

(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) In the case of a Maryland corporation, is in good standing.

(c) (1) A community association may seek injunctive and other equitable relief in the circuit court for abatement of a nuisance upon showing:

(i) The notice requirements of this subsection have been satisfied; and

(ii) The nuisance has not been abated.

(2) (i) An action may not be brought under this section [based on a nuisance] until 60 days after the community association [gives]SENDS notice of the violation and of the community association's intent to bring an action under this section by certified mail, return receipt requested, to the [applicable local] APPROPRIATE CODE enforcement agency.

(ii) An action under this section may not be brought if the [applicable] APPROPRIATE code enforcement agency has filed an action for equitable relief from the nuisance.

(3) (i) An action may not be brought under this section until 60 days after THE COMMUNITY ASSOCIATION SENDS NOTICE TO the tenant, if any, and THE owner of record [receive notice from the community association] that a nuisance exists and that legal action may be taken if the nuisance is not abated.

(ii) The notice shall specify:

1. The nature of the alleged nuisance;

2. The date and time of day the nuisance was first discovered;

3. The location on the property where the nuisance is allegedly occurring; and

4. The relief sought in the action.

(iii) 1. The notice shall be provided to the tenant, if any, and the owner of record in the same manner as service of process in a civil in personam action under the Maryland Rules.

2. ADEQUATE AND SUFFICIENT NOTICE MAY BE GIVEN TO THE TENANT, IF ANY, AND THE OWNER OF RECORD BY SENDING A COPY OF THE