

(2) "Association or organization" means:

- (i) An athletic club;
- (ii) A charitable organization;
- (iii) A community association; [and]
- (iv) A homeowners' association; AND

(V) A COOPERATIVE HOUSING CORPORATION AS THAT TERM IS DEFINED UNDER § 5-6B-01 OF THE CORPORATIONS AND ASSOCIATIONS ARTICLE.

(3) "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.

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

(5) "Community association" means a nonprofit association, corporation, or other organization comprised of residents of a community, which is operated exclusively for the promotion of social welfare and general neighborhood improvement and enhancement, that is exempt from taxation under § 501(c)(4) of the Internal Revenue Code.

(6) "Homeowners' association" means a nonprofit organization comprised of property owners in a subdivision or group of subdivisions whose purpose is to represent the mutual interests of the property owners regarding the construction, protection, and maintenance of the commonly owned or used property and improvements.

(7) (i) "Agent of an association or organization" means a person who is or was a director, officer, employee of an association or organization or who, on a volunteer basis, is or was providing services or performing duties on behalf of an association or organization.

(ii) "Agent of an association or organization" does not include independent contractors that provide services on a contract basis.

(8) "Suit" means any civil action, except any health care malpractice action, brought against an agent of an association or organization or against the association or organization by virtue of the agent's acts or omissions in providing services or performing duties on behalf of the association or organization.