sealed the foregoing Article of Association of the Social Democratic Livery Society of Baltimore and severally acknowledged said Article of Association to be their respective act and deed. I hereby also order and direct that the said Article of Association be recorded by the Clerk of the Superior Court of Baltimore City as required by law in the book provided for that purpose. In testimony whereof I hereunto subscribe my name on the day and year aforesaid. Wm. Fick

Received to be recorded the 17th day of May 1854 at 10 o'clock am same day recorded and examined Per Edw Dowling Clk

Constitution of the Society
1st This Society shall be called "The Society for Educating poor and Orphan Hebrew Children"
2nd For Educating poor and Orphan Hebrew Children

Section II This Society shall meet every - annually on the last Sunday in March and September or within fifteen days thereof

Section III This Society shall elect the following Officers Annually on the March meeting, a President, Secretary and Treasurer and nine members of this Society as a standing Committee on Education.

Section IV It shall be the duty of the President to be present on all regular meetings of this Society, to preside over its deliberations and decide on all disputes according to the established rules of Societies

Section V It shall be the duty of the Secretary to keep correctly the proceedings of this Society, to receive all money due this Society, and pay the same to the Treasurer, within twenty four hours, taking his receipt for the same and perform all such duties as the nature of his Office may require

Section VI It shall be the duty of the Treasurer to pay all orders signed by three members of the Standing Committee on Education, countersigned by their Chairman, or in his absence by the President of this Society. He shall deposit all sums over fifty dollars in any Bank the Society may determine, and shall give to the Committee on Education satisfactory security for all sums in his possession.

Section VII The standing Committee shall be divided in three Districts the lower middle and upper Districts divided by the Committee, and all application for the benefit of this Society must be made in writing, in their respective Districts

Section VIII It shall be at the option of Parents, whose Children are sent to School by this Society, to name the Hebrew School, to which they wish their Children sent, provided they receive there a good education to the satisfaction of the Standing Committee, and incur no extra expense

Section IX The Standing Committee shall meet on the last Sunday every month.

Section X It shall be the duty of the Standing Committee on Education

to lay a semi-annual report of their proceedings before the Society
§ II Any person by paying one dollar per annum half yearly in
advance shall be considered a member of this Society until with-
drawn by a written resignation.

§ III Should it occur that Orphan's are placed under the care of this
Society or that parents place their Children under its protection, it shall
be the duty of the Standing Committee or Education to determine the best
protection for these Children in the future to send them to some
other useful occupation.

§ IV No funds of the Society shall be expended except for edu-
cating the poor and Orphan Children.

§ V The Constitution can only be altered at a regular meeting
of the Society by two thirds of the Members present.

§ VI It shall be the duty of every member to sign the Constitution
Ezra B. Linn President
Hamon Schlegel Secretary
J. C. Rose Treasurer

Continued January 3 1865
Received to be recorded the 20th day of May 1865 at 2 o'clock A.M.
same day recorded and examined For Law Recording Clerk

At witness Job Williams
Secy of C. Building Association
June 20 1865.

Constitution and By Laws of the Boston Building Association
Article I Title and Object
§ 1 This Association shall be known
by the name of the Boston Building
Association the object of said Association shall be to accumulate a fund
from the savings of the Members thereof that each one may obtain the use
of money to enable him to build or purchase for himself a dwelling house
a house or other real or lease hold property or to obtain money to invest
in business or otherwise at his option.

§ 2 The number of Shares of the Association shall not exceed
ten thousand the par value of each share shall be two hundred dollars
and any member may be allowed to hold twenty shares but not less
than ten.

Article II The Officers The Officers of this Association shall consist of
a President Secretary Treasurer Five Directors and Solicitor all shall
be elected annually at the first meeting in January and hold their office
for one year.

Article III Duty of the President It shall be the duty of the
President to preside at all meetings of the Association and to preside over
therein to sign all orders on the Treasurer for the payment of money when
said orders have been authorized by the Board of Directors and to perform all
other duties usually appertaining to the Office of President.

Article IV Duty of Secretary It shall be the duty of the Secretary

to keep an accurate account of the proceedings of each Meeting of the Associa-
tion and to report the same at the next stated meeting He shall attest all
orders on the Treasurer when said orders are authorized by the Directors He
shall give a quarterly report of the Value of the Stock and he shall perform such
other duties consistent with his Office as may be enjoined on him by the Associa-
tion. If prevented from attending by any unavoidable cause he must send
his books to the meeting. The books may be inspected if the Association think
proper at any regular meeting thereof. He shall receive for his services one
dollar per meeting.

Article V Duty of Treasurer It shall be the Duty of the Treasurer
to receive all the money paid into the Association and keep the same or deposit
in such Bank as the Directors may select; he shall give his receipt to the Di-
rectors on the Evening of the Meeting for the money received thereat. He
shall pay all orders drawn upon him by Order of the Board of Directors (if
such orders be signed by the President and attested by the Secretary) but he
shall pay no money unless ordered by the Board of Directors. He shall deposit
in Bank within forty eight hours after receiving it all money belonging to the
Association. he shall report the state of the finances of the Association at every
regular meeting and produce his Bank book for the inspection of the Board of
Directors. He shall give bond and security to the amount of \$1000 for the
faithful performance of his duty. He shall receive for his services twelve dollars per
year.

Article VI Duty of Directors. It shall be the Duty of the Directors or a
majority of them to sign all orders on the Treasurer for the payment of money
without the regular meetings of the Association to assist the Secretary in col-
lecting the dues interest and fines of Stockholders and pay the same over to
the Treasurer taking his receipt for the same. It shall be their duty to exam-
ine the property offered to the Association as mortgage security for the loans
and judge of its sufficiency. they shall attend generally to the financial affairs
of the Association but they shall incur no expense except for the necessary
incumbrance of the Meetings unless directed by a vote of the Association.

Article VII Duty of Solicitor.
§ 1 It shall be the Duty of Solicitor to examine the title to property offer-
ed to the Association as mortgage security and give his opinion thereon to
the Board of Directors. He shall transmit all the documents of the Associa-
tion for which he shall receive a reasonable compensation.
§ 2 His charges for preparing mortgages and other instruments of
writing examining titles &c shall be paid by the member obtaining the loan.

Article VIII Removal of Officers
Any Officer of this Association may be suspended or removed from office
for neglect of duty or breach of trust by the votes of two thirds of the mem-
bers present at any regular or special meeting of the Association.

Article II Members

Sec 1. The Members of this Association shall be white residents of the United States of the age of twenty one years and upwards. Minors may hold stock by trustee not otherwise provided may hold stock in their names, but minors & minors will not be allowed to obtain a loan from the Association

Sec 2. Any person may become a Member of this Association at any regular meeting thereof by subscribing to the Constitution and taking at least two shares of stock, and paying thereon the par value of the shares, & accounting from the date of the Association. But no person shall be admitted to any of the privileges of the Association, unless he be a stock holder

Sec 3. Each and every member shall pay for each and every share of stock he may hold in this Association, at the rate of twenty five cents a week or fifty cents for each and every share every second week, during his membership, the same to be paid at the regular meetings of the Association

Sec 4. Whenever a Member has obtained a loan of money from the Association, he shall pay quarterly in advance, at the regular meeting in addition to his dues, the interest on the amount of said loan the interest in case to exceed six per cent.

Any Member at his option, may pay his dues and interest over the annually, semi-annually, quarterly or monthly in advance, and in this case he shall be exempted from fines for non attendance. But all money received by the Association shall be bankable.

No Member having taken a loan, will be entitled to bid for another loan so long as any other member present, not having taken a loan, shall wish to bid for a loan. And no member shall be entitled to a loan on a greater number of shares than ten, unless the share sell under a hundred dollars in that case he may be allowed to take a loan on fifteen shares but not more.

Sec 5. Any Member may sell or transfer his share or shares or any number of them to another member, or any other person who may become a member, the said purchaser to have all the rights of the loan from whom he purchases. He may also transfer to any other member, the loan to which he may have been entitled.

Sec 6. Any Member wishing to withdraw from the Association shall be entitled to receive from the Treasurer the amount he has paid in as dues together with the interest thereon first deducting his fines if any and his portion of the profit that the security may have sustained during his membership, but no interest will be allowed to any member who shall withdraw before he has been a member of the Association for six months. The member withdrawing shall be required to give two weeks notice to the Board of Directors of his intention to withdraw, but the Board of Directors may at the first meeting after they receive the notice give an order for the payment of the member who desires to withdraw of their funds in the Treasury of the Association

not otherwise appropriated

Sec 7. In the death of any Member who has not received a loan or loans, his heirs or legal representatives shall be entitled to receive from the Association his full interest therein first deducting his fines and arrears if any and his portion of all losses that may have been sustained while he was a Member. If the deceased Member had taken any loan or loans, his heirs or legal representatives may return the same to the Association, in conformity with the provisions of Article 11th or continue to pay his dues and interest until the Association shall terminate

Article 3 Loans How Made

Sec 1. Each and every Stock holder for each and every share of stock he may hold, shall be entitled to receive a loan of two hundred dollars

Sec 2. Whenever the funds of the Association will warrant the loan of one or more shares, the loan shall be made in the following manner: The presiding Officer shall state that there is a certain amount of funds in the Treasury, and offer it for sale and that Member shall be entitled to the loan who shall bid the lowest amount for his share.

Sec 3. The member becoming thus entitled to the loan, will then state how many shares he will take at that rate; and if those be not sufficient in the Treasury to meet the amount of his loan, he may give to the Association security to the whole amount of his loan and receive the balance so soon as there shall be a sufficiency in the hands of the Treasurer; but he will be charged interest on the whole amount of said loan from the date on which he became entitled to any part thereof.

Sec 4. The Member entitled to the loan, before drawing the money, must give to the Association a good and sufficient security for the payment of his dues, fines, and the interest that may accrue on said loan, during the time that he may hold the same, by a mortgage on real or leasehold property, to be approved of by the Board of Directors. If the property given as security be of a nature that may be consumed, before the member receiving the loan must have it insured, and place the policy of Insurance in the hands of the Board of Directors and renew it annually. The member taking the loan shall likewise, pay annually the taxes and ground rent if any, on the mortgaged property and all expenses connected with said loan, or that may afterwards accrue thereon.

Sec 5. Any Member whenever there are funds in the Treasury for sale, shall have the privilege of bidding for and taking a loan of those fourths of the amount he has paid in as dues; in this case, he shall transfer to the Association the remaining fourth as security for payment of the interest on the amount of the loan he has thus obtained. The member obtaining the loan under the provisions of this section shall not be required to give any mortgaged security, but should be first to pay his dues and interest, the remaining

fourth shall be applied to the payment of the same, until said fourth shall be exhausted, when the said individual shall cease to be a member agreeably to the provisions of 87 section of this article. Without being allowed any interest on the amount he has paid into the Association.

Sec 6. No one shall be entitled to a loan, who shall not give satisfactory security for each loan within four weeks after he becomes entitled to the same, the money shall revert back to the Association. The time however for giving security may be extended to eight weeks. In a vote of the Association. But in case a member is entitled to a loan fails to give satisfactory security for the same within the time hereby limited, he shall be required to pay the interest on said loan for the time he was entitled to it, the interest in this case will be charged with his dues and must be paid therewith.

Sec 7. No member shall be entitled to a loan, who shall be in arrears to the Association in any manner. No property to a value less than the city limits shall be taken as security for loans, unless the member obtaining the loan shall pay the expenses of the directors in going out to examine the property and in returning to the city. No property out of the limits of Gallinger County shall be taken as security for loans.

Sec 8. If any member having received a loan, shall fail to pay his dues or interest for six months the Association may declare the conditions of the mortgage forfeited and may proceed to foreclose the mortgage by the sale of the mortgaged property, and in case of a sale the proceeds of the sale are to be applied first to pay the expenses of said sale and all arrears of ground rent tax &c. secondly to pay the balance of the loan remaining unpaid and all arrears of dues &c. the balance if any to be paid to the mortgagee himself and in the case the mortgagee shall cease to be a member of the Association unless he holds other shares therein over and above those on which he had taken a loan.

Sec 9. If any member not having a loan, shall fail to pay his dues until in full shall equal the amount he has paid in, his name shall be stricken from the roll, and his shares revert back to the Association.

Sec 10. Should it happen at any time that the funds of the Association should increase, and that any member shall desire to obtain a loan of said funds the Board of Directors may loan the same to any person not a member taking as security for the payment of the principal and interest, a mortgage on real estate held property.

Article III Redemption of Mortgaged Property

Sec 1. Any member having taken a loan may obtain a release of the mortgaged property offered to the Association to secure the payment thereof by paying back to the Association the amount of the loan he had obtained, with the legal interest for the time he had used the said loan. In this case the member will be reinstated as a member who had not taken a loan.

Sec 2. But any member, redeeming his property as in the foregoing section

and at the same time drawing from the Association the amount he paid in as dues, together with his portion of the interest that has accrued thereon, ceases to be a member, and his shares thus returned to the Association may be disposed of to any person wishing to obtain them. But in either case, the member wishing to redeem shall be required to give notice thereof to the Board of Directors. But the privilege of returning loans shall be limited to five years from the date of the Association.

Article III Transfer of Mortgaged Property

Any Member may sell or transfer property mortgaged to the Association provided the person purchasing shall first become a member and shall assume all the stipulations, agreements and conditions of the original mortgage.

Article III The Dissolution of the Association

When there are funds in the Treasury of this Association sufficient to enable each member thereof who is not at the time a mortgagee to the Association to receive the sum of two hundred dollars for each and every share of stock held by said member then this Association shall terminate and close and the President shall personally deliver to each mortgagee who shall have fully complied with the conditions of his mortgage, a discharge thereof, and all papers connected therewith.

This Article shall not be altered or amended unless by the unanimous vote of the Association.

Article IV Fines and Penalties

Sec 1. Members who shall neglect to pay their regular dues or the interest on loans, shall forfeit and pay a fine of 5 Cents for each and every share of stock they hold in the Association. For fines for non payment of dues or interest will be charged with dues or interest, and must be paid therewith, and nothing less than the whole amount of dues interest and fines, if any shall be taken.

Sec 2. The Treasurer, for non attendance at regular Meetings shall pay a fine of twenty five Cents.

Sec 3. The Secretary, for non attendance at the regular or special Meetings or for any neglect or refusal to perform any duty incumbent on him, shall forfeit and pay a fine of one dollar. And in case he is prevented from attending any Meeting, he must send his books to said Meeting, under a penalty of a fine of two Dollars.

Sec 4. Any member who shall violate the rules of order shall be subject to a fine of fifty Cents.

Sec 5. Fines for the non payment of dues shall be charged by the Secretary, with the regular dues of the delinquent, and shall be paid therewith.

Sec 6. A valid excuse will exempt a member from fine, but no fine shall be remitted unless by a vote of two thirds of the members present.

Article IV Alterations

This Constitution shall not be altered or amended unless the proposed alteration or amendment be submitted in writing at a regular meeting of the Association, and receive at a subsequent regular or special meeting the vote of two thirds of the members present at said meeting.

By-Laws

Sec 1. The first, third or regular meetings of this Association shall be held on Tuesday, the 1st, 3rd or 5th and every second Tuesday thereafter. During the months of October, November, December, January, February and March, the meetings shall be held at 7 o'clock, and during the other months at 6 o'clock.

Sec 2. The books of the Association, at each meeting shall be kept open one hour for the payment of dues, fines and subject of members. The Secretary and Directors may, at their discretion receive the dues of members before the hour of meeting and for fifteen minutes after the hour for closing the books.

Sec 3. The dues of members shall be paid in the order in which their books may be placed upon the Secretary's desk or table, that is to say, the book last placed upon the desk or table shall be first settled and so on to the end, the Secretary taking the books from right to left.

Sec 4. If it should happen, at any time that all the members present have paid their dues, the President without any suspension of the rules may direct the Secretary to proceed with the order of business; but members who shall come in during the hour limited for payment of dues shall have privilege during the hour of the business to pay their dues, but in no instance can the Association adjourn until after the expiration of the hour limited for the payment of the dues of members, unless by a vote of two thirds of the members present, and in that case members coming to the hour of meeting within the hour limited for payment of dues, and after the adjournment of the Association, shall be exempted from dues for non-payment of dues; members having taken a loan shall be notified by the President at the meeting previous to their interest becoming due, that at its next meeting their interest will be due and payable, and if no public notice shall be given the member failing to pay his interest at the time it is due shall not be liable to same.

Sec 5. Reports of Committees shall be in writing, and signed by a majority thereof.

Sec 6. All resolutions shall be in writing, if required.

Sec 7. Any member duly elected to an office, and refusing to accept the same shall pay a fine of fifty cents, and on the payment of said fine he shall be exempted from serving for one year.

Sec 8. In case of the death, resignation, or removal from office, of any officer, the vacancy shall be filled by electing another to serve for the time such officer had to serve.

Sec 9. In case of the absence of any officer, it shall be the duty of the Association to elect one of its members who shall be authorized to act until the next meeting of the Association, in case of the inability of the officer in whose place he was appointed.

Sec 10. The President shall decide all points of order, subject to an appeal to the Association, but it will require the vote of two thirds of the members present to support any appeal from the decision of the Chair.

Sec 11. All reports of Committees must be put before the Association for approval or rejection, but in all cases, the majority of the votes of the members present shall be required to adopt or reject a report.

Sec 12. By-Laws may be made, repealed, or amended by a vote of the majority of the members present at any regular meeting of the Association.

Sec 13. Seven members shall constitute a quorum for the transaction of business.

Sec 14. The first named person in a Committee shall be Chairman thereof.

Rules of Order

1. Members must stand while addressing the Chair.
2. Members, while addressing the Chair shall avoid all personalities, and confine themselves to the question.
3. No member shall be allowed to speak more than twice on the same subject, unless to explain and then with the permission of the presiding officer.
4. No member shall be interrupted while speaking, so long as he keeps within the rules of order.
5. Any unnecessary noise, or anything else that may tend to interrupt the business of the Association shall be deemed out of order.
6. Any motion to adjourn before the transaction of the regular business shall be out of order.
7. A motion shall not be open for debate until it has been seconded and stated by the presiding officer.

All the Undersigned members of the Quarter Building Association, having adopted the foregoing articles of agreement for our future government, as an Association, bind ourselves and to the other to support and maintain the same in good faith according to the true intent and meaning thereof. The amendments to 5th Article and in the 8th section of the 10th article being made before signing.

James Brown Arthur McPherson
 David McPherson Laurence Popson
 Lewis Allen David McQuinn
 Hugh S. Spencer Edw. Corbett W. J. Harvey

I hereby certify that the foregoing is a correct copy of the articles of Association of the Eastern Building Association and that the above named persons are members thereof.

James Smith Secretary to the E. B. Association
Received to be recorded the 25th day of May 1872 at 12 o'clock P.M.
The same day recorded and examined For Geo. Downing Clerk

Registry of Articles of Association of the Roman Catholic Church of St. Patrick's

you are hereby required to record among the records of your Court the Roman Catholic Church known and called by the name of St. Patrick's Church situate at the corner of Bank and Broadway streets in the said City according to the provisions of the act of Assembly in such case made & provided.

James Dolan
Received to be recorded the 3rd day of June 1872 at 12 o'clock P.M.
The same day recorded and examined For Geo. Downing Clerk

North Eastons Building Association Amendment proposed and made on the 11th day of June eighteen hundred and fifty four to the members of the North Eastons Building Association to the effect of their said articles of Association and by virtue of an act of the General Assembly of Maryland passed at January Session 1854 and eight hundred and fifty two entitled an act authorizing the incorporation of Companies or Building Associations in this State in the following words to wit:

Resolved that the word "day" in the tenth line of Article three be stricken out and that the word "twelve" be inserted in lieu thereof. All the undersigned Officers of the North Eastons Building Association hereby certify that the foregoing Resolution is a true copy of the Amendment made to the third of the Articles of said Association, as therein set forth.

- John J. Platts President
- Hugh J. Morrison Vice President
- George M. Sizer Secretary
- Wm. H. H. Turner Treasurer
- Saml. Rankin Cashier
- Edwin L. Thomas
- Nicholas M. Kubbin

Received to be recorded the 6th day of June 1872 at 12 o'clock P.M.
The same day recorded and examined For Geo. Downing Clerk

Constitution of the Eastern Building Association Article I the object of the Association is to procure to the Members thereof by their saving in a safe and easy manner a Capital for the purchase or building of a house.

Article II Place and time of meeting The Members of the Association meet on every Monday evening at 8 o'clock at such place as may be selected by the Association

Article III Requirements of Membership The members of this Association shall be free white persons and well acquainted with the German language the proceedings shall be carried on in the German tongue.

Article IV Number of Shares of Stock The number of shares of the Association Stock shall not exceed six hundred. a member is allowed to have as many shares as he pleases but no body is permitted to redeem more than 12 shares during the period of 6 months except with consent of the Association provided he give sufficient security for the shares he takes above 12 such persons joining the Association during the first quarter pay 25 Cts as entrance fee those joining later 50 Cts will have to pay all the weekly dues from the beginning of the Association. No member has more than one vote

Article V Of the Officers and their Election The Officers of this Association shall be a President a Vice President, a Secretary, a Treasurer and nine Directors, who shall be elected in a regular meeting on the 1st of May of every year by suffrage

Article VI Duties of the President It shall be the duty of the President to preside at all meetings & to keep order to sign all orders on the Treasurer, which may issue by the Directors he shall have recorded the deeds of Mortgages he also cause the transfer of fire insurance policies to the Association and hand the same to the Secretary. He shall receive for his labour and trouble 50 Cts out of the dues and 50 Cts of the interested member who receives the money. During the absence of the President the Vice President will perform his duties

Article VII Duties of the Secretary It is the duty of the Secretary to take notice of the proceedings of the Association and of the Directors and to write them into a book or books kept for this purpose. He shall keep an exact account with the Shareholders and carefully enter the payment of their instalments, as also sign all orders on the Treasurer, when issued by the Directors. He shall report in the newspapers the proceedings of the Annual Meeting and take care of all books, fire insurance policies and papers belonging to the Association (except the Mortgages) and in case of his resignation surrender them all within 8 days to his successor. All claims must be filed with him he shall be prepared to inform the Shareholders of

the state of the financial affairs of the Association and prepare a report of them for the annual meeting. He shall receive for the faithful performance of his duties One dollar fifty cent for each meeting

Article VIII Duties of the Treasurer
The duty it is to receive all moneys paid to the Association, as also to pay all orders that are issued by the Directors and signed by the President and Secretary. He shall give security to the amount of 100 dollars for the faithful performance of his official duties.

1. The Treasurer shall keep in hand in the first year 50 dollars and increasing 25 cts. every year to 200 doll. for the payment of withdrawing shares &c.

2. He shall keep all moneys to be drawn until the Association shall otherwise direct of them.

Article IX Duties of the Directors
The Directors together with the President Vice President and Secretary shall form the Board. Whose duty it shall be to meet on every Monday evening at 8 o'clock in the meeting room to receive the instalments of the share holders and to hand the same to the Treasurer upon a receipt they have to attend to the loans and to the financial affairs of the Association every shareholder has the right to visit their meetings and to inspect their proceedings. The Directors not being remunerated for their trouble shall be allowed to declare another election after one year's service they further have the right to fill vacant offices they shall select to loans and business which a member offers as security for money which he enters drawings and if they find to be good and report what it they shall be paid with 25 cts. no house or business shall be accepted as security which is not at least more than ten miles from Baltimore. The Directors shall be present at every meeting.

Article X Entrance fee and weekly dues
Every Member of this Association shall pay according to Art II for every share an entrance fee and 2. 25 for every week. Those joining the Association later pay but only the 25 entrance fee but also all weekly instalments from the beginning of said Association. Money paid to the Association must be paid in current money of Baltimore.

Article XI General Regulations
1. Every shareholder is entitled to a loan of 100 dollars at the time when 100 doll. are in the hands of the Treasurer, the Secretary shall inform the applicant and he shall offer the highest premium for it shall be lent to the money. The member that borrows the money has to pay the interest at the rate of 5% per cent for annum payable monthly until the dissolution of the said Association.

2. When a Member has lent the money the interest begins to run from the date of that time and each Member has to take out the

meeting how many shares it wishes to draw and has to pay immediately the entrance fee.

3. A Member having bought the money and afterwards refusing to take it has to pay One dollar fine for every share bought.

4. If a Member after having drawn the money, neglects to pay the regular dues and interest for two months, the Association or the President thereof shall legally proceed against the mortgaged property.

5. If the money find no purchaser, it may be sold for a premium of 10 dollars and if it do not bought even then, a drawing by lot shall be made. A Member to whom the money thus is allotted is obliged to draw the money for one month and give good security. If such Member be incapable of giving sufficient security, then the money shall be deposited in a good bank of Baltimore and each member regularly pay his dues and interest.

Article XII Fines for neglect of Paying
A Member neglecting to pay his regular weekly instalments will be fined with 5 cts for every one of his shares for the first week and a fine of double the money for each succeeding week. Those that have receive their money in advance have to pay double the fine. If the fine amounts to as much as the money a Member has paid in, it shall be left for him as also all his rights shares.

Article XIII Transfer of Shares
A Share holder may transfer his share or shares to another Member of the Association or to any one else if he have not received already an advance on the same. If the party to whom the shares are transferred be a Member his fee for transfer shall be only the half of what a Non Member has to pay.

Article XIV A Member desirous of leaving the Association shall inform the Directors of it in writing and he shall receive within a month all the instalment paid in full before and the entrance fee.

Article XV Rules in Cases of Death
After the decease of a member his legal heirs shall enter into all his rights and liabilities.

Article XVI Visitation of the Association's Books
The Association has to elect every three months three Members which join with the President a Committee for the examination of the books kept by the Secretary and Treasurer. They shall report on it in the succeeding Session. If the Committee or a member thereof neglect this duty it shall be fined with 25 cts.

Article XVII Every Shareholder who has drawn money shall once in every year if requested by the Directors show the records for ground rents, fire insurance policies, concerning the mortgaged property.

Article III *Fines*
 No officer who has in his hands or books of the Association in hand shall on his failing to appear at the meeting be fined with 25 Cts. The Secretary and Treasurer however shall pay a fine of one dollar sick-leave or absence from town can excuse the absence of an officer if they send in the books and books of the Association. Shareholders that neglect to be present at the yearly meeting shall be fined with 50 Cts if not excused by sickness or absence from the City.

Article IV *Dissolution of the Association*
 As soon as every shareholder has received for each of his shares the amount fixed in Article VI the Association shall be dissolved.

Article V *Amendment of laws*
 No new law can be proposed or any amendment adopted unless it be proposed at a regular meeting and accepted by two thirds of the present members. The members shall be informed of it by the newspapers. No alteration or amendment can be made to Article III.

Article VI *Attorney of the Association*
 The Secy shall select an attorney, whose duty it shall be to draw the best paper for a deed for, after having carefully examined the papers, referring to the property offered as mortgage. He shall inform the directors of any irregularity of the papers or of any difficulty that the purchase of the premises may involve us.

John Carter
John Campbell
John Moff
J. H. ...
 The undersigned Secretary of the said Association hereby certify that the above is a true and correct translation of the Constitution of the aforesaid Association as adopted by the members of the same, as also that the undersigned members of the Association aforesaid were members at the time of the organization of the said Association.

William Carter
 Secretary of the Franklin County Association
 Received to be recorded the 10th day of June 1857 at the Court House
 seen by recorded and examined *Geo. Edw. ...*

Act of Incorporation
 of the ...
 The ...
 ...

and attached to the Meary Congregation or Church, on the East side of ...
 known as ...
 decision of being constituted a body politic and corporate under and in
 pursuance of an act of the General Assembly of the State of Maryland, entitled
 an Act to incorporate certain persons in every Christian Church or Congregation
 in this State and of the Supplements thereto, did assemble together on the
 eleventh day of April in the year of our Lord one thousand eight hundred and
 fifty four, in the basement of the said Easter Street Church, agreeably to public
 notice given in the said Church on the preceding Sabbath, and did then and
 there duly elect according to law and the Common usage of said Church by
 ballot the following named seven sober and discreet men to wit: *Jac. O'Day*
Wm. Hill, *John ...*, *Benjamin ...*, *Caleb ...*, *Francis ...*
 and *Peter ...*, to act as Trustees of said Easter Street Church and together with
 the Rev. John Lanahan, the Minister duly appointed having at the present
 time the Pastoral Charge of said Church and Congregation, or the Minister for
 the time being (regularly appointed hereafter according to the rules and dis-
 cipline, which are now, or which may from time to time be agreed upon
 established and adopted by the Ministers and preachers of the said Methodist
 Episcopal Church, at their General Conferences in the United States of Amer-
 ica) having the Pastoral charge of said Church and Congregation to be a body
 politic to incorporate by the name style and title of 'The Easter Station of the
 Methodist Episcopal Church in the City of Baltimore' and by the same name to
 have perpetual succession in law and fact and to be capable and able in law
 to sue and be sued implead and to be impleaded in any Court of law of equity
 in this State, and elsewhere, and to make and have a Common seal and the
 same to break, alter or renew at pleasure, and the said members did then
 and there agree upon the plan of perpetuating the succession of said trustees
 and of determining their proper qualifications and they did then and
 there establish the articles or plan hereinafter named and mentioned that
 is to say.

Article 1
 This corporation shall be denominated 'The Easter Station of the
 Methodist Episcopal Church in the City of Baltimore'
Article 2 The term of office of three of the present trustees shall expire
 in the month of May eighteen hundred and fifty seven and the term of the
 other four in the month of May eighteen hundred and sixty, and alternate
 by every three years forever thereafter, so that the term of office shall be
 six years and until others shall be elected to succeed with their expiration of the
 three whose term shall first expire. The three trustees whose term of office
 shall expire in the month of May Eighteen hundred and fifty seven to be de-
 termined by lot or otherwise at the first meeting of the Board of Trustees
 after the adoption of these articles whenever a vacancy or vacancies shall
 happen in the board either by limitation under this Article or by death.

resignation removal or coming to be a Member or Members of the N. E. Church according to the rules and discipline of said Church, then and in such case it shall be the duty of the President of the Board of Trustees, to call a meeting of the remaining Trustees, as soon as conveniently may be, and when so met the said President shall proceed to nominate one or more persons to fill the place or places of him or them whose Office or Offices has or have been vacated or vacated, and the said Trustees assembled shall proceed to elect and by a Majority of Votes appoint the person or persons so nominated to fill such vacancy or vacancies in order to keep up the number of Trustees for ever, and in case of an equal Number of Votes for and against the said nomination the President shall have the casting vote. But nothing in this Article shall be construed to make the present Trustees or any of them that may be hereafter elected ineligible for re-election.

Article III No person shall be eligible as trustee, except he shall have been a member of the said Church at least three years next preceding the election and above the age of twenty five years.

Article IV All the lands and tenements with their appurtenances now owned or which shall be hereafter vested in trustee for the use of said Church or Congregation shall be vested in said Corporate Body and their successors forever, and the said Corporation with the consent and approbation of two thirds of the Male Members above the age of twenty one years who shall attend a Meeting after being duly notified the preceding Sabbath in the Church attached to this Corporation, or which may be attached to said Corporation for that purpose shall and they are hereby declared capable of bargaining and selling leasing and conveying or of making any disposition of said property or any part thereof or any other property which may hereafter be required by said Corporation, in a full and effectual manner any person or body Corporate may or can do.

Article V All Deeds and Deeds of the said Corporation shall be signed by the President of the board of trustees in behalf of the Corporation, and sealed with their Corporate Seal, and all deeds for the conveyance of any lands and tenements of the Corporation which by the law of the land might be acknowledged and recorded shall be signed as aforesaid by the President as such, in behalf of the Corporation and sealed with their Corporate Seal, and acknowledged by attorney or otherwise according to the provisions of the Act or Acts of the General Assembly of Maryland in such Case Made and provided; and all acts or deeds of the said Body Corporate so authenticated shall be valid.

Article VI At all Meetings of the Corporation the Minister having the pastoral charge for the time being shall be the President, and in case of the absence or death of the Minister the board of trustees may appoint one of their own Body President for temporary who shall have all the authority and privileges of a President during such absence or

in case of death until the appointment of another Minister four trustees shall constitute a quorum of the board for the transaction of business. And the President and Secretary of the board of trustees shall have authority to act as such at all meetings of the Male Membership of said Church and Congregation.

Article VII All the powers and authorities hereby given or intended to be given to the trustees aforesaid or their successors shall not be understood, taken or construed, in any wise to prohibit prevent or take from the Minister or ministers of the Church for the time being, duly authorized and appointed agreeably to the discipline of the N. E. Church aforesaid, the use and enjoyment of the Church that now does or shall in future belong to the said Corporation, to preach and expound Gods Holy Word, and to execute the discipline of the Church and to administer the Sacraments therein. But the same shall be and continue hereafter to be had used and enjoyed by them, and by other Ministers and preachers (duly authorized by the discipline of the Methodist Episcopal Church aforesaid) for such purposes, with the consent of the Minister who shall have the pastoral charge as aforesaid for the time being, and by no other person or persons and for no other purpose or purposes. Whatever unless by particular licence and consent of a Majority of two thirds of the trustees regularly convened for that purpose.

Article VIII The powers and authorities hereby given or intended to be given to the trustees aforesaid or their successors shall not be understood, taken or construed, in any wise to interfere with the economy of the Church in the current receipts and disbursements of the current and usual expenses of the Church but it is hereby determined and expressly declared that the current receipts and current disbursements of the funds of the Church shall be under the control and sole management of those persons who may from time to time be regularly authorized and appointed under the discipline of the Church aforesaid to receive and to disburse the current funds of the Church.

Article IX No additions alterations or amendments shall be made in the foregoing Article or any of them except by the concurrence of two thirds of the Male Members of the age of twenty one years who shall be present at a meeting called as aforesaid for the purpose, and they are hereby declared capable of making such additions alterations and amendments.

We the Minister and the trustees of the Greater Station of the Methodist Episcopal Church in the City of Baltimore, do hereby declare that the foregoing proceedings herein mentioned and alluded to have been duly and legally conducted according to law and the discipline of said Church.

Witness my hand and the seal of the said Corporation this 10th day of

and year first above written



- John L. Latham President
- John Jay
- John G. Brian
- Gale H. George
- Wm. P. Hill
- Francis Turner
- Peter Rose
- Benjamin S. Walls

State of Maryland City of Baltimore 26th Be it remembered and it is hereby certified second day of May in the year of our Lord one thousand eight hundred and fifty four before the subscribers two Justices of the Peace of the State of Maryland in and for the City of Baltimore appeared lawfully before Jacob Jay John G. Brian Gale H. George and William P. Hill and Peter Rose they being known to us to be the persons who are named and described in and subscribing to be part of the trustees parties to the above going articles of incorporation and acknowledged the same to be their act and deed and we do hereby certify that we are well assured by the said trustees that the proceedings have been legally and duly conducted in all respects

In testimony whereof we hereunto subscribe our names on this day and year specified
 Wm. N. Bruce
 Saml. M. Lander

Received to be recorded this 26th day of June 1854 at 12 o'clock M same day recorded and examined For Peter Rose Clerk

Constitution of the The object of this Association is to advance to Minor Building its members by means of their weekly payments Association instalments certain sums of money by the receipt of which the recipient renders himself subject to the laws of the Association which are based upon the maxim "all join for one and one for all"

Article I This Building Association is formed under the name of Minor Building Association and meets from time to time at a place appointed by the Society from the beginning of April to the end of September at 8 o'clock and during the other months at 7 o'clock on every Wednesday evening

Article II Of the privilege of joining Whoever takes one or more shares by personally applying for them to the Secretary and lives in the State of Maryland, as also guarantees the maintenance of the laws of the Association by his signing a copy of them is entitled to the Membership

Article III Number of Shares The number of Shares shall not exceed two. A Member cannot own more than 21 Shares and may have more than one vote

Article IV Officers and of their Election The Officers of this Association shall consist of a President, a Vice President, a Secretary, a Treasurer and nine Directors. Who all must be conversant in the German Language. The election of these Officers shall take place after the following rules, Two Candidates are proposed for the Presidency; two for Vice President, two for Secretary, two for Treasurer and sixteen for Directors. Out of these the Officers shall be elected by the majority of votes

Article V Duties of the President The President shall preside at the Meetings of the Association and of the Directors and keep Order he shall sign all orders of the Directors on the Treasurer and faithfully perform the Duties which Devolve upon a President. He especially shall examine all the Mortgages given to the Association and attend the delivery to the record Office of the same

The Remuneration for his trouble shall be One dollar payable to him by the Member which executes the Mortgage deed. During his absence the Vice President shall act for him

Article VI Duties of the Secretary The Secretary shall keep a correct List of the Members who have there in written their own Names. He shall deliver to every Member the law book of the Association upon his paying the cost price; he shall record the proceedings of the Society and receive every Wednesday evening the weekly instalments - fines etc; as also inform the board of directors of the amount received and deliver it to the Treasurer upon receipt. He shall design all orders of the board and attend at the proper time under a penalty of One dollar, to the renewal of the fire Insurance policies of the mortgaged property. He shall invite the Members to the annual election through the medium of at least one German newspaper, preserve books and papers belonging to his Office, which are to be transferred 48 hours after his resignation to his successor. All examination and investigation relative to the claims on the Association must be made by the Secretary who shall also at any time be prepared, to give to the Members, any information concerning the finances and report in writing their state for the quarterly meeting. He shall receive for the faithful and punctual performance of his duties the Remuneration of \$1.00 for every attendance.

Article VII Duties of the Treasurer The Treasurer shall receive all the money which is paid to the Association and pay the orders which are given by the Board and signed by the President and Secretary. He shall take care of the Mortgage books and fire Insurance policies belonging to the Association and upon his resignation or expiration of office deliver them to his successor within 48 hours. His Office requires a Security of 1000 Dollars which must be given by him and two bonds men

Article VIII Duties of the Directors
The Directors with the President, Secretary and Treasurer shall form the administration and act under the name of Board of Directors

The Board of Directors shall make the advances and consult about their safe investments, as also regulate the financial affairs of the Association and receive no compensation for their services. Three of the nine Directors which all under the penalty of 12 1/2 Cts must be present at the meetings, shall assist the Secretary in controlling the payments. The Directors are authorized to fill vacancies for an evening, but in case of a resignation of an Officer, a new one must be, as soon as possible, elected. The Directors may dismiss an Officer for neglect until the Association takes cognizance of it and also may convene through the Secretary, a meeting of the Association when important business requires it.

Article IX Obligations of the Members
Each Member pays 25 Cts as entrance fee for every share and the weekly instalment of 25 Cts. Those that join the Society later have to pay up all the instalments from the beginning of the Association, and such premium as the Directors may require. All payments must be made in full - more money.

Article X General Rules
§ 1. Every Shareholder is entitled for each of his shares to an advance of \$200. The Directors shall at any time, when the funds of the Association amount to \$200, announce it to its Members, and he who offers to pay the interest of the greatest number of years in advance as premiums, shall receive the advance.

§ 2. If the Association should continue for a longer time, than the Member that received the advance, has paid the interest, such Member shall then pay the interest at the rate of 6 p. C. per annum payable monthly for each of the shares drawn until every Member receives for each of his shares \$200.

§ 3. When the money is agreed to be advanced to a Member he has to give the required security within two weeks from the day the Treasurer has the whole amount to which the Member is entitled, in hand. No Member can receive his money unless the security is in order and in the hands of the directors. When a Member neglects to give the required security within the limited time, the money shall fall back to the Association and the Member pay a fine of \$1 for each of his drawn shares.

§ 4. No Mortgage of property situate without the City limits, can be accepted, except if the Directors unanimously be satisfied with it. The Mortgage Fees shall remain in the Board Office, unless waived at litigation.

§ 5. If a Member which has received his advance should neglect to pay the legal instalments, fines taxes and ground rent for more than

three months the board of Directors by the President or Vice President, shall legally proceed against the mortgaged property. The President or Vice President shall be authorized to sell the property sooner if two thirds of the Board are satisfied with it, as also the interested Member or his attorney.

Article XI Fines for Neglect of Payment
§ 1. Member that neglects to pay his weekly instalments, shall be fined 6 Cts for each share the first week, 12 Cts the second week, 18 Cts the third and 25 Cts the fourth and every succeeding week. If a Member neglects to pay the interest according to Art 10 § 2, for the received advance, he shall be fined monthly 25 Cts for each of his shares, and when the fines falling on a share are tantamount to the monthly instalments the share shall be lost with all its advantages.

Article XII Transfer of Shares
Every share can be transferred to another person which must pay the entrance fee. The Secretary then declares the transfer valid.

Article XIII Leaving the Association
If a Member wish to leave the Association he shall inform the Board of his intention and he then shall receive back all his weekly instalments, with the deduction of any loss, as soon as the Treasurer is in possession of money. If several Members give notice to withdraw their shares, one after the other according to priority of date shall be satisfied. A withdrawing Member has to notify the Association in writing of his intention to do so.

Article XIV Rules concerning death
After the decease of a Member his legal representatives are entitled to his right and liabilities.

Article XV The Councillor of the Association and his duties.
The Association shall elect a lawyer whose duty it shall be to draw the mortgages for a price agreed upon. He shall examine the title of the Property offered as Mortgage and certify the Association of any debt or other liabilities resting upon the Property.

Article XVI Fire Insurance Policies
All the Fire Insurance policies of houses offered as mortgaged to the Association must be transferred to the same and handed to the Treasurer who shall take care of them. The Treasurer has to attend to the renewal of such policies and take the money required out of the Society funds. The interested Member shall then return the money laid out for the insurance within 8 days after having received due notice. In case of neglect he shall be fined the first week 6 Cts for each dollar, the second week 12 Cts and - no more than 25 Cts for each consecutive week.

Article XVII Fines of the Officers
Every Officer and director, who is absent from the meeting, and not

deprived from coming to the office or absence from town shall pay a fine of \$1.00 but those Officers which hold books or papers of importance in their hands shall be fined one dollar for absence every fine must be paid within four weeks after their infraction then it shall be doubled and the directors authorized to recover them in the best way excepted from this regulations are however fines inflicted for neglected instalments payments of interest and payments for fire insurance policies in which case the board may make any regulations necessary for the recovery of such fines in case the fund of the Association be insufficient

Article III Fines for Members

A Member that neglects to be present at the Meeting held on the first Monday in the Month of June shall be fined \$1.00 and such Member that refuses to accept an office for which it has been elected shall be omitted in the roll. No Member is however obliged to accept an office within 4 years after the expiration of his term of office every Member be he an Officer or not will be fined \$1.00 for any violation of the rules

Article IV Dissolution of the Association

Whenever each and every shareholder has received for every one of his shares the sum of \$1.00 the Association shall be dissolved

Article V A. No proposition for a new law or an amendment of these articles shall be made except at a regular meeting of the Association and when after consideration in the next Meeting two thirds of the present members vote for it it shall be adopted as a new law

B. By Law must always be in accordance with the Constitution the members of the Association must be consulted through the newspaper whenever an alteration of the laws is contemplated

Article VI Location of the Association & the Board

Before members shall form the Association or the number of members including the board of directors which is capable of passing resolutions the location of the board of directors shall consist of five of its members

- | | |
|-----------------|-------------------|
| John Miller | W. Lindner |
| Charles Brown | Augustine |
| Christian Brown | Frederick Gropman |
| William Eckert | |

I, James S. Lee, Secretary of the Mercantile Building Association hereby certify that the above is a true and correct translation of the Articles of Association of the Society aforesaid and that the undersigned persons are members thereof Baltimore July 3 1854

James S. Lee
Secretary of the Mercantile Building Association

Received to be recorded the 30th day of July 1854 at 12 o'clock P.M. same day recorded and examined Rev. Edw. Dowling Clerk

Copy of the Articles of Association or Constitution of the Fortuna Building Society The object of the Association consists in securing to its members in an easy and safe manner by their savings a capital with which they may be able to buy or build a house the administration of the Association shall be according to the directions of the following articles

Article 1 The name of this Association shall be 'Fortuna Building Society'

Article 2 The Association shall meet every Monday Evening at such place as shall be determined by the members its sittings shall commence from the 1st of April to the 1st of October at 8 o'clock in the other months at 7 o'clock in the evening in case the Association changes its place of meeting this must be published in at least one German Newspaper in the City of Baltimore

Article 3 Every person who shall have subscribed this Constitution up to the 30th of July A.D. 1854 and owns one or more shares in this Association shall be immediately a member of this Association such however as afterwards wish to join the Association can only be admitted by a majority of votes and shall pay such premium as the Directory may determine

Article 4 The number of the shares of this Association shall not be more than 500 and no member shall be allowed to have more than 12 shares every member without regard to the number of his shares shall have but one vote

Article 5 The Officers of this Association shall consist of a President, a Vice President, a Secretary, a Treasurer and 9 Directors who shall be annually elected at a regular meeting on the first Monday in July by a majority of votes

Article 6 It shall be the duty of the President to preside at all the meetings to preserve order to sign all orders which are drawn on the Treasurer by the Directors and faithfully to perform all the duties which belong to the office of the President in the absence of the President the Vice President shall take his place

Article 7 It shall be the duty of the Secretary to take accurate minutes of the proceedings of the Association and of the Directory and to record them in a book or books which shall be kept for that purpose he shall keep an accurate account with all the share holders and shall periodically enter their contributions he shall also sign all orders which are drawn on the Treasurer by the Directors he shall by advertisement in a Newspaper of the City of Baltimore notify the share holders of the Annual Meeting which shall be held on the first Monday in July he shall preserve all the books and papers which belong to the Association and on going out of office he shall deliver them to his successor he shall make all the inquiries and examinations in regard to claims which may be made by or against the Association he shall always be prepared to give the Share holders information concerning the financial

affairs of the Association and he shall prepare a complete statement of its
finances for the Annual Meeting For the faithful performance of his duties he
shall be allowed for every Meeting \$1.00 and seventy five cents. If the Af-
filiation and the Directors both meet on the same evening, the Secretary shall
only be paid for the meeting.

Article 8 It shall be the duty of the Treasurer to receive all moneys that
shall be paid to the Association, and to pay all orders which shall be drawn on
him by the Directors and signed by the President and Secretary and to take
charge of all the policies of Insurance of the Association. He shall give \$1000
security to the Association for the faithful performance of his duties. At the end
of his term of service he must, within eight days thereafter, deliver all the Money,
books and papers which he has in his hands belonging to the Association, to his
successor in office.

Article 9 The Directors together with the President, Secretary, and
Treasurer shall form an administrative Council which shall be called the Direc-
tory its duty shall be to meet every Monday evening, at the time first above
in Article 6, at the place of Meeting to receive from the Shareholders their
weekly installments interest and fines, and to hand them over to the Treasurer to
bring his receipt. It shall make the advances of Hospital and see that they are prop-
erly secured and shall in general take care of the financial affairs of the Association.
The Shareholders shall have the undisturbed right to be present at the meetings of
the Directory and to inspect its proceedings. The Directors, as they receive no
compensation for their trouble shall be allowed, after the expiration of their year
of service to decline this office for the next following two years, without being
subject to a fine. If the office should be too troublesome for them the Direc-
tory shall have the right to fill vacant offices.

Article 10 The Members on joining the Association shall pay an entrance
fee of twenty five cents for each share, and also from the 1st of July 1852
until the dissolution of the Association they shall pay an installment of
25 cents every week on every share. Those who join the Association after the 1st
of July 1852 shall besides the entrance fee and the installments also pay
that side, also pay such premiums as the Directory may determine. All pay-
ments must be made in such money as is current in the Baltimore Bank.

Article 11 § 1. The Members of this Association are entitled for
each share which they possess to an advance of a sum of Money from the
Association the amount of which shall be determined as follows. Such an ad-
vance shall however never be less than \$100 nor more than \$150 for every
share on account of which the owner has received an advance. All his further
liabilities on the Association are extinguished, and such an advance shall at
the same time be considered as the redemption of a share by the Association. When
there is money enough in the treasury to redeem a share, it shall be offered in
public Meeting and the subscriber shall not the smallest sum shall receive
thereof as an advance and his share shall be thereby recovered. But if

before the offering of the money several Members should inform the President
that they would accept \$100 as redemption money, they shall draw lots to decide
who shall receive it. If no Member should be willing and satisfied to accept
\$100 as redemption money, so that much money should remain idle in the treas-
ury, those who still have unredeemed shares shall draw lots to determine who must
take the money, at this amount for the redemption of a share, and the person
so designated shall have the same obligations as a person who has voluntarily
had a share redeemed. In this case those who have the most unredeemed shares
shall first draw lots.

§ 2 The Member who has drawn from the Association an advance or redemp-
tion money for his shares, shall pay interest for the money received monthly, at
the rate of 6 per cent per annum from the day the same was granted to him. All interest
shall be so calculated that it will become due on the 1st of every month and
it shall be paid on the first Monday in every month. Every year there shall
be a full settlement of all accounts up to the 1st of July the money paid in the
preceding year (13 dollars a share yearly) shall be deducted from the advance or
received, and shall not pay interest in future.

§ 3 Every Shareholder before the sum granted to him shall be paid to him
shall mortgage to the Association buildings or other real property, on which there
are no debts, and the money shall not be advanced until the Directors are
satisfied that sufficient security has been given for the money to be advanced
to the share holder nor until the mortgage has been executed. The share holder
must pay all the expenses of the mortgage.

§ 4 The Directory shall determine whether redemption money shall
be granted to a Member on his hypothecating his shares to the Association as
security for the amount advanced provided he has paid in on all his shares
a larger amount than the sum to be advanced to him.

§ 5 In case a Member should neglect for the space of two weeks from
the day of granting the advance, to give sufficient security for the advance
the Member shall pay the interest for two weeks and a fine of 25 cents on each
share on which the advance was granted, and the money shall revert to the
Association.

§ 6 When the owner of several shares bids successfully for money, he shall
be entitled to have several or all of his shares redeemed at the rate thus bid by
him, if he gives notice of his intention immediately after his bid has been accep-
ted. No Shareholder shall be entitled to claim an advance, if he is in arrears
and no property shall be received as security for redemption money, if it is more
than ten miles distant from Baltimore.

§ 7 When a Shareholder has received an advance from the Associa-
tion and is in arrears for six months for his installments or interest, the Directors
must cause suit to be brought against him for the recovery of the installments in
arrear, interest and fines, and according to the decision of the Directory, the instal-
ments and interest to be paid to the Association until its dissolution shall also

be collected by legal proceedings against the mortgaged property, but the Association can bring suit against a Member as soon as he is in arrears with his instalments or interest, and can also institute proceedings against the property mortgaged by him.

§ 8 These Members who have not been settled with before the end of the Association shall receive \$150 per share, and every Member, whether his shares have been redeemed or not, must continue his payments until the last Member has been settled with.

Article 12 Every Member who neglects to pay his weekly dues shall be fined the first week 25 Cents for each share. Likewise he who neglects to pay his interest on the day fixed shall for every 2 Cents or less of interest per day a fine of 25 Cents the first week. If this neglect should continue the second, third or fourth week, or longer the Member shall after the first week instead of 25 Cents per share and 25 Cents for every 25 Cents or less of interest, pay double this amount of fine. 25 Cents for each per week. When the fines charged against any share shall be equal in amount to the sum of the weekly instalments paid on the same, the share shall be sold to the owner, and he shall lose all right and advantage to it of the same.

Article 13 Every share holder can transfer one or all of his shares to other members of the Association, the expenses of the transfer must be paid by the transferring share holder. A Member can also transfer his shares to those who are not members of the Association, but in all cases there must be paid a transfer fee of 1 dollar for each share into the treasury.

Article 14 Every Member that wishes to leave the Association, must give written notice of his intention to the Secretary, and this as soon as there is sufficient margin in the treasury, but otherwise appropriated, shall pay back to him all the instalments deducting therefrom fines, interest, fee and a suitable proportion of losses provided he has not received any advance. Members who have received advances can on giving written notice of their intention when they sit together or on one or more shares if they pay to the Association the advance received and the fine and interest due thereon, and a premium of \$2 per year for each share that is to say on the first year after receiving the advance \$3, in the second \$4, in the third \$5, in the fourth year \$6 and in the fifth and each succeeding year \$5 per share the weekly instalment paid being deducted from the advance. But such shares shall never be recalled and the Member shall have no further claim against the Association in all cases of cash loans.

Article 15 If a Member of the Association has his legal representation shall have the benefit of Article 8 and transfer his shares, or if they are property of his estate, and receive back the weekly instalments or pay the advance as there provided to the legal representatives of a deceased Member, who has received an advance, should consist of a widow or children, and if they should claim the benefit of Article 8, they shall always be entitled to pay

back to the Association the Capital due after deducting the instalments paid by the deceased without paying any thing more than 6 per Cent interest as provided for in Article 11 no premium being payable in such cases.

Article 16 Every three months the Association shall elect three Members who are not Officers, and who with the President shall form a Committee for the examination of the books kept by the Secretary and Treasurer. At the next meeting the Committee shall report their proceedings. If a Member of the Committee neglects this duty he shall be fined 25 Cents.

Article 17 All policies of Insurance on the property mortgaged to the Association must be assigned to it on the execution of the Mortgage and they shall be given to the Treasurer for safe keeping. The removal of the same shall be effected by the Secretary at least 8 days before their expiration, and with money out of the treasury, and the Member shall within 8 days after receiving notice repay the amount laid out for the removal of their policies. In case of neglect there shall be paid by the Member a fine of 25 Cents for each dollar laid out as aforesaid for the first week 12 1/2 Cents for the second week 18 1/4 for the third week and 25 Cents for the fourth and each succeeding week. Further as a Member who has received an advance, shall if demanded by the Directors exhibit to the same his receipts for ground rent and taxes on the mortgaged property once in every year.

Article 18 § 1 The Association has the right to impose fines from 25 cents to 1 Dollar

§ 2 Every Officer who has no papers or books in his profession which are required in the Meeting, if he does not attend the Meeting shall be fined 25 Cents, but the Secretary and Treasurer shall each be fined \$1 for non attendance at a Meeting. Only sickness or absence from the City can excuse the non attendance of a Member and relieve him from the fine.

§ 3 For the relief of the burdensome Office of the Directors it shall be sufficient if three of them are present at each Meeting, and five at the examination of a house so that they may relieve each other in rotation as determined by the President, so that without incurring a fine each is only required to attend every third Meeting.

§ 4 Share holders who neglect to attend the Meeting for election on the 14th Monday in July, shall be fined 25 Cents unless they should be prevented by sickness or absence from the City and should have sent in their written excuse.

Article 19 When every share holder for each share owned by him shall have received an advance or redemption money, according to Article 11 then this Association shall end and be dissolved.

Article 20 The principal Article of this Constitution is Article 10, 11 and 19 shall never be altered. The other articles may be amended by the Association in the following manner. In this case a written proposition amended shall be delivered to the Directors, which shall immediately notify all the Members through

A paper published in the City of Baltimore, and shall call them together to a regular meeting. From the proposition shall be made and taken into consideration and if the terms of the membership be for it, it shall be adopted and be in force.

- M. J. Rantz
- E. Joseph Duffett
- J. M. B. B. B.
- L. G. G.
- H. G. G.
- J. G. G.
- J. G. G.
- W. G. G.

The undersigned Secretary of the Baltimore Building Society do hereby certify that the foregoing is a correct copy of the Articles of Association of said Baltimore Building Society.

Witness my hand and seal this 27th day of July 1854 at the City of Baltimore.

Article 1. The Association shall be known as the Baltimore Building Society and shall have its office at 111 North Street in the City of Baltimore.

Article 2. The members of the Association shall be those persons who have paid into the Association the sum of \$1000 and who have been admitted to the Association by the Directors.

Article 3. The Directors of the Association shall be those persons who have been elected by the Association and who have taken the oath of office.

Article 4. The Directors shall have the power to make and alter the By-Laws of the Association and to suspend or expel any member who may be guilty of any offense against the By-Laws.

Article 5. The Directors shall have the power to borrow money on the security of the Association and to invest the same in any manner they may think proper.

Article 6. The Directors shall have the power to make and alter the rules and regulations of the Association and to suspend or expel any member who may be guilty of any offense against the same.

Article 7. The Directors shall have the power to make and alter the names of the officers of the Association and to suspend or expel any officer who may be guilty of any offense against the By-Laws.

Article 8. The Directors shall have the power to make and alter the names of the members of the Association and to suspend or expel any member who may be guilty of any offense against the By-Laws.

Article 5. It shall be the duty of the President to preside at all meetings of the Association and of the Directors, to preserve order, and to sign all orders drawn by the Directors on the Treasurer, in favor to perform faithfully all the duties which belong to the Office of a Presiding Officer. In the Execution of Mortgages it is especially his duty to look to the interest of the Association, and to take all possible care that the Mortgages are properly executed and recorded. For every Mortgage of which, in the name of the Association he attends to the execution, he shall be allowed 50 Cents out of the Treasury of the Association for his loss of time. If the President should be obliged to go out more than once for one Mortgage the Member Making the Mortgage shall pay him for his second and for each following visit the sum of 50 Cents.

Article 6. It shall be the duty of the Treasurer to receive all moneys which are paid into the Association and to pay all orders which are drawn on him by the Directors and signed by the President and Secretary. He must give security to the Association in the sum of \$1000 for the faithful performance of the duties of his Office.

Article 7. It shall be the duty of the Secretary to make accurate minutes of all the proceedings of the Association and of the Directors in the or more books to receive all moneys paid into the Association and to hand them over to the Treasurer taking his receipt. The Secretary shall also keep a correct account between the Shareholders and the Association's sign all orders, which shall be drawn by the Directors on the Treasurer and signed by the President attend to the insertion of all calls and advertisements in the newspapers take charge of all policies of Insurance in accordance with Article 17; and be always prepared to give information to the Shareholders concerning the financial affairs of the Association. After every quarterly balancing of the books of the Association he shall make an exact report of its financial condition; and within 48 hours after going out of his office he shall deliver all the books and papers of the Association which are in his possession to his successor. For the faithful performance of the duties of his Office he shall be paid \$15 per week.

Article 8. The Directors together with the President, Vice President and Secretary shall form an Administrative Council to be called the Directors. The Duties of the Directors are to make the advances of Capital and consult for their safe investment and in general to regulate the financial affairs of the Association. It can neither demand or receive compensation of any kind of the Directors shall assist the Secretary in every meeting or in any business of the Association which may occur. The Directors shall also have the power to fill vacancies for the evening. If however by resignation accepted by the Association, or by any other means, a vacancy shall occur in any Office for a longer period the Association alone shall have the right to elect a new Officer. If an officer should neglect to perform his duties, the Directors shall have the right to remove him from his Office until the Association shall take action in the matter, the Directors shall also have the right, at any

time when the importance of the business demands it, to call an extra meeting through the Secretary.

Article 9 Every Member for every share which he owns and which is paid up shall be entitled according to the terms and provisions of this Article to an advance from the Association of One hundred dollars. But the number of shares on which advances can be demanded at any one time shall not exceed

ten. The order of advances is determined by lot in the following manner. A. At every meeting or any meeting convened by the Association that is held in the Treasury, those who have applied for advances up to and in the meeting preceding the meeting shall draw lots. B. If the whole number of lots that shall be in the lot is more than the number of shares to be advanced, then the lot shall have the right to receive advances in the order in which their numbers are. Those who have drawn the numbers one to six are exchanged from time among themselves, but the respective notices of this must be given to the Secretary.

C. After he who has drawn the number one has drawn the advance to which he is entitled, he who has number two takes his place, and so all following advances in number, and there shall be another drawing of lots by all the Members who make application for advances on and before the evening preceding that on which the drawing of lots takes place to determine who shall take the place of the one who had number one so that as soon as a member receives an advance there shall be at the next meeting a Member appointed by lot so that there shall always be six Members entitled to advances in the order in which they have been designated by lot. D. If a Member does not accept the advance awarded to him is conditional, in such decision he shall be bound to pay interest on the advance until the next Member receives it and a fine of \$5 to the Association, the Member not entitled shall then receive the advance.

E. As soon as it is ascertained who can make the first claim to an advance the Member must give notice for how many shares he wishes to draw advances and when the property is situated where it is to be mortgaged, and which can only be within the limits of the City of Baltimore.

F. If the real or household property is found to be sufficient a valid mortgage shall be prepared, entirely at the expense of the Member who receives the advance.

G. On each advance of One hundred dollars for each share the Member receiving at least pay him \$5 on the Treasury of the Association as a premium which being is intended to pay the expenses of the Association.

H. Interest at the rate of Six per cent. must be paid on all advances and on monies from the time when the sum to be drawn by a Member is on the Treasury, and it is to be paid according to the same rules as the instalments, every week.

I. All Members in the Treasury, without any one having applied for advances, all Members of the Association who have five shares in the same must have

lots for Advances. The Member designated by lot must take an advance for at least one share. If he should not be able to give the requisite security, the Directors shall deposit the Money at his risk in some bank, and he shall pay any deficiency of interest so that the Association shall get in all at the rate of Six per cent. This regulation shall be in force for all cases in which there are no applications on hand for advances, until all the Shares have been satisfied or the Association shall make a different regulation.

Article 10 A Member of the Association can transfer all or a portion of his shares to another Member, or to a stranger on paying One dollar transfer fee for each share. Transferred shares can only then be entitled to advances when the transfer has taken place before the drawing of lots for advances.

Article 11 The Members of the Association shall pay on entrance fee of 25 cents for each share, and shall pay every week an instalment of 25 Cents. Members who afterwards join the Association shall pay all the back instalments and such premium as the Directors determine. All Moneys must be paid in Baltimore Money.

Article 12. Every Member who neglects to pay his weekly instalments, shall pay 6 1/4 Cents fine the first week for every share on which he has not received an advance the second week of such neglect and each following week he shall pay 12 1/2 Cents for every such share. Also if a Member has received an advance, and neglects to pay his weekly instalments or interest he shall pay double the above fines on each for every share on which he has received advances. When the fines charged against and share amount to as much as the weekly instalments paid on or the same the share is forfeited and the former owner of the same shall lose all advantages thereof in the Association.

Article 13 A Member that wishes to leave the Association, shall give the Directors written notice of his intention, and it shall then give an order to pay to him as soon as the Money is in the Treasury, all his weekly instalments with a proportionate share of profits to be determined by the Association, but with a deduction of fines and a proportion of losses, if there should be any losses - these also to be determined by the Association. If Applications are made for the repayment of several Shares they shall be repaid in the order in which the applications are made. Every Member withdrawing from the Association must renounce all claims against it in writing.

Article 14 If a Member who has received an advance should neglect for the space of 3 Months to pay up the regular instalments or interest the Directors through the President or Vice President shall direct legal proceedings to be taken against the property mortgaged, but the Association may direct proceedings sooner to be taken against it.

Article 15 After the death of a Member his legal representatives shall enter into all his rights and obligations.

Article 16 The Association shall elect an attorney, who shall prepare the mortgages to be given by the Members to the Association and for a fixed price,

It shall be his duty in all cases where property is offered to be mortgaged to the Association to examine at the Record Office whether the title is correct and whether debt or other liens or incumbrances are on the property, which could produce injury to the Association and to give the Directors the necessary information as to the result of his examination.

Article 17 All policies of Insurance on the property mortgaged to the Association must be signed to the same when the mortgages are executed. Every Member who has drawn an advance must exhibit to the Secretary in the Meeting before the time for which the property insured has expired a receipt of the renewal of the same. If the Member should neglect to pay the premium for insurance against fire. The Secretary is authorized and directed to draw from the Treasurer money to the amount which may be necessary for the renewal of the insurance on the property, in order to effect the renewal. A Member who does not comply with the requirements of this Article shall pay a fine of 50 cents, and shall pay in addition a fine of 10 cents for every dollar advanced by the Association for the renewal of his policy besides the amount so advanced.

Article 18 Every Officer and Director who is absent from a Meeting unless prevented by sickness or absence from the City, shall pay a fine of 10 cents. But those Officers who have books and papers of some importance to the Association in their hands and do not have them in the Association in time, shall each pay a fine of 50 cents, and these fines, and those imposed by Article 19, must be paid at the end of each quarter, or otherwise their amount shall be doubled.

Article 19 Every Member who does not attend the Meeting on the first Monday in the Month of July in each year, shall be fined 20 cents.

Article 20 When every Shareholder shall receive five hundred dollars worth of his shares, the Association shall be dissolved.

Article 21 No proposition for a resolution or for an Amendment of these Articles shall be entertained unless made in writing, at a Regular Meeting of the Association, and then it shall be taken into consideration at the next Meeting, and if adopted by two thirds of the Members present, it shall prevail. But no alteration shall ever be made in or with Article 20.

Article 22 The Quorum of Members of the Members of the Association Capable of transacting business shall including a Majority of the Directors, consist of 17. A Majority of Members of the Directors shall constitute a quorum for transacting the business of the same.

- Samuel Taylor
- George Dick
- Wm Baumgartner
- Jedrus Buehlerbaum
- Joseph Foster
- Peter Franzdorf
- Joseph Stein

Henry Stauff Secretary of The Mechanics Building Society, do hereby

Certify that the foregoing is a correct Copy of the Articles of Association of said Mechanics Building Society

Henry Stauff Secretary

Received to be recorded the 8th day of August 1852 at 10 o'clock AM same day recorded and examined Per Edward Dowling CK

Act of Incorporation of the Jefferson Street Methodist Episcopal Church in the City of Baltimore

To all whom these presents shall come greeting Know ye that the Male Members of the Methodist Episcopal Church above the age of twenty one years residing within the City of Baltimore and attached to the Charge known and commonly called by the name of the Jefferson Street Chapel desirous of being constituted a body politic and Corporate under and in pursuance of an act of the General Assembly of the State of Maryland entitled an act to incorporate certain persons in every Christian Church or congregation in this State and of the supplements thereto did assemble together on the fourteenth day of April in the year of our Lord one thousand eight hundred and fifty four in said Jefferson Street Chapel agreeably to public notice given in the said Chapel on the preceding Sabbath and did then and there duly elect according to law and the common usage of said Church the following named wise and discreet men to wit William J. Parks, Christofer Vincent Annual Circuit, George C. Magee Joseph Ramsey Hasting Thomas Samuel Cole John W. Randolph George A. Brown to act as trustees of said Jefferson Street Chapel and together with the Rev. Elisha A. Owen the Minister duly appointed and having at the present time the pastoral charge of said Church and Congregation or the Minister for the time being (regularly appointed hereunto according to the rules and discipline which are now or which may from time to time be agreed upon established and adopted by the Ministers and preachers of the said Methodist Episcopal Church at their General Conferences in the United States of America) having the pastoral charge of said Church and Congregation to be a body politic or Corporate by the name style and title of the Jefferson Street Methodist Episcopal Church in the City of Baltimore and by the same name to have perpetual succession in Law and fact and be capable and able in Law to sue and be sued implead and to be impleaded in any Court of Law and of equity in this State and elsewhere and to make and have a common seal and the same to read alter or renew at pleasure and the said Members did then and there agree upon the plan of perpetuating the Succession of said trustees and of ascertaining their proper Qualifications and they did then and there establish the Articles or plan hereinafter named and mentioned that is to say

Article 1 This Corporation shall be denominated the Jefferson Street Methodist Episcopal Church in the City of Baltimore

Article 2 The term of Office of the first named three of the present

truster shall expire in the Month of May eighteen hundred and fifty six and the term of the three next succeeding in the Month of May eighteen hundred and fifty eight and ^{the term of three} ~~the~~ last named in the Month of May eighteen hundred and sixty and the term of three of their successors shall expire alternately every two years forever thereafter so that the term of Office shall be six years and until then shall be elected to succeed with the exception of the six whose terms shall expire in eighteen hundred and fifty six and eighteen hundred and fifty eight as above provided for whenever a vacancy or vacancies shall happen in the board either by limitation under this article or by death resignation removal or ceasing to be a member or members of the M. E. Church according to the rules and discipline of said Church then and in such case it shall be the duty of the President of the Board of Trustees to call a meeting of the remaining Trustees as soon as conveniently may be and when so met the said President shall proceed to nominate one or more persons to fill the place or places of him or them whose office or offices has or have been vacated as aforesaid and the said Trustees so assembled shall proceed to elect and by a majority of votes appoint the person or persons so nominated to fill such vacancy or vacancies in order to keep up the number nine Trustees forever and in case of an equal number of votes for and against the said nomination the President shall have the casting vote but nothing in this Article shall be construed to make the present incumbents or any others that may be hereafter elected ineligible for reelection

Article III No person shall be eligible as trustee except he shall have been a member of the said Church at least three years next preceding the election and above the age of twenty five years

Article IV All the lands and tenements with their appurtenances now owned or which shall be hereafter vested in trustees for the use of said Church or Congregation shall be vested in said Corporate body and their successors forever and the said Corporation with the consent and approbation of two thirds of the male members above the age of twenty one years who shall attend a meeting after being duly notified the preceding Sabbath in the Church attached to this Corporation (or which may be attached to said Corporation for that purpose) shall be and they are hereby declared capable of bargaining and selling leasing and conveying or of making any disposition of said property or any part thereof or any other property which may hereafter be acquired by said Corporation in as full and effectual manner as any person or body Corporate may or can do

Article V All Acts and deeds of the said Corporation shall be signed by the President of the board of Trustees in behalf of the Corporation and sealed with their Corporate seal and all deeds for the conveyance of any lands and tenements of the Corporation which by the Law of the land ought to be acknowledged and recorded shall be signed as aforesaid by the President as such in behalf of the Corporation and sealed with their Corporate

seal and acknowledged (by Attorney or otherwise) agreeably to the provisions of the Act or Acts of the General Assembly of Maryland in such Case made and provided and all Acts or deeds of the said body Corporate so authenticated shall be valid

Article VI At all Meetings of the Corporation the Minister having the pastoral Charge for the time being shall be the President and in case of the absence or death of the Minister the Board of Trustees may appoint one of their own body President pro tempore who shall have all the authority and privileges of a President during such absence or in case of death until the appointment of another Minister

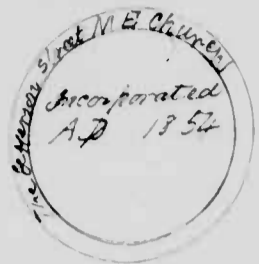
Article VII All the powers and authorities hereby given or intended to be given to the trustees aforesaid or their successors shall not be understood taken or construed in any wise to prohibit prevent or take from the Minister or Ministers of the Church for the time being duly authorized and appointed agreeably to the discipline of the Methodist Episcopal Church aforesaid the use and enjoyment of the Church that now does or shall in future belong to the said Corporation to preach and expound Gods Holy Word and to execute the discipline of the Church and to administer the sacraments therein but that the same shall be and continue hereafter to be had used and enjoyed by them and by other Ministers and preachers (duly authorized) by the discipline of the Methodist Episcopal Church aforesaid for such purposes with the consent of the Minister who shall have the pastoral Charge as aforesaid for the time being and by no other person or persons and for no other purpose or purposes whatever unless by particular licence and consent of a majority of two thirds of the trustees regularly convened for that purpose

Article VIII The powers and authorities hereby given or intended to be given to the trustees aforesaid or their successors shall not be understood taken or construed in any wise to interfere with the economy of the Church in the current receipts and disbursements of the current and usual expenses of the Church but it is hereby determined and expressly declared that the current receipts and the current disbursements of the funds of the Church shall be under the control and sole management of those persons who may from time to time be regularly authorized and appointed under the discipline of the Church aforesaid to receive and to disburse the current funds of the Church

Article IX No additions alterations or amendments shall be made in the foregoing articles or any of them except by the concurrence of two thirds of the male members of the age of twenty one years who shall be present at a meeting called as aforesaid for the purpose and they are hereby declared capable of making such additions alterations and amendments

We the Minister and the trustees of the Jefferson Street Methodist Episcopal Church in the City of Baltimore do hereby declare that the foregoing proceedings herein mentioned and alluded to have been duly and legally conducted according to law and the discipline of our Church

We Testimony Whose of us have hereunto subscribed our names and affixed our separate seal the day and year first above written



- E. D. Green
- W. J. Banks
- Christopher Vincent
- Samuel Gaunt
- George E. Meigs
- Jos. G. Ramsay
- Samuel G. Cole

State of Maryland City of Baltimore Act

Be it remembered that on this twenty-fourth day of April in the year of our Lord one thousand eight hundred and fifty four before the Subscribers two justices of the Peace of the State of Maryland in and for the City of Baltimore aforesaid personally appeared William J. Banks Christopher Vincent Samuel Gaunt George E. Meigs Joseph G. Ramsay and Samuel G. Cole they being known to us to be the persons who are named and described as and professing to be six of the true parties to the aforesaid articles of Incorporation and acknowledged the same to be their act and deed, and we do hereby certify that we are well assured by the said parties that the proceedings have been legally and duly conducted in all respects

We Testimony Whose of us hereunto subscribe our names on the day and year aforesaid

- Wm. M. Erice
- Paul N. Lawder

Received to be recorded the 10th day of August 1854 at 10 o'clock on same day recorded and examined Per Wm. Loring Clerk

Office of Wm. Erice
10th Aug 1854

Articles of Association of the William Tell Lodge No 21 Ancient German Order of Florians

State of Maryland City of Baltimore to wit. Whereas by an Act of the General Assembly of the State of Maryland entitled an act to authorize incorporation in certain cases passed at the December Session of the year 1846 Chapter 223 power and authority is granted to any individual and other than certain excepted persons in any City or County in this State under any name by them assumed to associate for any of the purposes as in said Act specified and in conformity with the provisions of the said Act to be considered a body politic and Corporate as upon reference to the said Act will fully and particularly appear.

And Whereas the Undersigned have associated together under the name of William Tell Lodge No 21 Ancient German Order of Florians City of Baltimore State of Maryland for the purposes specified in the Articles of Association hereinafter set forth and to the end therefore that the said Articles of Association may become valid and of legal and binding

effect upon and on behalf of said Corporation the said Articles of Association are hereby appended as follows.

Art 1. All business and all transactions of this Lodge shall be conducted in the German language and a Motion to alter this language of business shall never be in order.

Art 2. The regular Meetings of this Lodge shall be held on each of nights as the Lodge may determine upon from time to time. The hour of meeting shall be from the first Lodge night in April until the first Lodge night in October at 8 o'clock P.M. and from the first Lodge night in October until the first Lodge night in April at 7 o'clock P.M. The Lodge shall be closed at the time appointed and in the absence of the Ober Berde the eldest Ex. Ber de present shall preside

Art 3. The O. B. may call extra Meetings at leisure or when he is called upon to do so by five Members. The Secretary shall notify the Members thereof in Writing

Art 4. No Brother shall otherwise be admitted or uncrowned and clothed with his Regalia

Art 5. The Elective Officers shall be as Art 3. § 1 of the Constitution of this Order prescribes but with the restriction that for the Office of "Ober Berde" only such Members can be nominated who have served at least six Months as appointed Officers. The Ballot shall be had with written or printed tickets and they who receive a Majority of all votes shall be considered duly elected. Secretary and Treasurer have to serve six Months. The appointed Officers shall be as Art 3. § 2 of the Constitution of this Order prescribes. The O. B. has to appoint them after his installation with the exception of the right and left supporters of the W.B. who has to make their appointment. As soon as the Secretary has called at the beginning of the Election the names of the Members who have paid up their dues and thereby are entitled to get elected and to vote the O. B. shall appoint two Judges of Election who have to count the votes and to examine them. The Secretary has to record the votes given for each Candidate and lay the result before the Lodge. All Elected and Appointed Officers shall be clear in the Books before their installation in Office.

Art 6. The duties of the Ober Berde shall be to preside at all meetings to see that the laws rules and regulations of this and of the Grand Lodge be strictly obeyed to see that the Officers do their duty to sign all orders on the Treasurer who are either ordered by the Lodge or authorized by Law to give the deciding vote in all questions and transactions before the Lodge (except by an appeal from his decision on the Lodge) to take no part when in the Chair in the transactions except by an explanation of a law, to superintend all elections or other voting and to report there of to the Lodge to represent the majority of all Forewarned when there is no other provision made by the Lodge to keep in his law the Charter of

the Lodge which has to be always in the Lodge when meeting, to call extra meetings when he deems it necessary and to do all other duties which appertain to the office by the usage of the Order. The duties of the "Water Board" shall be to assist the W.M. in all Lodge matters, to take his place in his absence provided there is no W.P. present and to do such other duties as are required of him by the regulations and usages of the Order. The Secretary shall keep a correct and impartial record of all transactions of the Lodge he shall receive all certificates, invitations and cards, granted by the Lodge, to make all communications, to keep the record at all sessions of Committees and to sign all orders on the Treasurer for such moneys ordered by the Lodge and for no other. He shall further keep in the best order all accounts between the Lodge and the Members thereof receive all notices for propositions or invitations and also all contributions fines funeral taxes and moneys for arrears and pay them over to the Treasurer taking the receipts for it. He shall at the end of every quarter report to the Grand Lodge of the efficiency of the Lodge as it is shown in Art. 4. § 12 of the Constitution of this Order. He shall give notice to the Members residing in Baltimore who are in arrears over three months of the amount of their indebtedness in writing and he shall lay at the expiration of every quarter before the Committee of Finance all books of his office for examination and to deliver them up in good order to his successor in office. He shall receive such a compensation as the Lodge may determine upon from time to time. The Treasurer shall give good and sufficient security for not less than two hundred dollars before installation in office for the true performance of his duties and for the certainty of the confidence reposed in him by the Lodge. It shall be his duty to receive all moneys of the Lodge, to keep them safe and to keep his accounts thereof in good order to pay all orders drawn on him by the W.M. or by a Committee hereunto authorized and signed by the Secretary, and no others to keep all his accounts in readiness and to produce them with the vouchers in the meetings subsequent to the election of officers. He shall hold in his possession no more than fifty dollars and all other funds which shall be deposited or applied in such manner as the Lodge may determine upon from time to time. He shall report monthly to the Lodge and shall deliver all moneys books papers and all other property of the Lodge when returning to his office to his successor in office or to a Committee hereunto appointed. All the officers herein have strictly to comply with the duties imposed upon them by their installation in office.

Art 5 There shall be a Committee for the sick a Committee of Finance, a Committee of Correspondence a School Committee and a Committee of Administration. The Committee for the Sick shall consist of the W.P. Water Board and Treasurer. It shall be their duty to visit all members reported sick who reside in the City at least twice every

week and to report in every regular meeting of the Lodge about their condition and to pay to them if found worthy of support the legal amount during their sickness.

The Committee of Finance shall consist of three members to be appointed by the W.P. and W.B. after their installation in office who have to serve three months. It shall be their duty to examine all accounts against the Lodge before they are ordered for payment and to report thereof to examine before the expiration of their term of their office. The Books of the Secretary and Treasurer and to report thereof to the Lodge at the night of installation of officers. The Committee of Correspondence shall consist of three members, to be appointed every quarter by the W.P. and W.B. after their installation in office. It shall be their duty to consider all communications received from the Lodge and to report thereon as soon as possible. The School Committee shall consist of three members to be appointed by the W.P. and W.B. in the first meeting night in July and who shall serve one year. It shall be their duty to see that the Orphans of poor deceased members of their Lodge, visit the School regularly and to provide for the most necessities of life for them.

The Committee of Administration shall consist of three members who shall be elected by ballot in the first meeting in July of every year and who have to serve one year. It shall be their duty to superintend the property of the Lodge to provide for the meeting room, regularly to comply with all resolutions of the Lodge and to report of their doings to the Lodge before the expiration of their term of office or as often as the Lodge may call for a report. The Special Committee consist in Committees to investigate charges, in Committees on Candidates and in general in all Committees who are discharged after the performance of their Commission.

All W.P. Members after having been a member of this Lodge twelve months and not being in arrears with contributions over three months, shall be entitled to a sum of three dollars per week during their sickness, if they become sick without their own moral guilt or if they become so weak in body that they are unable to attend to their ordinary business. Members who have taken the first degree within nine months from the day of their initiation shall already after the lapse of these nine months - Members who have taken the first and second degree within six months from the day of their initiation shall already after the lapse of these six months - and members who have taken all three degrees of the Order within three months from the day of their initiation, shall already after the lapse of these three months be entitled to the sum of three Dollars per week during their sickness. Members who reside out of Baltimore City and within the limits of the State shall also receive these benefits in case of sickness provided they are entitled to them as above, but they shall give in writing a true account of their

state of sickness signed by the P. M. of such Lodge as is nearest to them or attested by a regular Physician before a Magistrate with the seal of the Court attached and they shall send in with such Certificate their Travelling Card before they are entitled to the legal Benefits. But such Member can claim the same as two weeks benefit prior to the notice received by the P. M. Every Member receiving benefit is bound to consult a regular Physician or to use such remedies as he may deem judicious. If a Brother of this or of another Lodge in any circumstances and applies for help, a Committee of three shall be appointed to investigate his circumstances and to report there of to the Lodge. If they deem him worthy of support, he shall receive so much out of the funds of support as the Lodge may consider judicious and as their circumstances allow but it shall not exceed three dollars except by a unanimous vote of the Lodge or raised by a collection. At the death of a Brother entitled to the benefits of the Lodge the sum of thirty Dollars shall be immediately paid out of the Treasury of the Lodge to the Widow or to the Children of the deceased Brother to defray the funeral expenses and at the expiration of three months the Widow or Children shall receive one dollar from each and every Member in good standing belonging to this Lodge at the time of the death of the Brother, which from the above mentioned thirty Dollars and other dues to the Lodge shall be deducted. If there should be no Widow or no Children or if the brother should in a testament have not otherwise disposed of this money which right is hereby expressly reserved to every Brother, then the deceased brother shall be considered as having bequeathed the same to the Lodge.

At the death of the wife of a Member entitled to the benefits of this Lodge such Member shall receive immediately twenty five Dollars out of the Treasury of the Lodge and at the expiration of three months he shall receive twenty five cents from each and every Member in good standing belonging to this Lodge at the time of the death of the wife of the brother but wherefrom the above mentioned twenty five Dollars shall be deducted. At the death of a brother not yet entitled to the benefits of the Lodge the Widow or Children shall receive immediately the sum of twenty five Dollars out of the Treasury of the Lodge to defray the funeral expenses. But should there be no Widow or no Children the P. M. and W. M. shall attend to the funeral and shall defray the expenses with the above mentioned twenty five dollars.

Art 7 Every Candidate shall have attained his twenty first year and shall not be over forty five years of age he shall be perfectly sound in body and in mind of good Moral Character and able to support himself and family. Members who propose Candidates for Membership shall be satisfied that they possess all the qualities required as above and shall propose no party out of favor or out of any other interest. When there is reason to believe that his Character or other habits are not

in conformity with our rules: at the proposal they shall hand in in writing the name, age, residence and occupation of the Candidate and One Dollar Initiation fee after such proposal has been accepted, a Committee of three shall be appointed whose duty it is to investigate closely the Character and other Circumstances of the Candidate and to report in the next regular meeting. No Ballot on a Candidate shall take place till the majority of the Committee has reported if he is elected he may be initiated privately. If he is rejected the Secretary shall return to the Member who had proposed such Candidate the money paid in. If a Candidate is elected and he neglects to come forward for initiation within six weeks the money paid at the proposal shall be forfeited to the Treasury of the Lodge and his election shall be declared null and void, except the Candidate is sick or absent from the City and such person cannot be initiated without being again proposed and elected. The initiation fee of a Candidate between 21 and 35 years of age shall not be less than Five Dollars of a Candidate between 35 and 40 years of age not less than Six Dollars and of a Candidate between forty and forty five not less than Eight Dollars above forty years of age the Candidate is bound to take immediately at his initiation all three Degrees. If a Brother of another Lodge of this Order between 21 and 40 years of age intends to deposit his Card with this Lodge he shall pay the legal price of \$250 and for every Degree already taken 50 Cents immediately at his election. Should such a brother be already a third degree Member then he shall be entitled to the Benefits of this Lodge after the expiration of three months. Brothers between 40 and 45 shall pay three Dollars for the deposit of their Card or as the Lodge may determine. A late Member of this Order who intends to become a Member of this Lodge may be reinstated if he can bring satisfactory proof of his honest withdrawal from his former Lodge, such request shall be handed over to a Committee and shall be treated alike as by other Candidates. A such reinstated Member shall pay the sum of three Dollars as Initiation fee.

A Brother expelled for non payment of dues may be reinstated after having paid all arrears and having been proposed by a Member and all such Cases shall be treated alike as by other Candidates. Every Member shall sign the Constitution and by laws immediately after his initiation and it engaged himself thereby to support them and to pay all legal dues to the Lodge as long as he is a member thereof.

Every Member may receive a Travelling Card from 6 to 12 months if he pays up all arrears and pays in advance all dues up to the given time and pays also 25 Cents for the Card. He is bound to return the Card to the Lodge if he has no use for it any more. Every Brother must give a Card of Withdrawal if he pays all contribution due to the Lodge if there is no Charge against him and if he pays 25 Cents for the Card. The

ceases to be a Member of this Lodge as soon as the Motion to grant him the Card of Dismissal has been passed.

Art 8 The funds of this Lodge shall consist of a Lodge fund, a Good Fund and a Death fund. The first shall be created through Initiation Fee, Degree Fee, Weekly Contributions, fines interest Donations requests and surplus of Cash taxes, the second by quarterly contributions and the third also by quarterly contributions. Every Member of this Lodge has to pay a Weekly Contribution of 50 Cents into the Lodge Fund, a quarterly Contribution of 1/4 Cents into the School Fund and a quarterly Contribution of 3/4 Cents into the Death Fund. As regard to the Death Fund the Secretary shall make a calculation at the end of every year whether the Monies paid into the Death Fund in that same period have overreached the Monies paid out on the receipts, the Members shall be taxed accordingly. All Initiation and Degree Fees Contributions fines dues etc shall be paid in United States Coin or in Bank notes of the City of Baltimore. All Monies in the hands of the Treasurer over and above the Legal amount shall be deposited or applied in such manner as the Lodge may determine upon from time to time.

Art 9. Certificates for Degrees shall be granted by a vote of the Lodge as required by Art 5 of the Constitution of this Order. The price for Degrees shall be as follows \$ 100 for the first \$ 200 for the second \$ 300 for the third and 25 Cents price for every degree which taxes shall be paid to the Degree Lodge at the return of the Certificate.

Art 10 § 1 Every Member who accepts office as also the Youngest Ex. Exe. shall be present at the opening of the Lodge. Any Non compliance thereto by the Wm. Exe. Master Exe. and Secretary shall be fined 50 Cents each and the other Officers and the Ex. Exe. 25 Cents.

§ 2 Should the Wm. Exe. and Secretary neglect to have the necessary Cords in the Lodge at the time of opening they shall be fined One Dollar each.

§ 3 Any Member who refuses to obey the Orders of the Wm. Exe. when in Chair and when called to Order or who uses indecent language towards Members or Officers shall be fined 25 Cents for the first 50 Cents for the second and for the third offense he shall leave the meeting room for that night. If such Member should refuse to leave the room that such Member shall not be admitted to the meetings of the Lodge for three months and shall lose all benefits of the Lodge for the same period.

§ 4 Every Member who neglects to inform the Secretary of a Change of his Residence within four Weeks shall be fined 25 Cents.

§ 5 Who interrupts a Member while speaking, or says after the Reg. has begun the Lodge has been closed, shall be fined 25 Cents in each case. If a Member clothes himself with Regalia of a Degree he is not en-

titled to shall be fined 50 Cents.

§ 6 Should the Committee of Finance neglect to have their report in the Lodge on the first Meeting night of every Quarter then every Member thereof as also every Member of a Special Committee who has to report at a given time and fails to do so shall be fined 50 Cents.

§ 7 Should a Member of the Committee for the Sick neglect to bring or send his report to the right time in the Lodge or should such Member neglect to visit the Sick, such Member shall be fined 50 Cents.

§ 8 At the Death of a Brother who died in the City of Baltimore, the whole Lodge in full Regalia shall follow the dead Brother to his last resting place. A Member who neglects to attend such a funeral shall be fined 50 Cents.

§ 9 Every Brother is bound if he is requested by a sick Brother to report him sick, or by some other person not belonging to this Lodge to report a Member of this Lodge sick, to do it forthwith. If he neglects to do so the Brother who was requested shall pay as much fine as the sick Brother would have had in Benefit by the neglect of the Brother. Which fine shall be paid in the Treasury of the Lodge. The Member so fined cannot be admitted again in the Lodge until he has paid such fine. But the Brother so neglected to be reported sick, shall receive the Benefits from the day he was reported to the Brother.

§ 10 It is the duty of every Brother residing in the City of Baltimore who applies for Benefit, to have himself reported as soon as he becomes sick either through a Brother or some other person, by a Member of the Committee for the Sick either verbally or in Writing. And it shall be then the duty of the Committee to visit such Brother within twenty four hours under a fine of One Dollar should such Committee Member be unable to comply with this, then he shall notify some other Member of that Committee to attend to it, and if he should also neglect to do this, then he shall pay the above fine. Provided that such Committee Member had not been sick himself from that day on which such Brother has been reported sick, he shall receive the Benefits. It shall also be the duty of that Committee to see whether the sickness of the Brother is so severe that he requires Watch and if so he shall furnish Watch. And the Committee shall visit such a Brother more frequently through the Week for the purpose of watching how long he requires Watch. In case of neglect every Member of the Committee shall be fined 50 Cents.

§ 11 Every Brother found guilty of Misbehavior inside or outside the Lodge, or abuses a Brother thereof without being able to bring proof for it, or who proposes knowingly as Candidate, one of bad Reputation, shall be reprimanded fined excluded, or expelled, as the Lodge considers the fine adequate to the Charge.

§ 12 Should a Member feign to be sick or unable to work and

Should violate the benefits granted by the Lodge or should a Member violate the Laws of the Land, or give away to drunkenness, he shall be expelled from the Lodge

13 Should a member be convicted at any time to have been sick or out of the legal age at the time he was proposed by this Lodge, he shall be expelled from the Lodge

14 Every Member who is in arrears a quarter of a year with his Contributions and who neglects to pay them up in the last Lodge night of the Quarter, shall receive notice from the Secretary, if he fails to pay the same, should such a Member fail to pay up his arrears in the first or second Lodge night of a quarter he shall be understood from the benefits of the Lodge for two months and cannot be reinstated again within two months after he has paid up all his arrears if he should become sick.

15 No Member shall be allowed to visit the Lodge if it has not paid up his arrears at the legal time and it shall also not be allowed to a non-initiated Member to vote or speak on the night of his initiation except with the permission of the Lodge.

16 Should a Member speak or write about one subject without permission of the Brethren he shall be fined 25 Cents.

17 It is particularly recommended to all Members of the Lodge to treat one another in the Meeting with all due regard and kindness and to avoid all offensive or personal remarks which may give rise to the feeling of a quarrel so that the highest aim of our Order, Friendship, Concordance and Unity may not be disturbed or destroyed, and that all debates may be conducted in the spirit of moderation and frankness which prevail in the Altar of Unity and good brotherhood and it is particularly recommended to the Brethren to abstain from every thing that may tend to the contrary.

18 It shall be the duty of the Brethren to hold a session at the place of their residence in Baltimore but should he not reside himself he to do so it shall be required to some Brethren.

19 For the fines as in Art 10 § 1 Absence from the City, sickness or death in the family, State and other duties shall excuse but all such excuses if there exist any shall be brought forward in the next regular meeting next otherwise the fine cannot be remitted. For the fine of non-appearance at a funeral as in Art 10 § 2 Absence from the City and sickness shall excuse. For the fine of Disobedience as in Art 10 § 3 about registering to give notice as in Art 10 § 4 about failing as in Art 10 § 5 the same shall be accepted.

For the fine about negligence as in Art 10 § 2 threatening danger in the family may be considered as a legal excuse under the same conditions as in Art 10 § 1. For the fine about registering special dispensation as in Art 10 § 17 perhaps or threatening danger in the family shall be considered

as a legal excuse under the same conditions as in Art 10 § 1

Art 12 This Lodge may initiate any person as Honorary Member by the payment of the sum of \$15.75 may confer the three degrees on such person and may grant her a Certificate of Honorary Membership which entitles such person to all privileges of the Ancient German Order Hilarion but which excludes such person from all benefits of this Lodge granted to a Member his Wife & children

Art 13 No part of these Articles of Association can be revoked, amended or altered except such a Motion is made in Writing, and is read to the Lodge in the subsequent three Meeting Nights and all Members are notified to appear in the fourth Meeting Night and when then, after due consideration, two thirds of the Members present vote in the Affirmative, it shall become a Law. Should a Motion have been made and read to alter these Articles of Association, then the Majority of the Members present shall have the right on the night the vote will be taken to alter such Motion to heighten or lower the amount or time, but never to deviate from the main question.

We Witness Whereof, we the here Undersigned, the present Officers and Members of William Tell Lodge No. 21, Ancient German Order Hilarion, City of Baltimore, State of Maryland and acting therein do hereunto personally and respectively subscribe our names and affix the seal of the Lodge on this fifteenth day of April in the year of our Lord one thousand eight hundred and fifty three at the City of Baltimore, State of Maryland, with the intention that the same shall be lodged with the Clerk of the Superior Court of Baltimore City, for record according to the requirements of said Act of Assembly



- Thomas Pearson Ex. Grand
- Phillips Wether Ex. Grand
- Friedrich Kunne Wm. Grand
- George Hrenitzky Secretary
- Philip LeBaron Treasurer
- Frederick Gubster Conductor
- Ernst Glopner
- Harwick Eckhardt
- Carl Namuth

Received to be recorded the 15th day of August, 1853 same day recorded and executed
Ex. Sec. Darling, etc.

Articles of Incorporation of the Grand Grand of Maryland of the Improved Order of United Brothers

To all whom these presents shall come greeting Whereas the General Assembly of Maryland at its January Session 1852 passed an Act Chapter 33 Entitled An Act to provide for the formation of Corporations for Moral, Scientific

Jan 14 1853

every domestic, agricultural or charitable purpose, and for the incorporation of Uniform Volunteer Companies, Fire Engine or Hose Companies and Kennel and Musical Associations. And Whereas - William Henry Weaver, George Falk, Martin Hammerbaker, Perce Falk, Henry Dingus, Jacob Rothoff and Herman Harburger all being free White persons, Citizens of the United States and of the State of Maryland have associated themselves together for the purpose of benevolence and charity and for Mutual Assistance, Aid and Relief in sickness and distress and for elevating their Character generally to Men for Affording relief and Comfort to the Widow and education of the Orphan or Siblings of deceased Members of the Association and being desirous for themselves and such others as may from time to time in conformity with the By Laws of said Association become Members thereof to acquire and enjoy the powers and immunities of a Corporation or body politic in Law and in fact pursuant to the provisions of said Act of Assembly and to make all proper By Laws and regulations being and intended to be in no wise repugnant to the Constitution and Laws of the United States or the Constitution or Laws of this State - and to the End the persons above named have prepared and executed under their hands and seals the instrument of Writing wherein are set forth the object Articles Conditions Name and style of said Corporation.

Article I The Name and Style of this Corporation shall be the Grand Band of Maryland of the Improved Order of United Brothers
 Article II There shall be a Grand Lion Deputy Grand Lion, Recording Secretary and Treasurer and the nominations and elections shall be at the times and in the manner prescribed by the general laws and regulations of the Grand Band there shall also be such other Officers elected and appointed as by said general Law By Laws and regulations shall from time to time be prescribed The term of Office of all Officers and appointed Officers shall be of such duration as shall be prescribed by said Laws and regulations
 Article III The qualification and duties of the several Officers shall be such as are or may be prescribed from time to time by the General Law By Laws &c
 Article IV Each Member of the Order shall contribute quarterly or otherwise as may be properly required of him such sum or sums of money as under the By Laws may be required or levied upon him to be used and distributed for the Use benefit and objects of the Corporation
 Article V This Member who shall have paid up his dues and shall then owe no debt shall in case of his own sickness unless he be the wife or child thereof or upon the death of his wife be entitled to such sum or sums of money as hereinafter may be prescribed by the Laws of the Band and in case of the death of a Sibling Member or Brother his Widow or nearest relative may be entitled to such sum as may be prescribed for funeral expenses and in case of his relative surviving The Grand Lion to receive the money and apply it to the above purposes Should a deceased Member or Brother

leave a Widow Child or Children or parents, such other sum as may be provided shall be presented to such Widow Child or Children or parent as the Case may be for their use and benefit.
 Article VI This Band may from time to time make such laws and regulations as are required for the Government and object of this Corporation provided they are not contrary to Law
 Article VII That the Grand Band hereby incorporated shall have the power to grant Charters to subordinate or inferior Bands upon such Conditions as the said Grand Band may prescribe and in the event of any violation of any of the Conditions upon which any such Charter shall or may have been granted by any subordinate or inferior Band then the Grand Band may in its discretion revoke such Charter and such revocation shall render such Charter absolutely null and void.
 Article VIII No person shall be eligible to Membership in the Grand Band without having first passed through all the Degrees of his Superior or subordinate Band
 In Testimony Whereof We have hereunto Subscribed our Names and Official Art Seals this nineteenth day of August A.D. 1854

William H. Weaver
 Martin Hammerbaker
 George Falk
 John P. Falk
 Jacob Rothoff
 H. Harburger

State of Maryland Baltimore City Cal
 On this nineteenth day of August A.D. 1854 before the Subscriber Judge of the Superior Court of Baltimore personally appeared George Falk, Martin Hammerbaker, Perce Falk, Henry Dingus, William Henry Weaver, Jacob Rothoff and Herman Harburger they being satisfactorily proven by oral testimony under oath sworn by me to be the persons who are named and described as and professing to be the parties to the foregoing Article of incorporation and severally acknowledged the same to be their respective Act and deed
 Received to be recorded the 19th day of August 1854 same day recorded and examined Per
 Edw Dowling Clerk

Fayette Building }
 Union Constitution }
 The object of this Union is to accumulate for the members thereof by their weekly contribution in a easy manner a capital fund for the erection or purchase of a House or for to start a business

Filed for record August 20 1854

Article 1. - This Union shall be called the Fayette Building Union and shall assemble every Wednesday evening in such locality which may be chosen from time to time by the Members

Article 2. The Members of this Union must be of the Male Kind and must be at least 21 years of Age and sign these laws Every Member must have at least one but not over 12 Shares and every Member who receives his shares must immediately say how many Shares he wishes to receive. He must in the same time make known to the Union where the property which he gives for security by way of Mortgage is situated

Article 3. The Number of Shares in this Union shall not exceed 600 and every Member shall have but one vote

Article 4. The Officers of this Union shall consist of the following - James A. President Vice President, Treasurer Secretary and 9 Directors who shall be elected annually on the 4th Wednesday in the month of July in the regular Meeting by Majority

Article 5. It shall be the duty of the President to have the presiding power, and preserve the good order of this Union sign all just Claims or orders which proceed from the Secretary and Directors, also perform every duty pertaining to his Office he shall furthermore have all Mortgages recorded and see that all such transactions are correctly performed for which he shall receive 50 cents by each Mortgage transaction. He shall have further power to call on extra meeting for the alteration of By Laws at the request of the Majority of the Directors or of at least 10 of the Members in which case he must give notice for two weeks twice a week in 2 of the daily papers. In his absence the Vice President takes his place and performs the same duties

Article 6. The duty of the Treasurer is to receive all the money which is paid into this Union against receipt he must pay all orders which proceed from the Secretary and Directors and which must be signed by the President he shall give a bond to the Union to the amount of \$1000. With 2 responsible security for the performance of his duty: the amount in his hands must never exceed the sum of \$500. shall there be over \$500 in the Treasury then the Directors shall apply such amount to such profitable purpose as they may deem good for the Union. the Treasurer must deliver up to his successor all money in his hands and papers which he may hold of this Union

Article 7. The duty of the Secretary is to take notice of the proceedings of this Union and of the Directorship and write such in a book as he is kept for that purpose. he shall keep a correct account with the Members and receive the money and be answerable for the same and immediately deliver the same over to the Treasurer against receipt. he shall make known to the Directors on every Meeting night the amount of Money which has been received and sign all orders, with the instruction of the Directors he shall by a penalty

of \$2. see that all Insurance Policies held by this Union are renewed he shall publicly announce to the Members through the press of the holding of the Annual Meeting and safely keep all papers belonging to his Office and deliver the same to his successor in Office he shall at all times be prepared to make known to the Members the correct standing of all finance business and at the annual Meeting he shall give an account which must be perfect and correct. he together with the Directors must see and see that all Claims which are made or correct for the true fulfillment of his Office he must give bond to the amount of \$200 he shall receive One dollar Compensation per Week he shall not by One dollar penalty receive any dues outside the Meetings

Article 8. Of the Duties of the Directors

The Directors together with the other Officers shall constitute a Council who shall be called a Directorship their duty is to assemble every Wednesday evening in the regular Meetings and to act for the benefit of this Union and the same shall particularly care to invest the funds of this Union in a safe and profitable way it shall further be the duty of these Directors to make from time to time such by laws which are for the benefit of this Union they shall select and employ such agents who may be requisite in certain locations they shall safely keep the bonds which the Treasurer & Secretary must give on such place where they are safe and for every vacated place they shall propose 3 Candidates of whom the Association shall elect one. the Members have a right to be present at the Meetings of the Directorship and see into their transactions the Directors receive no Compensation and in the Meetings of the Directors the Secretary and Treasurer shall only be allowed to give advice but have no actual vote from the Month of April until October the Meetings shall be held at 8 o'clock in the other Months at 7 o'clock

Article 9. All Members of this Union must pay for each share which they may hold 25 cents admission fee, and every week following 25 cents contribution on each share. those persons who join this Union at a later period shall not only pay 25 cents for admission but all arrears from the time of the formation of this Union and such premiums as the Director may fix on each Share All the Money paid must be bondable

Article 10. General Rule

Each and every shareholder of this Union shall be entitled to a final sum of Money for each share which sum shall not exceed \$200. the amount of which the receiver must name himself when the same is offered publicly in the Meetings of this Union upon such share which may have been redeemed in the aforesaid manner all further Claims against this Union shall be extinguished. If there is a balance of Money in the Treasury then it shall be offered by the President to the Members in the Meetings only and each Member who may bid thereon

amount shall receive his shares before all other on which amount the receiver must pay the interest monthly at the rate of 6 per cent for the amount actually borrowed or received from this Union which interest and weekly contributions of 25 cents on each share he must continue to pay until every Member shall have received his shares, or as long as the money actually borrowed or received shall have been repaid, which the Mortgager can or may do at any time for the safety of this Union the receiver must give Mortgage in Buildings or other fee simple property. The Mortgager is bound to pay all taxes and Insurance and all other incumbrances which may be laid on such mortgaged property as long as the Mortgage is held by this Union the Property must be insured to the satisfaction of the Directors and the Policy transferred to this Union no property shall be taken as security beyond the limits of the City of Baltimore without the sanction of the Directorship should a Member bid the Money in without giving the security required then he shall pay 25 cent fine and and six per cent interest as long as the money may lay idle and on every share which may be redeemed the receiver must pay two dollars to this Union for to cover the expenses of the same, and as soon as all the Members have received their shares out in full the Officers shall execute a Release of all mortgaged property held by this Union which sets forth that this Union hath ceased.

Article 11 Every Member neglecting to pay his Weekly dues shall pay a fine as follows for each share the first week 3 Cents the second week 6 Cents and every other week following 6 Cents and as soon as these fines shall equal the amount which he may have paid in he shall have no further interest in this Union and his payments shall become forfeited Shareholder who have received their Shares should they neglect to pay they Weekly Contributions together with interest and fines as aforesaid for the space of 6 months then such Mortgage shall be closed and his property be sold by the Directorship.

Article 12 Each Member has a right to transfer his share or Shares in which case both parties must satisfy the Secretary of such transaction and by the purchaser paying 50 cents for each share and sign this Constitution no private sale of Shares shall be acknowledged by this Union and the receipt book shall not be evidence unless the Constitution corresponds with the same.

Article 13 Every Member wishing to quit this Union shall give notice thereof in Writing in which case he must write untill the Money in the Treasury the one who may have applied for the Capital or loan must be paid off first the Withdrawer shall then receive his Money paid in except admissions fee and such interest or premium which the Director may allow in case a Member who may have received money from this Union on Mortgage wants to quit the same he has a right to do so

at any time by repaying the amount received with 6 per cent interest and be released.

Article 14 In Case of the death of a Member his Lawfull heirs shall take his shares and assume his Privileges, and liabilities in this Union.

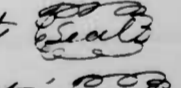
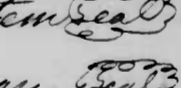
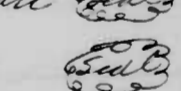
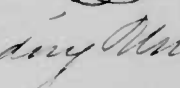
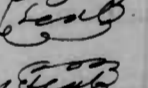
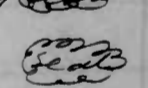
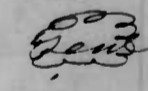
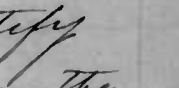
Article 15 Every Officer Absent from duty shall pay 25 Cents fine and Officer having papers belonging to this Union which are requisite in the Meetings if such should be Absent the shall pay a fine of One Dollar except in Case of Sickness or Absence from the City should the Secretary be sick or Absent from the City then he shall by One Dollar penalty send the Books of this Union in the Meeting by a Substitute.

Article 16 Members who neglect to attend the Annual Meetings on the 4th Wednesday Evening in the Month of July shall pay a fine of 25 Cents except if prevented by sickness or Absence of the City.

Article 17 A Loan called Member shall have drawn or received his shares out in full this Union shall cease and all Mortgages shall be released in One General paper which shall be paid out of the Treasury of this Union.

Article 18 No proposition for the Alteration of these laws shall be made unless in Writing in the regular Meetings the same must lay over for one Week during which time the Members must be publicly notified and the same must then be laid before the Members for consideration, if then two thirds of the Members present should vote for the same then the same shall be considered a Law yet such Law shall not conflict against the Constitution and never shall there be Alteration made to Article 17.

In Witness Whereof all the Members of this Union Sign our Names and affixed our seals

- Francis Womatt 
- Stephen Kerspanzen 
- Stephen Hoffman 
- George Simon 
- L. M. Reynolds 
- Frederick Williams 
- John J. Minny 
- Joseph Minter 

I Secretary of the Fayette Building Union do hereby certify that the above is the Constitution of the same and the above names are the signatures of persons who are Members of the said Fayette Building Union and were Members at the time of the Organization of the same.

Francis George
Received to be recorded the 29th day of August 1854 at 4 o'clock P.M.
same day recorded and examined Per Geo. Spaulding Clk

Constitution of the 2
St. Stephens German 2
Roman Catholic Beneficial Society 2
Constitution
Article 1 Name of the Society
The name of the Society shall be 'The'

17/53

St. Stephanus German Roman Catholic Beneficial Society in Baltimore State of Maryland.

Article II Object. The Object shall be to relieve such Members as may have been taken sick, or incapacitated as well their surviving relations.

Article III Administration of the Society. The Officers of this Society shall consist of a President, Vice President, Secretary, Treasurer and a Standing Committee of nine Members. The Secretary shall be considered a Member of the Standing Committee.

Article IV Duties of the President or his Substitute. His duties shall be to preside at all meetings, to preserve order and decorum, to regulate differences, to decide all questions of order concerning a charge and to direct the Secretary to call special meetings whenever it shall be deemed necessary by a majority of the Standing Committee and demanded by seven Members in a written request in the absence of the President and Vice President from the meeting the Members shall appoint a Chairman who shall perform the duties of the President.

Article V It shall be the duty of the Secretary to keep an exact record of the Proceedings to make a report of all Bills to receive all money under the auspices of the Standing Committee and pay all the same over to the Treasurer to call special meetings when required according to Art IV and to perform all such other duties as the Society may require him to do.

Article VI Duties of the Treasurer. It shall be the duty of the Treasurer to receive both the money of the Society and the funeral taxes and to give receipts for them, to pay all orders signed by the President and Secretary, to pay over the benefits when the bill presented is signed by the Members of the Standing Committee whose duty it was to visit the sick Member, and by the President and Secretary. Upon entering upon his office the Treasurer shall give Bond with sufficient security to the President and the Standing Committee according to their direction on leaving his office he shall deliver up to his successor all matters belonging to the Society within forty eight hours.

Article VII Duties of the Standing Committee. It shall be the duty of the Standing Committee to do all such business as may regard the Sick Members, to assist the Secretary in receiving the money to sign orders, and to assist in arranging special meetings when required according to Art IV.

Article VIII Election of Officers. The Election of Officers and the Standing Committee shall take place annually on the third Monday in the month of July, there shall be nominated in the preceding month three Candidates for each Office, a President, Vice President, Secretary and Treasurer and sixteen Candidates for the Standing Committee, from among whom shall be elected one for each Office and eight for the Standing Committee. All Members shall be present at both the names of the Candidates and the election here but full Members are entitled to

vote or to be elected, the vote shall be taken by tickets arranged by the President and the Standing Committee and the election shall be decided by a Majority of the votes.

Article IX Admission of New Members. Persons wishing to become Members of the Society shall be of Moral Conduct of the Catholic Religion, of the German tongue and residents of the State of Maryland they are not permitted to belong to any of the Sperm Societies they must be free from such bodily defects as may be likely to cause detriment to the Society and they shall not be under twenty one nor over forty five years of age such person shall be proposed in writing by a Member stating his age occupation and residence, and said proposal shall be decided by a Member at the same time One dollar initiation fee shall be paid into the treasury which will be placed to the Credit of the Candidate after his Election. A Member The Treasurer shall appoint a Committee of three Members for the purpose of reporting on the Character of the Candidate at the next meeting. The election of a Member is to be effected by ballot two thirds of which shall constitute his Admission. If there should any doubt be entertained as to the age of the applicant his Certificate of Baptism or some other authentic testimonial shall be produced before balloting.

Article X Conduct and Duties of Newly Admitted Members. Newly Admitted Members shall pay One Dollar initiation fee for the first time, and two dollars fifty cents when full Members for the second time in the fifth month the name of the Candidate shall be read who is to be fully elected in the fifth, and such a Candidate shall be required to be present at both of the said Monthly meetings at the latter of which his Qualifications shall be taken into consideration, After his Election he shall be elected by two thirds of the Members present he shall sign the Constitution and after full payment of the initiation fee shall be entitled to all such benefits as the Society may afford. No person shall be elected a full member unless he be present at both of the said meetings and it shall not be acted upon his election, until he shall have attended at two consecutive regular meetings, his name a person shall not be elected a full Member the money deposited by him shall be refunded excepting the fees, the cost of a copy of the Constitution and robot.

Article XI Contributions of the Members. Each Member shall pay every month Twenty five Cents into the Treasury but those Members residing more than ten miles from the Court House shall pay thirty one and a Quarter Cents.

Article XII Number of Members. The number of the full Members of the Society shall not exceed three hundred except in extraordinary cases.

Article XIII Visitation of the Members and their Heirs on the Society. Any full Member residing within the limits of the City and asking for relief is required to apply to a member of the Standing Committee but

those Members residing on the limits of the City shall before making an application to a Member of the Standing Committee inform such a Member of their sickness as happens to reside next to them. It shall then be the duty of the Standing Committee to visit the sick Member and the Member of the Standing Committee to whom the sick Member has been reported shall inform a second Member who shall also visit the sick one. If the circumstances appear to be doubtful a third Member of the Standing Committee shall be consulted. If the reported Member prove to be sick or disabled by some accident he shall be allowed two dollars per week to be delivered to him on the eighth day after his application. The Member of the Standing Committee to whom the sick Member has been reported shall on presentation of an order written by the Secretary signed by him and the president to the treasurer draw the said money on receipt and deliver it immediately to the sick Member. If the Standing Committee should find a reported Member not to be sick, or entertain doubts as to his sickness or incapacity so as to think themselves unable to give a good decision, the Standing Committee and the President shall have the right to consult an impartial physician to be selected by them as they think best, and whose decision shall be final. If the said decision should not prove to be in favor of the Applicant such Member shall receive no benefit, nor shall the same have a right to make further claims on the Society nor shall from this reason any proposal of the kind be made by the President and the Standing Committee in conjunction with the president shall likewise have the right to withhold from him the benefit if he should neglect to avail himself of the medical attendance, or the attention of such a Member has been called to it in consequence of which neglect he might likely cause a prolongation of his sickness or incapacity.

If a Member should leave the city on account of business or from some other reasonable cause and if the same be taken sick abroad or meet with some accident so become disabled, he shall be allowed to receive the benefit only for one week, and such Member standing in need of further benefit shall altogether repair to his residence that is into the limits mentioned in Art 9 to be able to receive some more benefit. It shall also be the duty of such Member to procure a certificate of the sickness he has met with beyond the borders of the State of Maryland from a Justice of the Peace in the presence of two Witnesses being Members of the Society. Without such Certificate no benefit shall be allowed, unless, however, for the said one Week a Member residing without the limits of the City and wishing to receive the benefit on account of his being sick or disabled, shall send to the president his account certified by a Justice of the Peace and borne out by two of his neighbors free of postage showing the cause and nature of his sickness. He shall also send forward his account to be of a larger date than one month without having provided the same for payment nor shall he omit to request the manner of transmitting the money to him. In case of a prevailing contagious disease it shall be sufficient to send in certificates given by a practical physician, priest or

two Credible Witnesses in consequence of which the Standing Committee shall be dispensed with visiting the sick Member. No Member shall receive the benefit for more than one year, should a Member continue to be sick for more than one year it shall be the duty of the Standing Committee after this time to take his case into consideration and in case the Society grant a prolongation of the benefit the account thereof shall be severally deferred. No Member who has not paid up his dues (general taxes or fines for three regular Meetings) shall be entitled to the benefit unless he have been taken sick before the presentation and such Member shall have indulgence without being fined up to the fourth regular Meeting after the decease of a full Member on presentation of an Order written by the Secretary and signed by the president a sum of thirty dollars shall immediately be advanced from the treasury to such legitimate heirs or any full Member may have appointed in virtue of a written testament signed by a Catholic Priest or by two Credible Witnesses (men) and after the decease of such Member each full Member is required to pay security five Cents within the same time as all other Monies are to be paid at the stated Meetings.

Art XV
The Secretary appointed by the Standing Committee shall receive said Monies and deliver up the same to the treasurer and after the fourth stated Meeting it shall be the duty of the Treasurer to pay over neither more nor less than the amount received to the legitimate heirs or to their Guardians if they themselves should be under age the thirty Dollars however advanced and all arrears that may be due from the deceased Member to the Society shall be deducted and repaid into the treasury. In the case of the death of an unmarried Member, or of a Member having heirs not connected by consanguinity the Secretary of the Society shall be entitled and required to receive thirty dollars from the treasury to defray the funeral expenses on receipt.

In case of the death of the Wife of a full Member, the same Member upon presenting an Order signed by the Secretary and the president shall immediately receive off ten dollars out of the treasury towards which each full Member shall contribute twenty five Cents within the same time as in the case of the decease of a full Member the surplus of those twenty five Cents paid in shall be paid over to the Widow after the fourth stated Meeting.

Note: If after the death of one or more full Members or of the Wives of full Members any of the Members of the Society should have without having paid the funeral tax the president and the Standing Committee shall have the right to prosecute such Members in order to procure said money provided they deem it expedient and necessary. In no case however shall he be held responsible for such funeral taxes by the heirs nor shall any funeral tax be paid over if the death of a Member or his Wife shall have occurred beyond the State of Maryland unless his or her death shall be proved by some legal certificate of death and in no case shall funeral taxes be allowed otherwise the heirs or heirs the heirs of heirs are legally shown to have caused the death of the Member. Suicide shall be held from all claims on the benefits of the Society and such shall likewise be the case if a Member should be found guilty of the death of his Wife. In all such cases the funeral tax be placed at the disposal of the Society.

Article XIV Testament and right of Inheritance

In case of the death of a Married Member leaving Children under age as his heirs the same shall receive full dues after the funeral expenses being deducted. In case the mother of said Children should not bear any more living it shall be the duty of the Society to appoint a Committee to provide that such Minor Children may be secured in some Catholic's family or institution in order to be educated in the Holy Catholic faith. In case of the death of an Unmarried Member leaving no legitimate heirs the contributions from the member shall go into the fund of the Society See Art XIII

Article XV Contributions and Fines

Every Member not paying his Contributions fines or funeral taxes at the fourth meeting shall forfeit his Membership. Every Member residing not at a greater distance than 20 miles from the limits of the City shall pay six regular meetings in advance and such a Member as may reside more than 20 miles from the City shall pay twelve regular meetings in advance. All those neglecting to make such prepayment shall forfeit their Membership and all Claims on compensation, that membership thus forfeited may be regained by a majority of two thirds of the votes of the Members present and by paying up all arrears and one dollar extra into the Treasury, provided there be no impediment from his Character or from some physical condition. Members residing in the County are required to get information from the president Secretary or Treasurer concerning the death of a Member or of his wife in order to pay the funeral base and other extra contributions. Members residing within the limits of the City shall be notified thereof by a written notice from the Secretary as well as of their arrears accrued from not having paid their contributions at the fourth stated meeting they shall pay six and a quarter cents for each such notice. And if all such money whatever it may be named, that is due or may become so shall not have been paid up at the fifth or sixth stated meeting such Member shall forfeit his Membership and all Claims on the Society.

Article XVI Moral Delinquencies

Should a Member in regular meeting be charged with visiting Gaming houses with being addicted to drunkenness or with keeping a disorderly house such charge proper and against him shall be transmitted to the said Member by the Secretary in writing whereupon he shall make his verbal or written defence at the first regular meeting meeting after the charge being handed to him (No regard will be had in this case to any reasons either from sickness or from any other excuse for not having offered his defence)

After a hearing of the defence or if no defence at all has been offered in which case the said members consider himself to be guilty the majority of the Members present shall decide "Whether" and "How long" the defendant shall be suspended from the benefits of the Society. Funeral base shall not be included in such suspensions from the funds and such Member is required to fulfil all such duties as are to be performed by regular Members.

Article XVII Expulsion of Membership

Expulsion from the Catholic Church or the commission of a Criminal

crime proved by a legal or judicial judgment shall exclude from the Society
Article XVIII Church and Loans

Whenever the Society deem it useful to buy stock or real estate the president in conjunction with the Standing Committee or with a Majority of them and their successors shall have the right to make such contracts as are binding on the Society. No purchase however shall be made by which the Capital might decrease to a sum less than six hundred dollars the afore named six hundred dollars shall be deposited in one of the banks or Corporations or in the hands of the Treasurer. No money belonging to the Society shall be loaned to private persons except to Members of the Society on some sufficient security. The Treasurer shall not have more than two hundred dollars in his possession.

Article XIX Fines

The Society shall have the right and the power to impose fines which shall be neither less than twelve cents and a half nor exceed five Dollars for an offence.

Article XX Offences to be fined

Whoever declines to accept an office shall be fined fifty cents and all officers neglecting to do their duties shall likewise be subject to the same fine.

Article XXI Right of Dissolution and Changing the Meeting place

As long as no motion for the dissolution of the Society shall have been made at a stated showing sufficient reasons for dissolving the same and as long as twelve Members continue to contribute towards it the Society shall be considered to exist with its full powers nor shall the Society or its Meeting place be removed from the "Old Point" under no conditions whatever.

Article XXII Unjust Request

Any attempt calculated to congregate or to obtain surreptitiously money belonging to the Society shall be punished with forfeiture of the Membership.

Article XXIII Alterations to the Constitution and By Laws

If any amendment to the Constitution or By Laws should prove to be desirable or necessary such alterations or amendments shall be submitted in writing to approve every regular meeting and be seconded. The votes of the Members present shall decide by balloting. Signed and sealed by the Undersigned

State of Maryland City of Baltimore Be it remembered and it is hereby certified that on this fifth day of September in the year of Lord Eighteen hundred and fifty four before the Subscriber Judge of the Superior Court of Baltimore City and fifty four before the Subscriber Judge of the Superior Court of Baltimore City personally appeared Christoph Weinkopf Henry Schick Heinrich Mathiaschke Christoph Hankel Jakob Beyer John W. Mueller and George Kottmann they being presented by oral testimony under oath received by me to the persons who have signed and sealed the foregoing Constitution or Instrument of writing being the Articles of Incorporation of the St. Stephen's German Roman Catholic Benevolent Society

final society in the City of Baltimore and acknowledged the same to be their own and due. And hereby order and direct that the said Instrument of writing shall be recorded in the office of the Clerk of the said City of Baltimore to wit
Wm. Strick
Record to be recorded the 5th day of September 1852 same day recorded and
witnessed
Geo. W. Fowler Secy

Constitution of the St. James Building Association
No. 2 of Baltimore as accepted by the members
March 1852
I. Rules of Order

To John C. Quinn
May 14 1853

- 1. In the meetings of the members, as well as in those of the directors, there shall not be debate upon any proposition or movement, if it is not seconded by a member and carried by the majority of the present members.
- 2. No member of the Society shall be allowed to speak any longer than ten minutes or more than twice about the same matter in one and the same meeting.
- 3. If a member is proposing anything to the Society, he shall address the President standing and two or more should rise at the same time the president shall decide who shall speak first.
- 4. The president shall have the power to punish any member for any transgression of these rules.

B. Constitution

- Art 1. The end of this Society: - as to enable the members to procure by their savings in an easy and safe manner a capital to build or buy a dwelling house for Society shall be administered according to the following rules and laws.
- Art 2. The name of the Society is Baltimore St. James Building Association 1852.
- Art 3. Place and time of meeting. The regular meetings shall be held on every Wednesday evening at 8 o'clock in the school room of St. James Congregation of the City of Baltimore shall not allow the Society to meet in that place any more the members shall appoint another place for their meeting which must be published in one of the Baltimore German newspapers.
- Art 4. of becoming a Member. Whosoever shall have joined the Society before the constitution is accepted shall be considered a member of the Society. Persons desiring to become members afterwards can be accepted by a majority of votes. The language required of every person wishing to obtain membership to have a good character and be conversant of the German language.
- Art 5. Number of shares. The number of shares in the Society shall not exceed 500 and no member shall be allowed to possess more than twelve shares. Every member shall be allowed standing his own property of annual dues has but one vote.
- Art 6. Officers and the location. The officers of this Society shall consist of a President Vice President, Secretary, Treasurer and four Directors who are to

- be elected yearly on a regular meeting on the first Wednesday of the month of March by a majority of votes.
- Art 7. Duties of the President and Vice President. It shall be the duty of President to preside in all meetings to keep order to countersign all orders issued by the Directors to the Treasurer and faithfully to discharge every duty belonging to the office of President. In his absence the Vice President shall fill his station.
- Art 8. Duties of Secretary. His duty is to keep a true and full record of proceedings of the Society and of the Directors to register them in a book or books held by the Society for that purpose. He shall keep a faithful account with all purchasers of shares and enroll strictly their weekly dues &c again to countersign all orders of the Directors to the Treasurer to inform the members in a Baltimore German Newspaper of the Annual election meeting. He shall keep all books papers &c belonging to the Society. And by laying down his office he deliver them into the hands of his successor. All examinations and proofs concerning all claims to the Society are to be procured by him he shall always be ready to inform the members of the financial affairs of the Society and at the close of the year to make a full and correct statement of the funds of the Society. For the faithful discharge of his duties he shall receive a weekly recompensation of one dollar and seventy five cents.
- Art 9. Duties of Treasurer. His duty shall be to receive all money paid into the Association to pay out all bills issued by the Directors and countersigned by the President and Secretary. He shall give a satisfactory security to the Association for the faithful discharge of his duties. By laying down his office he has within eight days to deliver all money, books, papers &c he has on hand to his successor in office.
- Art 10. Duties of the Directors. The Directors together with the President Secretary and Treasurer shall form an administrative council known by the name of "Directors". The Directors duty is to be openable every Wednesday evening at 8 o'clock in the appointed meeting room to collect from the share holders their weekly dues interest &c and to make it over to the Treasurer who has to give a receipt for it. The Directors have to make the principal loans and to attend to their security and administer in general the financial affairs of the Association. The shareholders shall have the undisputable right to visit these meetings and to inspect their transactions the directors however receiving no recompensation for their trouble. shall have the right after one year office to refuse the same for the two next following years without fine if it should become so troublesome to them that the right of the directors shall be to fill vacant offices.
- Art 11. Dues. Every Member of the Association shall pay a half a dollar for each share and hereafter that a weekly allotment of 2 1/2 cents for each of his shares the latter for so long a time until every member has for each of his shares received the sum he is entitled to according to the Constitution. Persons joining the Society after some time shall not only pay a half a dollar entry for each share but shall be bound to pay all weekly allotments paid in from their commencement of

the Association together with such a premium as the Directors may think proper all payments interest & fines due to the Association must be paid within three months bankable money. Note If a shareholder should be due fractions of a Cent (1/2 or 3/4) he shall not pay at all that fraction below 1/2 cent of bank money shall be paid with a full cent.

Art 12 General Rules. 1 The Shareholders are for each share they possess entitled to a sum of money the amount of which they shall fix themselves. This sum however shall never consist of more than a hundred and fifty or less than one hundred Dollars. The Shareholders shall have preferred all further claims to the Association for these shares on which they have received that sum, for which reason that sum must be considered on both sides as satisfying. When there is so much money in treasury as to satisfy a share with bidding shall be done in a public meeting that Member bidding the lowest sum first shall receive it first and be satisfied with it. If there should be several Members declaring before the bidding that they would be satisfied with 100 dollars for one share they shall draw lots who may have the money first. If there should be no more persons bidding the way at all even not for \$100 dollars so that that sum should lie idle in the treasury those Shareholders who possess free shares shall be bound to draw lots who shall take the money for \$100 or, and when it shall be full he shall have the same obligations as a voluntarily paid out Member. In the latter case these Shareholders may, the first free shares shall draw first.

2 The money received by a Member as a satisfactory sum for his share has to be paid interest of from the day on which the sum was asked and granted, the interest six per cent. To be paid in monthly rates the Secretary shall calculate so that the interest due on the first of every month. Annually on the first of March a full account of the finances shall be made the sum paid in in the last year (13 cts for each share annually) shall be deducted from the principal and then 13 cts shall be free of interest for the future.

3 Every Shareholder before receiving the called (satisfactory) sum shall give out to the Association a good and valid mortgage of building or other unmovable property on which property there shall be no kind of debt or other obligations and only when the Directors will be convinced that there is a satisfactory security given for the sum to be given to the share holder the mortgage shall be executed and the money paid over all expenses arising from this are to be paid by the shareholder concerned.

4 It shall be committed to the Directors to give a satisfactory sum to a Member who has paid into the Association more than the satisfactory sum required if the claims of the free shares are bound to the Association as security.

5 If a Member should neglect to give satisfactory security for a whole month from the day of asking the sum he shall pay a monthly interest and the money shall be kept back in the treasury.

6 A Member possessing several shares and bidding shall be entitled to take

out one or all his shares to the sum bid den if he shall make known his intention immediately after the knocking down. A shareholder as long as he is in arrears shall not be entitled to a satisfactory sum nor shall any property be mortgaged lying from Baltimore more than ten miles.

7 When a shareholder having received a satisfactory sum should be in arrears for six months the Directors shall go to law with him causing the weekly dues in bank or fine in arrears and when the Directors think it proper even the principal in the due until the dissolution of the Association to be collected according to law by taking away the mortgaged property.

Art 13 Fines. Every Member neglecting to pay the weekly dues shall pay for each share a fine of 10 cents in like manner he who shall neglect paying interest when due shall be fined 25 cents for each 25 cents interest or less and so for each neglect or when these fines shall amount to the weekly dues already paid into the treasury by the neglecting Member he shall forfeit all claims for his shares.

Art 14 Transfer of Shares. Each Shareholder is authorized to transfer one or more of his shares to other members of the Association. If the original possessor has already received a satisfactory sum for such shares, that Member who undertakes these shares shall be bound unto the same obligations to the Association besides this a satisfactory security must of course be given for these shares all expenses arising from transferring have to be paid by the two Shareholders concerned. In like manner a shareholder shall have the right to transfer shares upon such person as are not members of the Association provided the Association will grant them Membership (Art 4) in all cases however a dollar is to be paid into the treasury for each share thus written over.

Art 15 Drawing back Shares. Any shareholder willing to draw back one or all of his shares shall give a written notice to the Directors which shall be bound to pay him back all his money deposited even the half dollar for each share (as a premium) as soon as there is money in the treasury which has not yet been claimed. If he draws back his money after the course of the first year he shall get for each share a premium of 1 dollar after the second year of two dollars after the 3rd four dollars after the 4th seven dollars after the 5th ten dollars after the 7th 15 dollars after the eight until the dissolution of the Association twenty dollars.

Art 16 Death of a Member. In case of death of share holder their lawful heirs are directed to Art 14, or if they prefer to Art 15, of this Constitution.

Art 17 Examination of Account Books. Every 3 months the Association shall appoint 3 members being no Officers who shall together with the President form a Committee for examining the account books kept by the Secretary and Treasurer they shall report the result of this examination to the Association in the next following meeting. A member of this Committee neglecting his duty shall pay a fine of 25 cents.

Art 18. When a member has received a satisfactory sum for one or more of his shares he shall when demanded by the Directors once a year show forth the receipts for ground rent fire insurance taxes & concerning the mortgaged property.

Art 19. Fines. The Association shall be authorized to impose fines amounting from 50 Cents to One Dollar.

2. Any officer having no books or papers in hand which are requisite in looking shall pay a fine of 50 cents if he should neglect to attend to meeting but the Secretary and Treasurer shall in case of negligence pay a fine of One Dollar each.

3. To facilitate the business of the Directors it shall be sufficient if three are there present in meeting and five for inspection of a building & they may be present alternately in the president shall order and only if they shall not attend to their duty every third time they shall be liable to fine.

4. Shareholders not attending to the regular meeting first Wednesday in March every year shall pay a fine of 50 Cents except they were prevented from it by illness or absence from town and had sent in a written excuse.

Art 20. Alterations or Amendments. The principal Articles of the Constitution as Art 11, 12, 20 &c can never be altered.

This Constitution was accepted by the Shareholders of St James Building Association No 2 of Baltimore this day March the eight 1854

- J. G. Coe
E. G. Gibson
John C. Simon
John D. East
Michael Wellmeyer
Francis R. Raper
John Mattauer
Amirick Hutt
J. Adam Kullentown
Edison Moke
Theresa Hallmann
Eug. J. Gumbel

I hereby certify that the foregoing is a true copy of the Articles of Association of the St James Building Association of Baltimore City and the Names of the Members thereof as the names of persons who are Members of said Association and that they signed their Names in my presence.

Received to be recorded the 20th day of March 1854 at 12 past 4 o'clock P.M. same day recorded and examined Per Edw. Dowling Clerk

The object of the Association is to afford the members an opportunity in an easy and safe manner to save a capital for the building or purchase of a house.

Article 1. The name of this Association shall be Victoria Building Society and it shall meet every Tuesday evening at 8 o'clock at the place which the Association from time to time shall appoint.

Article 2. The members of this Association shall be free men owning one or more shares therein and who by signing the Constitution of the Association bind themselves to the punctual observance of the by laws and regulations of the Association.

Article 3. The number of shares shall not exceed 1000 and every member shall have the privilege of owning as many of these shares as he chooses.

Article 4. The Officers of the Association shall consist of a President a Vice President a Secretary and a Treasurer all of whom shall be elected for a year and always on the second Tuesday in the month of August and further shall consist of nine Directors five of whom shall go out of office at the end of six months and be replaced by the election of five others and the other four shall go out of office at the end of one year from the first election and be replaced by the election of four others after which the Directors elected after the first election shall serve 12 months and then go out of office and be replaced by a new election the election for Directors to take place semi-annually.

Article 5. It shall be the duty of the President to preside at all meetings of the Association and of the Directors to preserve order to sign all orders drawn by the Directors on the Treasurer and in short to perform all the duties which belong to the office of a presiding officer with fidelity.

Association he shall be paid for his loss of time the sum of 50 cents from the Treasury of the Association. If the President should have to take several walks the member whose mortgage is to be executed shall pay him 50 cents for every such walk besides the first.

Article 6 It shall be the duty of the Treasurer to receive all money paid to the Association and to pay all orders drawn on him by the Directors and signed by the President and Secretary. He must give security to the Association for the faithful performance of the duties of his office in the sum of one thousand dollars.

Article 7 It shall be the duty of the Secretary to record all the proceedings of the Association and of the Directors with accuracy in one or more books to receive all money paid in the Association and to hand it to the Treasurer taking his receipt. He shall also keep an exact account between the Association and the Shareholders shall sign all orders drawn by the Directors on the Treasurer and signed by the President attend to the publication of all notices and advertisements in the newspapers take charge of all policies of insurance according to Article 17 and shall always be prepared to give Shareholders information concerning the financial affairs of the Association. He shall quarterly balance the books of the Association he shall make a correct report on its financial condition and on going out of office he shall within 48 hours thereafter deliver all the books and papers of the Association which are in his keeping to his successor. For the faithful performance of the duties of his office he shall be paid \$1.00 per week.

Article 8 The Directors together with the President Vice President and Secretary shall form an administrative Council which shall be called the Directors. The duties of the Directors shall be to attend to the advances of Capital and to consult for their safe investment and in general to regulate the financial affairs of the Association. It shall neither demand nor receive any compensation of the 9 Directors & shall in every meeting or in any business that may occur in relation to the Association or concerning the same assist the Secretary. The Directors shall have the right to fill vacant offices for the evening. But if by resignation accepted by the Association or from other causes an office should become vacant for a longer period the Association shall have the right to elect a new officer. If an officer shall neglect to fulfill his duties the Directors shall have the right to remove him from his office until the Association determines the matter. The Directors shall also have the right when any important business requires it to call an extra meeting.

Article 9-1 Every member of the Association according to the limitations and conditions of this Article is entitled to an advance of one hundred dollars on each share of his which is paid up. But the number of shares on which advances may be drawn at one time shall not exceed ten.
2 Every advance shall be determined by lot in the following manner as to

the member who shall receive it. As soon as the Secretary has made the announcement that \$200 are in the Treasury all those who have applied for advances in and up to the meeting previous to the one at which this announcement is made shall draw lots.

6 Among the whole number of lots there are six that win these namely with the numbers 1, 2, 3, 4, 5, 6. or them those drawing these numbers shall be entitled to advances according to the order in which their numbers run. The numbers one to six may be exchanged one among these who draw them but notice of the exchange must be given to the Secretary in due time.

7 After the person having number one has received his advance the person having number two takes his place and so the others advance one number vacancy is thus created in the place of number six to fill this vacancy there shall be a new drawing of lots among all the members who have applied for advances up to and in the meeting prior to the evening on which the lots shall be drawn the person designated at this drawing of lots shall take the place of number six. In this manner by filling all vacancies which occur from any cause there shall always be kept up the number of six members entitled to advances in the order in which they have been designated by lot.

8 If a member when he is entitled to an advance will not receive it he shall pay interest for the delay he occasions and also a fine of \$5 to the Association. The member first entitled shall then receive the advance and the vacancies shall be filled as provided above.

9 As soon as it is determined who shall be first entitled to an advance the member so entitled must make known for how many shares he wishes to draw advances and where the property is situated on which he proposes to give the mortgage to the Association this property must always however be situated within the limits of the City of Baltimore.

10 If the property is found to be sufficient a regular and valid mortgage is to be executed solely at the expense of the party receiving the advance.

11 Every person receiving an advance shall pay a premium of five dollars on every hundred dollars received by him into the Treasury which premium shall be appropriated to pay the expenses of the Association & interest at the rate of six per cent per annum shall be paid weekly by the members on the advances drawn by them and shall be accounted for from the time when the advance is ready in the Treasury but from the annual meeting for the election of officers in every year the amount of weekly instalments paid in by any member during the preceding year shall be deducted from the sum on which the interest thereafter is calculated and shall cease to bear interest.

12 If \$200 are in the Treasury without any person applying for an advance those members who have shares on which they have not drawn advances must draw lots and the person designated by lot shall draw at least an advance by one share. If the person thus designated by

by lot shall not be able to give the requisite security the Directors shall deposit the money at his risk in some Bank in the City of Baltimore and he shall make up to the Association any deficiency in the interest paid by the Bank so that the Association shall receive six per cent per annum this regulation shall be in force for all cases in which there are no applications for a advance until all the shares have been redeemed or the Association makes other arrangements

Article 10 A Member of the Association may transfer any of his shares to another Member or to a stranger on paying a transfer fee of one dollar for each share Advances can only be drawn on transferred shares when they have been transferred before the drawing of lots for a advances has taken place Article 11 The Members of this Association shall pay an entrance fee of 25 cents on each share and they shall also pay an instalment of 25 cents on each share every week Members who afterwards join the Association shall pay up all back instalments and such premium as the Directors shall determine All money paid must be Baltimore Money

Article 12 Every Member who neglects to pay his weekly instalments shall for each share pay for the first week of such neglect a fine of 6 1/4 cents, and for the second and each succeeding week a fine of 12 1/2 cents for each share or likewise for neglecting to pay the interest or in advance received the member shall pay for the first week a fine of 6 1/4 cents for each share on the advance for which the interest is neglected to be paid and shall pay a fine of 12 1/2 cents for the second and each succeeding week for each share when the fines charged against any share shall be equal in amount to the instalments paid in on the same the share shall be extinguished and the owner of the same shall lose all claims on account of the same against the Association

Article 13 A Member who has received an advance and who wishes to withdraw from the Association shall give the Directors written notice of his intention and it shall then pay him the amount of his weekly instalments paid in and in case these instalments amount to Fifty dollars or more then with interest but in no other case, as soon as that amount shall be in the treasury When several Applications of withdrawal are made the repayment of instalments shall be made in the order of time in which the applications are made Every Member who withdraws must renounce in writing all further claims against the Association

Article 14 If a Member who has received an advance shall neglect for the space of three months to pay the regular instalments fines or interest the Directors through the President or Vice President shall cause proceedings to be instituted according to law against the mortgaged property but the Association determine that this may be done sooner

Article 15 After the death of a Member his legal representatives shall enter into all his rights and obligations

Article 16 The Association shall elect an attorney who shall prepare all the

mortgages which shall be executed by the Member to the Association and for a fixed price it shall be his duty when seal or household property is offered to the Association as security to examine at the Record Office whether the title is good and whether any debts liens or other incumbrances rest upon the property and which might occasion loss to the Association and to give to the Directors the necessary information of the result of his examinations

Article 17 all policies of Insurance on the property mortgaged to the Association must be assigned to the same on the execution of the mortgages Every Member who has drawn an advance shall in the meeting preceding the expiry of his policy exhibit to the secretary a receipt for its renewal, If a Member should neglect to pay the premium for insurance the secretary is hereby authorized and directed to draw from the Treasury of the Association the amount of money required for the renewal of the Insurance and to effect the renewal A Member who does not comply with the above regulations shall pay a fine of 50 cents to the Association and 6 1/2 cents extra for every every dollar laid out for him by the Association for Insurance and the money so laid out for him

Article 18 Every Officer and Director who shall be absent from a meeting if not prevented by sickness or absence from the city shall pay a fine of 12 1/2 cents if he has no books or papers of the Association, but those Officers who have in their hands books or papers of some importance to the Association and do not deliver them in time to the Association shall pay a fine of \$1. These fines must be paid at the end of each quarter or their amount shall be afterwards doubled

Article 19 Every Member who does not attend the annual Meeting on the first Tuesday in the Month of August shall pay a fine of 50 cents likewise every Member who violates the rules of Order which from time to time shall be adopted by the Association shall pay a fine of 25 cents these fines must be paid at the end of the quarter after they are incurred or their amount shall be doubled

Article 20 When every Shareholder has received for each of his Shares one hundred dollars the Association shall be considered as dissolved

Article 21 No proposition for an addition to or amendment of this Constitution shall be entertained unless it shall be handed in in writing at a regular Meeting of the Association and shall then be taken into consideration at the next Meeting and if adopted by two thirds of the Member then present it shall prevail

Article 22 The Quorum of the Association or the Number capable of transacting business shall including a Majority of the Directors consist of 15 Members Likewise 7 Members of the Directors shall constitute a quorum of the same capable of transacting its business

Carl Christian Batschitz Secretary

August Wolff
Johann Grolfwirt
Christian Linsmeyer
Johanne Grolfwirt
Johann Rulow
Jakob Reich
Johann Willmor

Members of the
Historical Building
Society

I Carl Christian Baralby Secretary of the Victoria Building Society do hereby certify that the foregoing is a correct copy of the Articles of Association or constitution of said Victoria Building Society

Carl Christian Baralby

Received to be recorded the 7th day of September 1854 at 4 past 10 o'clock A.M. same day recorded and examined Richard Dowling Clerk

D. C. C. Baralby Secy. Victoria Bldg. Socy. June 22^d 1855

Constitution or Articles of Association of the Monumental Beneficial Society Number One of the City of Baltimore

Article I The Objects of this Association whose title shall be "The Monumental Beneficial Society Number One of the City of Baltimore" are to assist its members during sickness pay their funeral expenses in the event of death and relieve their families

Article II The regular meetings shall be held on Tuesday of every week at such place as the Association may from time to time determine the proceedings shall commence at 8 o'clock P.M. from the 1st of April to the 1st of October and at 7 o'clock P.M. from the 1st of October to the 1st of April

Article III The following shall be observed as Rules of Order 1st the Proceedings of the last meeting shall be read 2nd The Roll shall be called and dues collected 3rd Members to be elected 4th Unfinished Resolutions to be taken up 5th Reports of Committees and Officers to be received 5th New business to be considered 6th Seven Members one of them being qualified to take the Chair shall constitute a quorum for the transaction of business and after the expiration of twenty minutes past the time of meeting the President or Acting President shall take the Chair and call the Society to order upon which the Vice President shall examine and see whether all present are members when the door shall be closed and when closed the Doorkeeper will let no one pass in or out without stating their desire to do so to the Presiding Officer and obtaining his permission and any member violating this rule will be subjected to such a fine as the Society in their discretion may impose and the doorkeeper permitting anyone to enter the room not a member shall be expelled When a motion is made and seconded the President shall before the vote is taken state the proposition when Members may debate the same. If two or more Members rise to speak the one first rising shall have the floor but if all rise at the same time the President shall decide. The speaker shall address his remarks to the President standing no member shall speak more than twice on the same subject without leave of the Society No new proposition shall be submitted until the previous one is disposed of except a motion to adjourn which shall always be in order The President shall preserve Order and any member refusing to take his seat and come to order when required to do so by the President shall be fined by the Society in their discretion which fine cannot be remitted.

The President and Vice President are authorized to receive each bond of supporters

Article IV There shall be the following Officers Elected for this Association President, Vice President, Treasurer, Secretary and a Standing Committee of Five Members which Officers shall be elected every six months on the first Tuesday of January and July in each and every year.

The Treasurer and Secretary may in the discretion of the Society be re-elected but the other Officers are not eligible for re-election without being out of their respective Offices for one year. The Nomination for all the Officers must be made two meeting nights previous to the said election but if one or more of the Candidates should be absent upon the night of election therein that case any other nomination can be made and the election proceeded with without any further delay no person can be eligible as a Candidate for President without having been Vice President for one term previous to his offering as a Candidate and no Candidate can be elected Vice President without having filled some other Office previous. The Vice President shall preside at all Meetings of the Society during the absence of the President and shall at such times perform all the duties that would be performed by the President if Present.

Article V Upon the application of seven members in good standing the President shall call any special Meeting of the Society at any time that may be required by giving the necessary public notice thereof. The Vice President shall also assist the President shall appoint his own supporters and shall every meeting night make a report as to the condition of the sick members of this Society and upon neglect or refusal to do so or to visit them shall be subject to a fine to be imposed by the Society in their discretion. The President or Vice President when acting as such when informed of the illness of any member shall visit him in person or cause him to be visited by the Vice President and report his condition to the Society.

Article VI The Secretary shall keep a true record of all the proceedings of the Society and shall keep true and correct accounts of the business of the Society he shall receive all the Monies received from the members as dues fines &c and shall pay over the same to the Treasurer and take his receipts therefor and shall safely keep all the Books of the Society he shall not fail to make a Quarterly Report regularly to the Society as regards the whole affairs and transactions of the Society.

Article VII The Treasurer shall receive all the Monies from the Secretary and shall receipt for the same to him. He shall take safe keep and shall give such bond for the faithful performance of his duties as the Society shall from time to time determine and shall regularly make a Quarterly report of the Receipts and Disbursements to the Society and shall at any and all times upon request of the Society deliver all the Books and funds in his possession and upon his refusal or neglect to do so his Bond shall be responsible. He shall pay out no Monies unless on orders regularly signed by the President and he shall perform all such and further duties that may be prescribed by the By Laws of this Association from time to time.

Article VIII Any Officer or Candidate for Office who shall violate any rule or bye Law of this Society for the first offence he shall pay a fine in the discretion of the Society and for the second offence may be suspended from his Office if the Society should so determine.

Article IX Each Member shall contribute six and a quarter cents per week as his Weekly dues

Article X The Society may pass such Bye Laws as they may deem proper but they must not come in Conflict with this Constitution

Article XI No person can be a Candidate for any Office without he is a full Member.

Article XII Any Member who is in arrear with his dues for thirteen meeting nights after being duly notified by the Secretary as the Bye Laws may hereafter direct shall be suspended from all the Benefits of a Member and any member neglecting or failing to pay his dues for the period of six months shall be expelled and cannot be reinstated except by an Election as in the case of a new Member

Article XIII Only persons between the ages of twenty one and 45 years shall be admitted as members the same to be men of good Character and without bodily disorder and must be proposed by a Member and seconded by another Member setting forth the age occupation and residence of the Candidate when a Committee shall be appointed to make all necessary enquiry into his Character and Standing which Committee shall report to the Society at the next meeting night thereafter when a Ballot shall be entered into and if five black balls do not appear after said Ballot the Candidate shall be declared duly Elected but if there should be five black ballots in the Ballot box he shall be considered rejected but after the expiration of six months he can be again proposed as formerly and elected or otherwise in the discretion of the Society.

Article XIV The Initiation fee shall be Three Dollars

Article XV If any Member shall neglect or fail to pay his Initiation Fee of Three Dollars within one month after the Election his Election shall be considered null and void without such Member be asked or asked from the List

Article XVI No Brother can be a full Member or Benefit Member until he has been a member of the Society one year from the day of his initiation except he has taken the whole three degrees or as in manner following For the first two degrees taken at one time and for which he pays for the 1st degree \$1.00 for the 2nd \$2.00 Such Member shall be a full member in nine months. And if he takes all three of the degrees at once and pays \$1. for the 1st \$2.00 for the 2nd and \$3.00 for the 3rd he shall be a full member in six months after initiation

Article XVII after a member has been one year in good standing and is sick he shall receive such benefit as the Bye Laws may direct provided

he has regularly paid up all his dues and is not in arrears and has performed all his obligation and has given regular notice of his sickness but if there should be good reason to believe that his sickness was owing to his improper and vicious conduct such benefits shall be retained until the fact is established to the satisfaction of the Society, and if any member should be taken sick while absent from the City he must send a Certificate of a Physician and two other persons certifying to the facts before a duly qualified Magistrate or Justice of the Peace and annexed to said Certificate must be the said Magistrates Certificate and send it to the Society when his benefits will be sent to him every four weeks or during his sickness

Article XVIII Upon the death of a brother or the Wife of a Brother each member shall pay to the survivor the sum of fifty cents and upon said death the Society shall not pay a less sum than twenty five Dollars as funeral expenses which sum however will be deducted from the amount collected by the proposed Contribution of fifty cents from each member

Article XIX All fines Tax and other revenues except those contributed on the death and burial of a member or the Wife of a member as above mentioned shall if not paid within three months then be charged to each member as dues.

Article XX Any member who violates the laws of the Country or depends in any manner the Society or is guilty of any conduct unbecoming a good citizen or that would be calculated to disparage or discredit the Society he shall be suspended or expelled as the Society may deem proper

Any member using profane or obscene language during any meeting of the Society shall be liable to a fine to be imposed by the Society which fine cannot be remitted. If any member should be charged with the commission of any wrong or improper conduct the charge against him must be made in writing with the names of the witnesses by whom the charge is expected to be proved and a Committee of five shall be appointed to take cognizance of it and furnish the member charged with a copy of the charges preferred against him and the Committee shall investigate the matter and report to the Society at their next meeting and if after their report he should be found guilty and the Committee should impose a fine in their report said report shall be final but if he should be expelled or suspended he can appeal from said decision within four weeks after it is made and whatever decision of the Society may be upon said appeal shall be final. If the decision should be expulsion said expulsion must be done in open meeting after being postponed two meeting nights before of each motion and when the Society has expelled a member he shall not visit the Society any more.

If any member should be intoxicated at any meeting of the Society for the first offence he shall pay a fine of \$1.00 for the second or third offence he may be suspended or expelled in the discretion of the Society and any member who exposes the secrets of the Society or the name of

any member who voted against any candidate shall be expelled
Article XXI This Society shall not transact any business that has been transacted without said reconsideration is done on the same night or the next succeeding night after said business had been adopted and the motion must be made by one who voted in the affirmative upon stating his reasons that have induced him to change his views upon the subject when a majority shall decide whether to reconsider or not

Article XXII All Committees must be appointed by the President and Vice President. The President selecting a majority of the members of said committees.

Article XXIII In Addition to the Officers above specified the Society shall elect a Committee of three in the first meeting in every January as a Committee of Finance to superintend the finances of the Society.

Article XXIV No alteration or amendment shall be made in this Constitution and the Bye Laws here adopted must be adopted by a vote of two thirds of the members present.

In Witness Whereof that we have adopted the foregoing Constitution for the Government of Monumental Beneficial Society Number One we the partners of said Constitution on this thirtieth day of September in the year of our Lord one thousand eight hundred and fifty four have hereunto subscribed our Names and affixed our seals on the day and year above written

- Charles Gore
- J. Humphreys
- Joseph Kettel
- Wm. Lechhoff
- H. H. Feige
- John Musche
- H. Meiple
- Charles Kerschner
- J. Nicholas Stars

State of Maryland City of Baltimore Not:

Be it remembered and it is hereby certified that on this 15th day of September in the year of our Lord one thousand eight hundred and fifty four before the undersigned Judge of the Superior Court of Baltimore City personally appeared Charles Gore J. Humphreys Joseph Kettel William Lechhoff H. H. Feige John Musche H. Meiple Aaron Konstant J. Nicholas Stars they being known to me by oral testimony taken under oath to be the persons who are named and described as and professing to be the partners to the foregoing Constitution & Articles of Association & Instrument of Writing and so severally acknowledged the same to be their respective act and deed and thereby directed and order the same to be recorded in the Office of the Clerk of this Superior Court according to Law.

In Witness Whereof I hereby subscribe my name on the day and

year aforesaid. Wm. Horck
Received to be recorded the 13th day of September 1854 at 10 O'clock in the same day recorded and examined. Mr. Edw. Dowling Clerk.

Baltimore German Homestead Association }
Alteration of Article 11th }
At a regular Meeting of the Baltimore German Homestead Association held on the twenty second day of March in the year of our Lord eighteen hundred and fifty four. The following Alteration to Art 11th of this By Law was adopted two thirds of the members present voting for it according to the Act of Incorporation.

It is resolved that the words two hundred dollars in said Article be stricken out and one hundred and twenty five dollars be inserted in their stead so that the sum shall exceed the sum of one hundred and twenty five dollars. At any time when one hundred and twenty five Dollars are in the Treasurers hands the same shall be applied to the redemption of shares the holder of which shall offer to receive the lowest sum thereof and any Member who holds more shares shall have the privilege to redeem as many additional shares as he may desire at the same offer to the satisfaction of the Board of Directors. In Testimony Whereof the Undersigned Members of said Association have hereunto subscribed their Names

- Henry Nagelschmid
- Henry Hornum
- John Eisenhardt
- Chas. Grosshardt
- Daniel Krueger
- Thos. Reifsoinger
- Jacob Uwe

Thereby certify that this Alteration is a true Copy of the Minutes of the above named Association. Theodore Kolmich Secretary of the

Baltimore German Homestead Association
Baltimore 19th September 1854. In this 19th September A.D. 1854 before me one of the Justices of the Peace of the State of Maryland in and for Baltimore City personally appeared Theodore Kolmich and made oath on the Holy Evangelist of Almighty God that the within is a true Copy from the Minutes of the Baltimore German Homestead Association.

Given before Edw. J. Best
Received to be recorded the 19th day of September 1854 at 4 O'clock in the same day recorded and examined. Mr. Edw. Dowling Clerk.

Copy of the Constitution }
& Articles of Association of the }
Germania Building Society }
The object of this Association is to provide for the members by their savings in an easy and safe manner a capital with which they can buy or build a house. The administration of the Association shall be according to the provisions of the following Articles
Article 1 The name of this Association is Germania Building Society

Article 2 The Association shall meet on every Wednesday evening in the place which shall be determined by the Members. Business shall commence from the 1st of April to the 1st of October at 8 O'clock and during the rest of the year at 7 O'clock in the evening. In case the Association change its place of meeting this must be published in at least one German Newspaper in the City of Baltimore.

Article 3 Every one who shall have subscribed this Constitution up to the 31st of August A.D. 1854 and own one or more shares in this Association shall without any thing further be a Member of the Association. But those who afterwards wish to join the Association can only be accepted by a Majority of votes and shall pay such premium as the Directors may determine.

Article 4 The number of the Shares of this Association shall consist of 500 and no member shall be allowed to hold more than 40 Shares. Every member without respect to the number of his Shares shall have but one vote.

Article 5 The Officers of this Association shall consist of a President, Vice President, Secretary, Treasurer and of Directors who shall be elected annually at a regular meeting on the first Wednesday in August.

Article 6 It shall be the duty of the President to preside at all Meetings to preserve order to sign all orders drawn by the Directors on the Treasurer and to perform all the duties which belong to the Office of a presiding Officer. In the absence of the President the Vice President shall take his place.

Article 7 It shall be the duty of the Secretary to take accurate minutes of the proceedings of the Association and to send the same in about 2 weeks to be kept for this purpose. He shall keep a correct account with all the Shareholders and shall enter their payments punctually. He shall also sign all orders drawn by the Directors on the Treasurer. He shall by an advertisement in a Newspaper of the City of Baltimore notify the members of the Annual Meeting which shall take place on the first Wednesday in August. He shall take care of all the books and papers which belong to the Association and on leaving his Office he shall deliver them to his successor. All examinations and inquiries concerning claims by or against the Association shall be made by him. He shall always be prepared to give information to the Shareholders concerning the financial affairs of the Association and he shall prepare a complete statement of the accounts for the Annual Meeting. For the faithful performance of his duties he shall be allowed two dollars for every Meeting when both the Association and the Directors meet on the same evening the Secretary shall only be paid for one Meeting.

Article 8 It shall be the duty of the Treasurer to receive all money paid to the Association and to pay all orders which shall be drawn on him by the Directors and signed by the President and Secretary and to take care of all the affairs of Insurance of the Association. He shall give security for the Association to the amount of \$500 for the faithful performance of his duties. Within 8 days after the end of his term of service he shall deliver all the money he has

received of the Association which he has in his hands to his successor in office.
Article 9 The Directors shall together with the President, Secretary and Treasurer form an administrative Council which shall be called the Directors. Its duty shall be to meet on every Wednesday evening at the time fixed in Article 2 as the place of meeting of the Association to receive from the Members their weekly instalments interest and fines and to hand them to the Treasurer having his receipt. It shall make the advances of Capital and attend to their safe investment and in general it shall have charge of the financial affairs of the Association. The Shareholders shall have the perfect right of attending at the Meetings of the Directors and inspecting its proceedings. The Directors as they receive no compensation for their trouble shall have the privilege at the end of their year of service of retaining this Office to the two next following years with a fine if the Office should be too troublesome for them. The Directors shall have the right to fill vacant Offices.

Article 10 On the Entrance of every Member of this Association he shall pay an Entrance fee of 25 Cents for each Share and also from the 3rd of August A.D. 1854 he shall pay every Week an instalment of 25 Cents on every Share until the dissolution of the Association. Those who join the Association after the 3rd of August A.D. 1854 shall besides the entrance fee and the instalments due pay such premium likewise as the Directors shall determine. All payments must be made in such Money as is current in the Baltimore Banks.

Article 11

§ 1 The Members of this Association for each Share which they possess are entitled to an advance from the Association of a sum of Money the amount of which shall be determined as follows: such an advance however shall never be less than \$100, nor more than \$150, and shall be determined in the following manner: The advance for 1 Share during the first year of the existence of the Association shall be not less than \$100, during the second year not less than \$100, and not more than \$110; in the third year not less than \$100, and not more than \$120; in the fourth year not less than \$100, and not more than \$130; in the fifth year not less than \$100 and not more than \$140; in the sixth year and thereafter not less than \$100 and not more than \$150 per Share. For each Share on which the owner has drawn an advance all his former Claims on account of the same against the Association are extinguished and the Claims on account of the same against the Association shall be considered as the redemption of a Share. When there is Money enough in the Treasury to redeem the Share it shall be made known in public Meeting. And in the first year those Shareholders who apply for an advance shall receive an advance according to the order of time in which they make the application. But if several apply on the same evening they shall draw lots to determine who shall first receive the advance among them. In the following years the advance shall be offered in public Meeting and the Share first demands the smallest sum as an advance shall receive it and the share shall be those by redeemed. But if several Members before the public Meeting of

The Money in from the President that they wish their Shares redeemed for \$100 each they shall receive the money in the order of time in which they applied for the same should there be no longer any Member willing to have his share redeemed at the sum fixed by the Association so that much money shall be idle in the Treasury those members who have unredeemed shares shall draw lots with each other to determine who must take the advance or redemption money at this rate and the member thus designated by lot shall incur the same obligation as a Member who has had his shares voluntarily redeemed. In this case those who have the most unredeemed shares must first draw lots.

§ 2 Interest at the rate of 6 per Cent per year payable Monthly must be paid by the member who has drawn an advance from the day when the advance was applied for and granted. All interest must be so calculated that it shall become due on the first of every month and it shall be paid on the first of the day of every month. Every year up to the first of August there shall be a complete adjustment of accounts. The Money which was paid in during the past year (13 Dollars Monthly for each share) shall be deducted from the Capital received and shall not pay interest in future.

§ 3 Every shareholder before the advance granted shall be paid to him shall give to the Association a mortgage on real or household property free from debts and only when the Directors are satisfied that sufficient security has been given by the Shareholder for the sum of money to be advanced to him shall the money be paid after the mortgage is executed. All expenses arising out of this matter must be paid by the Shareholder.

§ 4 It is left to the Directors to determine whether a Member shall receive an advance on any share if he has paid in on his shares more than the advance amounts to and if he by the order has other shares he is to cover the advance.

§ 5 In case a Member neglects for the space of two weeks counting from the day when the advance was agreed to be given to give sufficient security for the advance the Member shall pay 2 Weeks interest and a fine of 1 Cent for each share on which the advance was agreed to be given and the Money shall revert to the Association.

§ 6 If the kind of the loan of several shares for money is accepted he shall be entitled to advances on several or all of his shares at the rate or bid if he gives notice of his intention to take such advances as soon as his bid shall be accepted. No Shareholder who is in arrears shall be entitled to claim an advance and no mortgages to secure advances shall be received when the real or household property to be mortgaged is more than 10 Miles distant from Baltimore.

§ 7 If a Member who has received an advance from the Association shall for 3 months in arrears with his instalments or interest, the Directors shall cause suit to be instituted against him for the instalments in arrears and interest and fines and in the discretion of the Directors the instalments and

interest to be paid to the Association until its disputation shall be collected by legal proceedings against the property mortgaged. But the Association may be sued as a Member is in arrears being suit against him and cause proceedings to be instituted against the property mortgaged.

§ 8 Those Members whose shares have not been redeemed before the end of the Association shall receive \$100 for each unredeemed share and every Member whether his shares have been redeemed or not redeemed must continue his payments until the last Member is paid off.

Article 13 Every Member who neglects to pay his Weekly instalments shall the first week of each neglect pay a fine of 1/4 Cent for each share. He who neglects to pay his interest at the appointed day shall pay a fine of 1/4 Cent for every 25 Cents of interest or less if the interest does not amount to 25 Cents. If this neglect should be continued a second, third or fourth week or longer there shall instead of a fine of 1/4 Cent per share and 1/4 Cent per every 25 Cents interest or less as aforesaid be paid a fine for each of double this amount (1/2 Cent) for each week after the first when the fine charged against any share become equal to the Weekly instalments paid on the same the share shall be lost to the owner and he shall lose all rights and advantages of the same. Article 13 Every Share holder can transfer one or all of his shares to other members of the Association the expenses of the transfer must be paid by the transferring Member. A Member can also transfer his shares to those who are not Members of the Association except them as Members. But in each case there must be paid for each share a transfer fee of \$1 by the transferring Member into the Treasury.

Article 14 Every Member that has not received any advance and that wishes to withdraw from the Association must give the Directors notice in Writing and it shall as soon there is enough Money in the Treasury and otherwise appropriated pay him back all the instalments after deducting entrance fees fines and a proper proportion of losses which may have occurred. If these Instalments amount to more than \$25 he shall be allowed interest at the rate of six per Cent per annum if however they amount to less than \$25 no interest shall be allowed. Non-Members that have received advances may pay them all back or for any share or giving written notice to the Association if after deducting the Weekly instalments paid to the Association they pay the advance received together with the fines and interest due and a premium of \$3 per year for each share as follows that is to say at any time during the first year after receiving the advance the premium shall be \$3 during the second year \$6 during the third year \$9 during the fourth year \$12 and during the fifth year or at any time afterwards \$15 per share. But these shares shall then be extinguished and the Member can make no further claims against the Association on account of them.

Article 15 In case a Member of the Association should die his legal representatives may void themselves of Art 13 and transfer his shares or of Art 14 and withdraw the Money paid as there provided.

Article 16 Every three Months the Association shall elect three Members who are not Officers and who with the President shall form a Committee for the examination of the books of the Association which are kept by the Treasurer and by the

Secretary At the next meeting after the election this committee must make a report on the condition of the books. If a member of the committee neglects his duty, he shall pay a fine of 25 cents

Article 17 All policies of Insurance on the property mortgaged to the Association must be transferred to the name of the Association and they shall be handed to the Treasurer for safe keeping. The renewal of these policies must be effected by the Secretary with money from the Treasury 8 days before their expiration and the lenders must pay back the money laid out for them respectively within 8 days after receiving notice. In case of their neglecting to do so they shall pay the first week a fine of 6 cents for each dollar so laid out for them, in the second week a fine of 12 1/2 cents, in the third week a fine of 18 3/4 cents and in the fourth and each succeeding week 24 cents for each dollar so laid out. Likewise a member who has received an advance shall once a year when the Secretary shall require it exhibit to the same his receipts for ground tax laid on the property mortgaged to the Association

Article 18 § 1 The Association has the right to impose fines from 10 cents to one dollar besides the fines herein before mentioned. § 2 Every Officer who has no books in his hands that are required for the meeting shall if he does not attend the meeting be fined 25 cents but the Secretary and Treasurer shall each in case of not appearance at a meeting be fined 10 cents. Only sicknes or absence from the City can excuse the absence of an Officer and dispense with the fine. § 3 To relieve the burdonsome duties of the directors it shall be sufficient if three of them appear at every meeting of the Association and if five examine the property proposed as securty to the Association they can there fore relieve each other as the President may determine so that each without incurring a fine need only be present at every third meeting. § 4 Share holders who by law to be present at the Annual Meeting for election on the first Wednesday in August shall be fined 25 cents, unless prevented by sicknes or absence from the City and they have sent in a written excuse.

Article 19 When every Shareholder shall have received for each share that he owns an advance or a sum for the redemption of the same according to the provisions of Article 11 then this Association shall be closed and cease to exist

Article 20 The principal articles of this Constitution namely Articles 10, 11, and 19 shall never be altered. The other articles may be amended by the Association in the following manner. A proposition for this purpose in writing and recorded, must be handed to the Directors, which shall immediately give notice of the same to all the members by advertisement in a newspaper of the City of Baltimore and convene them to a regular meeting. At this meeting the proposition shall be read and considered and if two thirds of the members present vote for it it shall be adopted and in force

George H. Sprackelmeier John Morgan Edw. Harroth Members of the
Wm. G. H. Jaeger Conrad Wechsheim } Germania Building
J. H. Appel Johann Wechsheim } Society

I Magnus Muller Secretary of the Germania Building Society do hereby certify that the foregoing is a correct copy of the Articles of Association of said Germania Building Society
Baltimore August 2. A. D. 1854 Magnus Muller Secy
Received to be recorded the 21st day of September 1854 at 10 o'clock A. M. same day recd and examined. Geo. Edu. Dowling Clk.

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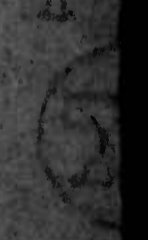
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