

In accordance with Article II, Section 17 of the Maryland Constitution, I have today vetoed House Bill 1042 – *Homeowners Associations – Recorded Covenants or Restrictions – Deletion of Ownership Restrictions Based on Race, Religious Belief, or National Origin*.

This bill authorizes a homeowners association to delete a recorded covenant or restriction that restricts ownership of property based on race, religious belief, or national origin if a specified percentage of owners agree to the deletion or as provided in specified deeds or declarations under specified circumstances.

Senate Bill 692, which was passed by the General Assembly and signed by me on May 26, 2004, accomplishes the same purpose. Therefore, it is not necessary for me to sign House Bill 1042.

Very truly yours,
Robert L. Ehrlich, Jr.
Governor

House Bill No. 1042

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 lot owners have agreed to~~ that provides for the deletion of a certain recorded covenant or restriction under certain circumstances; ~~specifying that certain provisions apply to covenants and restrictions even if the covenant or restriction is part of a uniform general scheme or plan of development~~ providing for the application of this Act; and generally relating to recorded covenants or restrictions of a homeowners association that restrict ownership on the basis of race ~~or,~~ religious belief, or national origin.

BY adding to

Article – Real Property

Section 11B-113.1

Annotated Code of Maryland

(2003 Replacement Volume and 2003 Supplement)