

(ii) Individuals or entities exempt from inheritance tax in the decedent's estate under § 7-203(b), (e), and (f) of the Tax – General Article;

(2) All trustees of each trust[, if any, created in the decedent's will] THAT IS A RESIDUARY LEGATEE are limited to the decedent's:

- (i) Personal representative;
- (ii) Surviving spouse; and
- (iii) Children;

(3) The estate is solvent and sufficient assets exist to satisfy all testamentary gifts;

(4) A verified final report under modified administration is filed within 10 months from the date of appointment;

(5) Final distribution of the estate can occur within 12 months from the date of appointment; and

(6) All residuary legatees of a testate decedent and the heirs at law of an intestate decedent consent to a modified administration as required under § 5-706 of this subtitle.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall be construed to apply only prospectively and may not be applied or interpreted to have any effect on or application to an estate of a decedent who dies before October 1, 2004.

SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2004.

Approved May 26, 2004.

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**CHAPTER 478**  
**(Senate Bill 692)**

AN ACT concerning

**Homeowners Associations – Recorded Covenants or Restrictions – Deletion of Ownership Restrictions Based on Race ~~or Religion~~, Religious Belief, or National Origin**

FOR the purpose of authorizing a homeowners association to delete a recorded covenant or restriction that restricts ownership of property based on race ~~or~~, religious belief, or national origin if a certain percentage of owners agree to the deletion or as provided in certain deeds or declarations under certain circumstances; requiring the governing body of a homeowners association to record with a certain clerk of the court ~~a certain an~~ amendment to certain deeds and other declarations of certain property ~~stating that a certain percentage of~~