

(2) "COMMUNITY ASSOCIATION" MEANS A MARYLAND NONPROFIT ASSOCIATION, CORPORATION, OR OTHER ORGANIZATION THAT:

(I) IS COMPRISED OF AT LEAST ~~40%~~ 25% OF ADULT RESIDENTS OF A LOCAL COMMUNITY CONSISTING OF 40 OR MORE INDIVIDUAL HOUSEHOLDS AS DEFINED BY SPECIFIC GEOGRAPHIC BOUNDARIES IN THE BYLAWS OR CHARTER OF THE ASSOCIATION;

(II) REQUIRES, AS A CONDITION OF MEMBERSHIP, THE VOLUNTARY PAYMENT OF MONETARY DUES AT LEAST ANNUALLY;

(III) IS OPERATED ~~EXCLUSIVELY~~ PRIMARILY FOR THE PROMOTION OF SOCIAL WELFARE AND GENERAL NEIGHBORHOOD IMPROVEMENT AND ENHANCEMENT;

(IV) HAS BEEN IN EXISTENCE FOR AT LEAST 2 YEARS WHEN IT FILES SUIT UNDER THIS SECTION;

(V) 1 IS EXEMPT FROM TAXATION UNDER § 501(C)(3) OR (4) OF THE INTERNAL REVENUE CODE; OR

2 HAS BEEN INCLUDED FOR A PERIOD OF AT LEAST 2 YEARS PRIOR TO BRINGING AN ACTION UNDER THIS SECTION IN BALTIMORE CITY'S COMMUNITY ASSOCIATION DIRECTORY PUBLISHED BY THE BALTIMORE CITY DEPARTMENT OF PLANNING; AND

(VI) ~~IS IN THE CASE OF A MARYLAND CORPORATION, THE CORPORATION IS IN GOOD STANDING.~~

(3) "LOCAL CODE VIOLATION" MEANS A VIOLATION UNDER THE FOLLOWING PROVISIONS OF THE BALTIMORE CITY CODE AS AMENDED FROM TIME TO TIME OR UNDER ANY APPLICABLE CODE RELATING TO THE FOLLOWING PROVISIONS INCORPORATED BY BALTIMORE CITY BY REFERENCE:

(I) THE FIRE PREVENTION CODE UNDER ARTICLE 9;

(II) ANIMAL CONTROL, MOSQUITOES NUISANCE AND DISEASE PREVENTION, AND NOISE CONTROL SUBHEADINGS OF ARTICLE 11 (HEALTH);

(III) THE HOUSING CODE UNDER ARTICLE 13;

(IV) PUBLIC NUISANCE PROVISIONS UNDER ARTICLE 19; AND

(V) THE REFUSE SUBHEADING UNDER ARTICLE 23;

(VI) THE BUILDING CODE OF BALTIMORE CITY, ARTICLE 32; AND

(VII) THE ZONING ORDINANCE OF BALTIMORE CITY, ARTICLE 30.

(4) "NUISANCE" MEANS, WITHIN THE BOUNDARIES OF THE COMMUNITY REPRESENTED BY THE COMMUNITY ASSOCIATION, AN ACT OR CONDITION KNOWINGLY CREATED, PERFORMED, OR MAINTAINED ON PRIVATE PROPERTY ~~WITHOUT LAWFUL AUTHORITY OR THAT VIOLATES~~ CONSTITUTES A LOCAL CODE VIOLATION AND THAT: