

(vii) A homeowners' association.

(4) "Athletic club" means a club organized and operated exclusively for recreational purposes that is exempt from taxation under § 501(c)(7) of the Internal Revenue Code.

(5) "Charitable organization" means an organization, institution, association, society, or corporation that is exempt from taxation under § 501(c)(3) of the Internal Revenue Code.

(6) "Civic league or organization" means an organization, operated exclusively for the promotion of social welfare, that is exempt from taxation under § 501(c)(4) of the Internal Revenue Code.

(7) "Community association" means a nonprofit association, corporation, or other organization that registers with the Secretary of State under § 7-108 of the State Government Article and:

(i) 1. Is composed of at least 25% of the adult residents ~~OR AT LEAST 100 ADULT RESIDENTS, WHICHEVER IS LESS~~, of a local community that:

A. Consists of at least 40 households; and

B. Is defined by specific geographic boundaries in the bylaws or charter of the organization;

2. At least annually, requires the payment of dues;

3. Promotes social welfare and general civic improvement;

and

4. In the case of a corporation, is in good standing; ~~or~~

(II) 1. IS COMPOSED OF AT LEAST 100 ADULT RESIDENTS, BUT LESS THAN 25% OF THE ADULT RESIDENTS OF A LOCAL COMMUNITY THAT:

A. CONSISTS OF AT LEAST 40 HOUSEHOLDS; AND

B. IS DEFINED BY SPECIFIC GEOGRAPHIC BOUNDARIES IN THE BYLAWS OR CHARTER OF THE ORGANIZATION;

2. WAS ORGANIZED ON OR BEFORE JANUARY 1, 1980 2000, AND HAS BEEN IN CONTINUOUS OPERATION SINCE THAT DATE; AND

3. MEETS THE REQUIREMENTS OF ITEM (I)2, 3, AND 4 OF THIS PARAGRAPH; OR

~~(ii)~~ (III) 1. Is composed of more than one of the organizations described in item (i) OR ITEM (II) of this paragraph; and

2. Each of those organizations meets the requirements of item (i) OR ITEM (II) of this paragraph.