

(B) NOTWITHSTANDING THE PROVISIONS OF A GOVERNING DOCUMENT, A HOMEOWNERS ASSOCIATION CREATED BEFORE JANUARY 1, 1960, MAY AMEND THE GOVERNING DOCUMENT: ONCE EVERY 5 YEARS, OR MORE FREQUENTLY IF ALLOWED BY THE GOVERNING DOCUMENT, BY THE AFFIRMATIVE VOTE OF LOT OWNERS HAVING AT LEAST TWO-THIRDS OF THE VOTES IN THE DEVELOPMENT, OR BY A LOWER PERCENTAGE IF REQUIRED IN THE GOVERNING DOCUMENT.

~~(1) UNLESS A LOWER PERCENTAGE IS REQUIRED IN THE GOVERNING DOCUMENT, BY THE AFFIRMATIVE VOTE OF LOT OWNERS HAVING AT LEAST TWO-THIRDS OF THE VOTES IN THE DEVELOPMENT; AND~~

~~(2) UNLESS A GREATER FREQUENCY IS ALLOWED BY THE GOVERNING DOCUMENT, AT LEAST ONCE EVERY 5 YEARS.~~

SECTION 3. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2008.

Approved by the Governor, April 24, 2008.

CHAPTER 145

(House Bill 1129)

AN ACT concerning

**Real Property – Homeowners Associations – Amendment of
Governing Documents**

FOR the purpose of authorizing the governing documents of certain homeowners associations to be amended by a certain percentage of votes and at a certain frequency, unless the governing document provides for a lower percentage and a greater frequency; defining a certain term; and generally relating to amendment of the governing documents of a homeowners association.

BY renumbering

Article – Real Property

Section 11B-116

to be Section 11B-117

Annotated Code of Maryland

(2003 Replacement Volume and 2007 Supplement)