



30th Annual Meeting
White Sands Civic Association, Inc.

June 16, 2006
Southern Community Center
6:30 PM

(Registration begins at 6:00 PM and the meeting will begin promptly at 6:30 PM.)

The purpose of this meeting is to approve a Bylaw change, the Annual Budget and elect Board Members.

HAPPY ANNIVERSARY WHITE SANDS!

This is the 30th Anniversary of the White Sands Civic Association, Inc. Come help us celebrate this milestone with light refreshments at 6:00 PM at the Southern Community Center.

AGENDA

1. Roll Call / Establishment of a Quorum
2. Minutes of the 2005 Annual Meeting
3. President's Address
4. Standing Committee Reports
 - a. Maintenance and Roads Committee
 - b. Architectural Control Committee
 - i. Covenants Enforcement
 - c. Planning and Development Committee
 - i. Administrative Building Presentation
 - d. Financial Committee (Annual Budget)
5. Appointed Committee Reports
 - a. Beautification Committee
 - b. Neighborhood Watch / National Night Out Committee
6. Old Business
7. New Business
 - a. By-Law Changes
 - b. Rules & Regulations Changes
 - c. Architectural Control Changes
 - d. Elections
8. Other Business
9. Adjournment

ENTITLEMENT TO VOTE

The record date for defining a member in good standing, under Article V, Section 1 and Article VIII, Section 7 of the Bylaws, and entitled to vote, has been established as May 31, 2006.

PROXY VOTES

If a member cannot attend, participation through a proxy is permitted under Article VIII, Section 1, (b) and Section 3 of the Bylaws. A proxy form is enclosed. A member or member's attorney-in-fact, may sign and date the form, and include the name of the person authorized to act by proxy. **The proxy form must be received by the Association no later than 2:00 PM June 16, 2006.**

BY ORDER OF THE BOARD OF DIRECTORS

Stephan Adrian, President

Directions to Southern Community Center: From entrance to White Sands, follow Route 2/4 south 4 miles to Route 760. Turn left on Route 760 and follow to traffic light at Route 765. Turn left on Route 765 and follow for a short distance to Appeal Road, (next to Appeal School). Turn left on Appeal Road to the Southern Community Center.

PROPOSED BY-LAW CHANGES

Key to Changes: Additions to wording are indicated in ***Bold, Italic, and Underlined***. Deletions are indicated with a strikethrough (~~example~~). A summary of the change you will be voting on is placed in a box at the top of each section.

Change 1: Articles I, II, IV, & V: Minor style and wording changes to bring into consistency with Articles of Incorporation and modern practices.

ARTICLE I

NAME AND LOCATION

Section 1. The name of this Society Association is White Sands Civic Association, Inc., hereafter referred to as the Association. It is a not for profit Maryland corporation.

ARTICLE II

DEFINITIONS

Section 1. "The Properties" shall mean and refer to the land and improvements thereon described in Article III of the Articles of Incorporation of the White Sands Civic Association, Inc., specifically the community known as "White Sands, Lusby, Calvert County, Maryland.

~~Section 2. "Fee Interest – also Fee Simple": An estate limited absolutely to an owner, the heirs and assigns forever without limitation or condition – one in which the owner is entitled to the entire property with unconditional power of disposition during the life of the owner and descending to heirs of the owner and legal representatives upon the owner death intestate. (Blacks Law Dictionary, 1979, 5th edition.)~~

~~Section 3. "Undivided Fee Interest": More than one person owns property which is not subdivided...that owned by one of two or more tenants in common or joint tenants before partition. Held by the same title by two or more persons, whether their rights are equal as to value or quantity, or unequal. (Blacks Law Dictionary, 1979, 5th edition.)~~

~~Section 4. "Intestate": One who dies without a will, or dies without leaving anything to testify what the wishes were with respect to the disposal of the property after the owner's death. (Blacks Law Dictionary, 1979, 5th edition.)~~

~~Section 5. "Testate": One who dies leaving a will. (Blacks Law Dictionary, 1979, 5th edition.)~~

Section 2. "Common Properties and Facilities": Recreational facilities, stables, commons, streets, driveways, footways, trails, sewers, drainage ways, including buildings, structures, personal properties incident thereto which are properties of the Association.

Section 3. "Lot" : Any plot of land designated as a separate subdivided lot of record upon any recorded subdivision plat of the Properties, upon which actual or planned improvements are primarily intended for use and occupancy as a single family residential dwelling unit. The term shall not include "Common Properties and Facilities".

Section 4. "Member": Every person or entity who is an owner of record of a fee or an undivided fee interest in any lot within the Properties, or is a contract purchaser under an installment purchase contract of any Lot within the Properties shall be a member of the White Sands Civic Association, Inc., except: (a) Any such person or entity who is a contract seller of any lot within the Properties under an installment purchase contract shall not be a member as to that lot.

(b) Any such person or entity who holds an interest in any lot within the properties as a security for the performance if an obligation shall not be a member as to that lot. (WSCA Articles of Incorporation, Article V).

Section 5. "Owner: The record owner, whether one or more persons or entities, of the fee simple title to any Lot which is a part of the Properties, including contract purchasers under an installment purchase contract of any Lot within the Properties, but excluding those having an interest merely as security for performance of an obligation.

ARTICLE III

OFFICES

The principal office of the Association shall be located in the Community of White Sands in common property in the County of Calvert and State of Maryland when constructed. The Association may have offices at such other places within the State as the Board of Directors may from time to time determine.

ARTICLE IV

PURPOSES

OBJECT

The object ~~purpose of the Association is to promote the health, safety, and welfare of the residents of the Properties, to operate and maintain the Common Properties and Facilities, to enforce any and all covenants, restrictions, and agreements applicable to the Properties, including but not limited to levying and/or collecting all assessments and other charges payable to the Association pursuant to the applicable Covenants and/or these Bylaws, and to conserve, maintain, promote, protect and enhance property values.~~

ARTICLE V
ASSOCIATION MEETINGS GENERALLY

Section 1. All meetings of the Association, including meetings of the Association's Board of Directors or other governing body or a Committee of the Association, shall be open to all members of the Association or their agents, except that a meeting of the Board of Directors or other governing body of the Association, or a Committee of the Association, may be held in closed session for the following purposes: (i) discussion of matters pertaining to employees and personnel; (ii) protection of the privacy or reputation of individuals in matters not related to the Association's business; (iii) consultation with legal counsel; (iv) investigative proceedings concerning possible or actual criminal misconduct; (v) consideration of the terms or conditions of a business transaction in the negotiation stage if the disclosure could adversely affect the economic interests of the Association; (vi) compliance with a specific constitutional, statutory, or judicially imposed requirement protecting particular proceedings or matters from public disclosure; or (viii) on an individually recorded affirmative vote of two-thirds of the board or committee members present, some other exceptional reason so compelling as to override the general public policy in favor of open meetings. If a closed session is held, an action may not be taken and a matter may not be discussed other than concerning (i) through (viii) above. A statement of the time, place, and purpose of a closed meeting, the record of the vote of each board or committee member by which the meeting was closed, and the authority for closing a meeting shall be included in the minutes of the next meeting of the Board of Directors or other governing body or committee of the Association. (Maryland Code Annotated, Real Property, Title 11, Section 11B-111.)

~~ARTICLE V
MEMBERSHIP MEETINGS~~

~~Section 1. As set forth in Article V of the Articles of Incorporation of the White Sands Civic Association, Inc., every person or entity who is an owner of record of a fee or an undivided fee interest in any lot within the Properties, or is a contract purchaser under an installment purchase contract of any Lot within the Properties shall be a member of the White Sands Civic Association, Inc., except:~~

~~(a) Any such person or entity who is a contract seller of any lot within the Properties under an installment purchase contract shall not be a member as to that lot.~~

~~(b) Any such person or entity who holds an interest in any lot within the properties as a security for the performance of an obligation shall not be a member as to that lot.~~

~~Section 2. It shall be the responsibility of the member to notify the Association of any mailing address change.~~

~~Section 3. Each member in good standing shall be entitled to one vote per lot. Joint owners shall have between them a total of one vote and either partner may cast the one vote. A member in good standing is defined as a member who has paid, in full, all annual dues and assessments required to be paid pursuant to the Covenants applicable to the Lot, and any fines or other charges lawfully assessed to the member's account.~~

~~Section 4. All members shall abide by the Rules and Regulations of the Association.~~

CHANGE 2: Article VI – Language changes in Section 1 & 2. to bring Association into compliance with Articles of Incorporation (number of directors, staggered elections, terms). NOT A VOTABLE CHANGE, REQUIRED IN ORDER TO COMPLY WITH ARTICLES OF INCORPORATION.

ARTICLE VI
BOARD OF DIRECTORS

Section 1. The Association shall be managed by a Board of Directors consisting of seven ~~(7)~~ five (5) members, all of whom must be members in good standing. Beginning in fiscal year 2006, there will be three (3) vacant Director positions to be filled by vote of the membership, and two directors with remaining terms to expire in fiscal year 2007 and fiscal year 2008, respectively. In order to comply with Article V. of the Association's Article of Incorporation, which requires the election of one (1) director per year, each director to serve a five (5) year term beginning in fiscal year 2006, the director receiving the highest number of votes in the fiscal year 2006 election shall serve a five (5) year term, the director receiving the second highest number of votes in the fiscal year 2006 election shall serve a four (4) year term, and the director receiving the third highest number of votes in the fiscal year 2006 election shall serve a three year term. For each year thereafter, each Director shall be elected by the membership to serve a term of five (5) years the Officers and Directors: President, Vice President, Treasurer, Secretary and three (3) Directors, all members in good standing. The President and Vice President shall serve as Chairman and Vice Chairman, respectively. Each Director shall be at least twenty one (21) years of age.

Section 2. Except as provided in Section 1. above regarding the fiscal year 2006 election, each elected Director shall hold office for a term of five years. ~~three (3) years.~~ The term of one Director shall expire each year. The vacancy shall be filled by election at the Annual Meeting of the Members.

CHANGE 3: Section 3 – language change regarding removal of directors.

Section 3. (a) Any or all of the members of the Board of Directors may be removed with cause by a two-thirds (2/3) vote of the members of the Association or the Board of Directors. A Director who fails to remain in good status as a member-in-good-standing for a period in excess of sixty (60) days, or who fails to attend three (3) consecutive Board meetings, may be removed by majority vote of the Board of Directors. A Director whose removal is sought as stated above shall be given ten (10) days written notice of the meeting at which his or her removal will be voted upon by the Board, and shall be given an opportunity to be heard prior to the vote being taken at said meeting. A Director who fails to remain in good standing for a period in excess of ninety (90) days or who fails to attend five (5) consecutive Board meetings shall be deemed to be automatically removed.

(b) A Director may resign at any time by giving written notice to the Board of Directors. Unless otherwise specified in the notice, the resignation shall take effect upon receipt thereof by the Board of Directors.

CHANGE 4: Section 4 & 5, minor language changes; Section 5 (c) – notice of special meetings should specify their purpose.

Section 4. ~~Unscheduled~~ Vacancies in the Board of Directors which occur before a Director's term has expired, (whether such vacancy occurs due to resignation, removal, or death) may be filled by a majority vote of the Directors then in office. A Director elected to fill ~~as a~~ a vacancy shall be elected to hold office for the unexpired term of the predecessor.

Section 5. (a) The regular ~~annual~~ meeting of the Board of Directors shall be held within one month following the Annual Meeting of Members. All other meetings shall be held at such time and place as shall be called by the Board of Directors.

(b) No notice shall be required for regular meetings of the Board of Directors for which the time and place has been fixed. Special meetings may be called by or at the direction of the President of the Board, or by a majority of the Directors.

(c) Written, oral or any other method of notice of the time and place shall be given for special meetings of the Board of Directors in sufficient time for the convenient assembly of the Board of Directors. The notice of a special meeting shall specify ~~any meeting need not specify~~ the purpose of the special meeting.

Section 6. (a) At all Board meetings a quorum shall consist of a majority of the Board of Directors. However, should a vacancy on the Board prevent a quorum from being present, then the quorum shall consist of a majority of the remaining members of the Board of Directors.

(b) The act of the Board of Directors shall be by a majority of the Directors present at the time of the vote, a quorum being present.

Section 7. The Board President will preside at all meetings of the Board. In the absence of the President, the Vice-President may preside and, in the absence of the Vice President, any other Officer or Director chosen by the Board shall preside.

Section 8. The Board of Directors may designate from the Board or from the membership an executive committee, special committees, and other standing committees for any lawful purpose. Such committees must consist of members in good standing and shall have such authority as the Board of Directors may delegate, except to the extent prohibited by law.

CHANGE 5: Several changes: Section 9 (a). – minor changes, includes language from Article of Incorporation. Section 9 (b), language re reasonable attorney's fees, etc. to be assessed to delinquent owners' accounts. Section 9(f) – removed because it is addressed in Section 3. Section 10 – clarifying language.

Section 9. The Board of Directors shall have power to:

(a) Appoint or remove any officer, committee member, agent, or employee of the Association, prescribe their duties, fix their compensation, and require of them such security or fidelity bond as it may ~~seem expedient~~, deem necessary for the protection of the Association. Nothing contained in these By-Laws shall be construed to prohibit the Association from entering into contracts and transacting business with any director, officer, or member of the Association, subject to the provisions contained in Article 11, paragraph 2, of the Articles of Incorporation of White Sands Civic Association, Inc. ~~employment of any member, officer or director of the Association in any capacity whatsoever.~~

(b) Establish and levy assessments or charges, subject to and ~~levy and assess~~, after membership approval, and to collect the assessments or charges. All costs associated with the collection of a delinquent account, including but not limited to, court costs, process service fees, and reasonable attorney's fees shall be added to the delinquent assessment and paid by the property owner. A ten percent (10%) late fee per lot per annum shall be added to any assessment not paid within sixty (60) days.

(c) Prescribe with respect to all members Rules and Regulations including imposing and collecting any initiation fee, dues or other fees, assessments, fines and penalties, the manner of suspension, termination or reinstatement of membership and, except as may hereinafter, otherwise be provided, the rights, liabilities and other incidents of membership, subject to approval by a majority vote of members in good standing at the Annual Membership Meeting. All members, property owners, residents, tenants, and their guests and invitees shall abide by the Association's Rules and Regulations.

(d) To represent the interests of the membership in seeing that the roads within the community are properly developed and maintained, including exploring all feasible alternatives to road maintenance, presenting these alternatives to the membership, and pursuing any options that may improve road maintenance.

(e) Adopt and publish rules and regulations governing the use of the common properties and facilities and the personal conduct of the members and their guests.

(f) Declare the office of any member of the Board of Directors vacant when the Director has been absent the third (3rd) consecutive regular meeting.

Section 10. It shall be the duty of the Board of Directors to:

(a) Cause to be kept a complete record of all acts and corporate affairs and to present thereof to the members at the Annual Meeting of the members.

(b) Supervise all officers, committee members, agents and employees of the Association and to see that their duties are properly performed.

(c) Fix the amount of the assessment against each lot (property) for each assessment period and to present the assessment with explanation for approval by majority vote of the membership, present in person or by proxy, at the Annual Meeting of the membership. The assessment will apply to the fiscal year following the date of the Annual Membership Meeting.

(d) Have the records of the Treasurer audited annually at the end of the fiscal year.

(e) Establish and create the rules and regulations for the operation of the Board of Directors.

CHANGE 6: Article VII – Section 1 – Officers to be elected by BOD, allows for appointment of non-BOD officers, removal of officers by BOD. Section 2. – adds back in language deleted elsewhere.

ARTICLE VII OFFICERS

Section 1. The President, Vice-President, Secretary and Treasurer shall be elected by the Board of Directors at the first regular meeting of the Board of Directors following the Annual Membership meeting. The President, Vice President, Secretary and Treasurer shall be members of the Board of Directors; however, the Board of Directors may appoint non-Board members to serve as officers (i.e. Assistant Treasurer, Assistant Secretary). Non-Board member officers appointed by the Board who are not members of the Board of Directors (i.e. directors), may not vote on matters brought before the Board of Directors. Officers (whether Directors or non-Directors) shall serve until the next Annual Meeting. Officers may be removed from their position as an officer, with or without cause, by a majority vote of the Board of Directors prior to the expiration of his or her term; provided that an officer who is also a director may not be removed from his or her position as a director except in accordance with Bylaws, Article 6, Section 3. An Officer whose removal is sought as stated above shall be given ten (10) days written notice of the meeting at which his or her removal will be voted upon by the Board, and shall be given an opportunity to be heard prior to the vote being taken at said meeting. membership at the Annual Membership Meeting.

Section 2. The President shall be the chief executive officer of the Association, shall have the responsibility for the general management of the affairs of the Association, shall preside over all Board of Directors meetings, and shall carry out the rules and regulations set by the Board of Directors.

Section 3. During the absence or disability of the President of the Association, the Vice President shall have all the powers and functions of the President.

Section 4. The Treasurer shall have the care and custody of all the financial records, funds and securities of the Association, and shall deposit said funds in the name of the Association in such bank accounts as the Board of Directors may from time to time determine. The Treasurer shall, when duly authorized by the Board of Directors, sign and execute all contracts in the name of the Association when counter-signed by the President. The Treasurer may also sign checks, drafts, notes and orders for the payment of money, which shall have been duly authorized by the Board of Directors.

Section 5. The Secretary shall keep the minutes of the Board of Directors and the minutes of the meetings of the members. Shall have custody of the seal of the Association, and shall affix the same to documents duly authorized by the Board of Directors. The Secretary shall prepare all notices of the Association which shall have been authorized by the President of the Association and shall have charge of all books and records of the Association except for the records of the Treasurer.

CHANGE 7: Article VIII – See references to deleted original Article V: Membership above; also minor style change in Section 1. (d) and clarifying language in Section 7.

ARTICLE VIII MEMBERSHIP MEETINGS

Section 1. Association membership meetings shall be the Annual Meeting and any special meetings called by the Board of Directors or by fifty (50) members in good standing.

(a) The Annual Membership Meeting shall be held in June of each year and such date and place within the state as shall be fixed by the Board of Directors. Notice of this meeting shall state that the meeting is being called for the election of Directors ~~and Officers~~ and for the transaction of such other business as may properly come before the meeting.

(b) Special membership meetings may be held on such date and place within the properties as shall be fixed by the Board of Directors or by the members as permitted by law and Article VIII, Section 1. Such notice shall state the persons calling the meeting and the purpose for which the meeting is called. Included in the notice shall be a proxy card authorizing a Director, Officer or another member in good standing to cast the proxy vote. Only business stated in the notice of the meeting shall be transacted at the meeting.

~~(c) The fifty (50) or more members calling a special meeting shall be responsible for all meeting expenses. The Association will be released from all financial responsibility for such meeting.~~

(d) Notice of all membership meetings shall be by first class mail not less than twenty-one (21) days, nor more than fifty (50) days, before the date of the meeting to each member at the address recorded on the records of the Association, or at such other address which the member may have furnished in writing to the Secretary. It shall be the responsibility of the member to notify the Association of any mailing address change. Notice shall be deemed to have been given when deposited with postage prepaid in a post office or other official depository under the exclusive jurisdiction of the U.S. Postal Service.

Section 2. Meetings of the members shall be presided over by the following officers in order of rank: The President of the Association, Vice-President of the Association, or, if none of the foregoing is in office or present at the meeting, by an Officer or Director to be chosen by a majority of the members in attendance. (a) The Secretary or an Assistant Secretary of the Association shall act as Secretary of every meeting. When neither is available, the President may appoint a secretary of the meeting. (b) The order of business shall be as follows: (1) Roll call, (2) Reading of the minutes of the preceding meeting, (3) Report of standing committees, (4) Officers' reports, (5) Unfinished business, (6) New business.

Section 3. Each member in good standing shall be entitled to one vote per lot. Joint owners shall have between them a total of one vote and either partner may cast the one vote. A member in good standing is defined as a member who has paid, in full, all annual dues and assessments required to be paid pursuant to the Covenants applicable to the Lot and/or these Bylaws, and any fines, costs, penalties, late fees, or other charges lawfully assessed and charged to the member's account.

Section 4. Any member in good standing may authorize a Director, Officer, or another member in good standing to cast by proxy the member's vote in all matters in which a member may participate, including waiving notice of any meeting, voting or participation in a meeting, or expressing consent or dissent without a meeting. Every proxy shall be signed by the member or the member's attorney in fact, and shall be revocable at the pleasure of the member executing it, except as otherwise provided by law. Except as otherwise provided by law, no proxy shall be valid after the expiration of eleven months from its date.

Section 5. Except as provided by law, the Articles of Incorporation or the By-Laws, the members entitled to cast fifty (50) votes at a meeting shall constitute a quorum for a meeting of the membership for the transaction of any business.

Section 6. In the election of Directors, a plurality of the votes cast shall elect to office. Except to the extent provided in these By-Laws or Articles of Incorporation, all other action shall be a majority of the votes cast.

Section 7. Except as provided in Article XII, Section 1. with regards to By-Law Amendments, whenever the vote of members is required such action may be taken without a meeting by ballot vote providing notice setting forth the proposed action is forwarded to the membership. Approval shall be by the majority of those members in good standing casting ballot votes.

Section 8. The Board of Directors of the Association shall fix a record date for the purpose of determining members in good standing entitled to vote to express consent or dissent from any proposal, to determine members entitled to receive distributions or allotment of rights, or for any other proper purpose. Such record date shall not be more than fifty (50) days nor less than twenty-one (21) days prior to the date of the Annual Membership Meeting or the date on which any distribution or allotment of rights, as the case may be, is to be made. Establishment of a record date shall apply to any adjournment of any meeting, unless a new record date is fixed by the Board of Directors for such adjourned meeting.

Section 9. The Board of Directors may cause to be issued certificates, cards or other instruments permitted by the law evidencing membership in the Association. Such instrument shall be non-transferable and a statement to that effect shall be noted on the instrument. Membership certificates, cards or other instruments, if issued, shall bear the signatures or facsimile signatures of an officer or officers designated by the Board of Directors and may bear the seal of the Association or facsimile thereof.

CHANGE 8: Article IX – Removed non active committees, added removal language in Section 2. changed language in Section 4 (Architectural Control Committee).

ARTICLE IX COMMITTEES

Section 1. The Standing Committees of the Association shall be ~~(1) Maintenance Committee, (2) Architectural Control Committee, (2) Planning and Development Committee, (3) Membership Committee, and (3) Financial Committee.~~ The Board of Directors may establish such other Committees as it deems necessary and appropriate to further the business of the Association. ~~and (6) Nominating Committee.~~

Section 2. Unless otherwise provided herein, each committee shall consist of a Chairman and one or more persons and at least one member of the Board of Directors for Board contact. The Committees shall be appointed by the Board of Directors as soon as possible after the Annual Membership Meeting to serve until the following Annual Membership Meeting or until replaced by the Board of Directors. Committee members may be removed from their position on a committee, with or without cause, by a majority vote of the Board of Directors prior to the expiration of his or her term. A Committee member whose removal is sought as stated above shall be given ten (10) days written notice of the meeting at which his or her removal will be voted upon by the Board, and shall be given an opportunity to be heard prior to the vote being taken at said meeting.

Section 3. It shall be the duty of each committee to receive complaints from members on any matters involving Association functions, duties and activities within the committee's field of responsibility. It shall dispose of such complaints as it deems appropriate or refer them to other committees, Director or Officers of the corporation as is further concerned with the matters presented.

~~**Section 4.** The Maintenance Committee shall advise the Board of Directors on all matters pertaining to the maintenance, repair or improvement of the properties and facilities of the Association and shall perform such other functions as the Board of Directors determines.~~

Section 4. The Architectural Control Committee shall make recommendations to and advise the Board of Directors concerning the establishment and enforcement of residential construction guidelines and rules and regulations pertaining to construction (i.e. homes, additions, fences, grading, storage sheds, etc) upon Lots and shall review all construction applications submitted to it, and approve, disapprove, or require modification and/or re-submission of construction applications. (Members must review and follow the procedures, rules and regulations contained in the WSCA Residential Construction Guidelines prior to commencing construction of any type upon a Lot. ~~watch for any proposals, programs or activities which may adversely affect the residential value of the properties and shall advise the Board of Directors regarding action on such matters. It is the policy of the Association to require houses in the White Sands Development to have a minimum of 1,000 square feet of living space on one floor. Exceptions are made for two story homes.~~

Section 5. The Planning and Development Committee shall recommend to the Board of Directors all matters pertaining to the development of White Sands Community. This includes the preparation of long-range plans and the implementation of the planned development approved by the Board of Directors.

Section 6. The Membership Committee shall advise the Board of Directors on all matters pertaining to membership status and initiate appropriate legal action to obtain delinquent annual assessments.

Section 7. The Financial Committee shall review all financial matters and recommend to the Board of Directors orders for the payments of money, execution of drafts, notes and contracts in the name of the Association.

~~**Section 9.** A Nominating Committee shall be appointed by the President and shall seek qualified members in good standing to fill the positions needed for membership vote at the Annual Membership Meeting. The nominees' names will be listed in the notice of the meeting. Nominations can be made from the floor at~~

the Annual Membership meeting. The nominee must be present at the meeting and there must be three (3) seconds to the nomination, all by members in good standing, which will be officially verified. Election may be by voice or show of hands with nominees leaving the room during the voting.

CHANGE 9: Article X minor language changes.

ARTICLE X
FINANCES AND RECORDS

Section 1. The fiscal year of this Association is July 1st through June 30th, at which time the books are to be audited.

Section 2. The Finance Committee shall present the budget at a Board of Directors Meeting and also in June at the Annual Membership Meeting. The budget shall project expenses and revenues for the fiscal year.

Section 3. The Association shall keep at the principal office of the Association complete and current records and books of account, and shall keep minutes of the proceedings of all membership and Board of Directors Meetings as well as any committees appointed by the Board of Directors.

Section 4. The Corporate Seal shall be in such form as the Board of Directors shall from time to time prescribe.

CHANGE 10: Remove Section 5. **NOT A VOTABLE CHANGE, REQUIRED TO COMPLY WITH CURRENT LAW.**

~~**Section 5.** Officers, Board Members and Committee Members are exempt from Association dues of one lot if they attend three quarters (¾) of the scheduled meetings during the fiscal year.~~

Section 6. Requests for construction of access roads are to be submitted to the Board of Directors. Requests will be evaluated and incorporated in the long-range upgrading plan. Changes in the long-range plan priority listing will be made as circumstances dictate to assure the plan is responsive to the Association's best interest.

Section 7. Annual assessments for non-buildable lots as determined by Calvert County will be \$10.00. Should the category be changed later, the assessment will be adjusted accordingly.

Section 8. A \$500 impact fee was imposed February 1, 1990, and will remain in effect.

Section 9. The Directors shall not be liable to the Association or to individual property owners for mistakes of judgment not amounting to willful misconduct or bad faith.

CHANGE 11: Added Section 10 covering member's right to examine books per Maryland Homeowners Association Law.

(a) **Section 10.** The books and records of the Association shall be available for examination and inspection by the Members and their duly authorized agents and attorneys, and to the institutional holder of any first mortgage on any Lot and its duly authorized agents and attorneys, during normal business hours and for purposes reasonably related to their respective interests and after reasonable notice, except that books and records may be withheld from examination and inspection to the extent that they concern (i) personnel records; (ii) an individual's medical records; (iii) an individual's financial records; (iv) records relating to business transactions that are currently in negotiation; (v) the written advice of legal counsel; or (vi) minutes of a closed meeting of the governing body of the Association. The Association may charge a reasonable charge upon a person desiring to review or copy the books or records (Maryland Code Annotated, Title 11, Section 11B-112).

CHANGE 12: Article XI Minor style and language change.

ARTICLE XI
PARLIAMENTARY AUTHORITY

The rules contained in the latest edition of *Robert's Rules of Order Newly Revised* shall govern this association in all cases to which they are applicable and in which they are not inconsistent with the Association's Articles of Incorporation, these By-Laws, ~~and~~ and/or any rules of order adopted by this Association, the Board of Directors, or any Federal, State or County laws.

CHANGE 13: Article XII language change to allow ballot voting by mail for Bylaw amendments.

ARTICLE XII
AMENDMENTS

Section 1. The By-Laws of the Association may be amended by a two-third~~s~~ (2/3) vote of the votes cast by members in good standing at the Annual Membership Meeting or a Special Membership Meeting called for such purpose, or by a ballot vote without a meeting, provided at least fifty (50) ballots are received by the Association from members-in-good standing, and 2/3 of the ballots received by members-in-good-standing cast their ballot affirmatively in favor of the proposed By-Law Amendment. ~~The~~ By-Law Amendment will become effective upon approval.

Section 2. In the event any provision or portion of these By-Laws be declared invalid by competent authority, the remainder of these By-Laws continues in full force and effect.

Proposed changes to Architectural Control Guidelines

Change 1: Change to construction timeline process.

The exterior of all buildings All exterior construction must be completed within ~~six (6) months~~ nine (9) months from date construction commences, including the lot cleanup. You must notify the association of your construction start date (date when clearing/breaking ground will begin), otherwise the 9 month time limit will commence with the date of application approval. If the owner does not clean up the lot within the six (6) month construction period, the White Sands Civic Association, Inc. will give the owner written notice. If clean up is not accomplished within a fourteen (14) day period or a reasonable request is not made to the White Sands Civic Association, Inc., the clean up will be carried out and the owner will be charged for the work.

- a) If the property owner has not completed the exterior construction and/or does not clean up the lot within the nine (9) month construction period, the White Sands Civic Association, Inc. will give the owner written notice.
- b) Upon written notice, the owner must submit a proposed time-line indicating the intention to complete the building exterior and lot cleanup within three (3) months.
The owner may request a hearing before the Architectural Control Committee. Following the hearing, the Architectural Control Committee recommendations will be issued to the Association's Board of Directors, hereafter referred to as the Board. The Board may approve, disapprove, or modify the Architectural Control Committee's hearing recommendations.
- c) If the Board approves the Architectural Control Committee's hearing recommendations, the owner will be notified that he/she has three (3) months from the date of the hearing to complete the exterior, including lot cleanup. If it is not completed within the three (3) month extension period, the owner will be required to submit an updated application for an additional three (3) month extension and will be assessed a fee of five hundred dollars (\$500).
If the Board disapproves or modifies the Architectural Control Committee's hearing recommendations, the owner will be notified of their disapproval and/or recommendations.
- d) The three (3) month procedure, followed by the fine, will continue until such time that the construction guidelines have been met.

Change 2: Remove permit expiration.

1. HOUSES

- e. ~~All permits become invalid if not exercised within six (6) months of date of issue.~~
- f.
- v. Additional building rules and restrictions:
 - i. Additional building rules and restrictions:

Change 3: Square footage requirement.

- (1) Only a single family dwelling may be erected on any residential lot.
- (2) Homes smaller than 750 square feet of first floor 1000 square feet of finished living space will be rejected.
~~Exceptions may be made for two story homes.~~

Change 4: Fence requirements

2. FENCES

- a. All fences must be approved by the Architectural Control Committee prior to installation.
- b. All fences must be five (5) feet from the property line on the street side.
- c. Only split rail, open picket, shadow-box, or chain-link fences no taller than forty eight (48) inches will be permitted between the house and road(s). No solid board fences or fence higher than ~~forty eight (48) inches~~ will be permitted.
- d. Six (6) foot fences may be permitted behind the mid-line of the house on a case by case basis to be determined by the Architectural Control Committee.

Change 5: Remove no metal shed requirement.

3. GARAGES/SHEDS

- b. Siding and roofing should match the house as closely as possible. ~~No metal garages/sheds or metal roofing will be allowed.~~ All sheds must be maintained in good repair.

Proposed Rules & Regulations Changes

1. TREES:
 - a. Removal of live trees more than ~~six (6)~~ twelve (12) inches in diameter, requires permission from the Architectural Control Committee. If a tree is removed without permission, a suitable replacement may be required.
2. RECREATIONAL VEHICLES
 - a. All recreational vehicles must be stored in the side or rear yard at least ~~five (5)~~ feet eight (8) feet from ~~any property line.~~ the street. No water or waste lines can be attached.
3. FIRES:
 - a. ~~Open fires of any kind are prohibited in White Sands. Prohibited also is the outdoor burning of trash, leaves, tree limbs, etc. No fires of any kind are allowed at construction sites.~~
 - b. No open fires shall be permitted upon any part of the property. All chimneys must be covered with spark screens.
 - c. Outdoor grills, fireplaces, and properly maintained burn barrels must have fire screens of sufficient design to prevent the scattering of burning embers, and must be attended at all times. Member will be liable for any damages caused by fire. The Calvert County restrictions on burning during dry seasons will be strictly adhered to throughout the community.
4. PETS
 - a. ~~The Calvert County leash law is in effect in White Sands.~~
 - b. ~~No cats or dogs may be left to roam unattended on any property other than within a fenced yard.~~
 - c. ~~Barking dogs must be controlled so as not to disturb neighbors.~~
 - d. ~~Owners are responsible for the immediate clean-up and removal of their pet's waste.~~
 - e. ~~All cats and dogs must have a current rabies inoculation, and dogs must be licensed.~~
5. NUISANCES
 - a. ~~No noxious or offensive activity may be carried on upon any property, nor may anything be placed upon a property which may become an annoyance or nuisance to the neighbors.~~
 - b. ~~No stereos, radios, televisions and other sound producing devices may be operated at a volume level that will annoy others.~~
6. SATELLITE DISHES
 - a. ~~All antennae/satellite dishes must be installed behind the front line of the house.~~
7. FENCES
 - a. All fences must be approved by the Architectural Control Committee prior to installation.
 - b. All fences must be five (5) feet from the property line on the street side.
 - c. Only split rail, open picket, shadow box, or a chain-link fence will be permitted between house and road(s). ~~No solid board fence or fence higher than forty eight (48) inches will be permitted.~~ No solid board fences will be allowed, and no fences higher than forty eight (48) inches will be permitted between the street and the house. Fences higher than forty eight (48) inches may be allowed behind the midline of the house, to be determined on a case by case basis by the Architectural Control Committee.

FY07 ANNUAL BUDGET

FISCAL YEAR JULY 1, 2006 THROUGH JUNE 30, 2007

Based on \$180 General Assessment

INCOME

Membership Assessments (at 75%)	\$148,545
Prior Year Assessments	\$10,000
Impact Fees	\$2,000
Interest Income	\$2,000
Resale Packages	\$500
Sub – total Income	\$163,045

Mortgage	\$150,000
Draw from Reserves	\$258,405
TOTAL INCOME	<u>\$571,450</u>

General & Administrative

Accounting	\$3,000
Legal Fees	\$10,000
Professional Dues/Publications	\$750
Insurance	\$10,000
Real Estate Taxes	\$1,200
Office Rental	\$16,200
Neighborhood Watch	\$600
NNO and other events	\$1,900
Office Supplies	\$2,500
Printing (Handbook, Newsletter, etc.)	\$3,000
Postage (Handbook, Newsletter, Billings, Meetings, etc.)	\$3,500
Merchant Fees (Credit Card Accept.)	\$750
Website Hosting/Development	\$100
Equipment	\$500
	\$54,000

Utilities

SMECO	
Street Lights and Electricity	\$2,750
Office Electricity	\$1,800
Security System	\$350
Telephone	\$750
Internet	\$700
	<u>\$6,350</u>

Contract Services

Professional Management Fees	\$45,000
Grounds Maintenance	
Snow Removal	\$2,000
Mowing/Litter Pick-up/Lot Clean-up	\$20,000
Dumpsters	\$2,000
Entrances/Landscaping	\$1,200
Mosquito Control	\$600
	<u>\$71,100</u>

Sub-Total Expenses

\$131,450

Proposed Construction

Roads	\$140,000
Administration Building	\$300,000
	<u>\$440,000</u>

TOTAL EXPENSES

\$571,450

ELECTIONS

Stephan B. Adrian (Incumbent): Born in September 1957 in Albany, NY and graduated from Averill Park High School in 1975. Upon graduation I enlisted in the Navy. I enjoyed a 20 year career in naval aviation as a P-3 flight engineer. Other duties included Operations supervisor, Quality Assurance Supervisor and Maintenance Supervisor. Two permanent overseas assignments and extensive travels throughout the world have given me an appreciation of what we have here in the United States. Upon retirement from the Navy in February 1996, I worked for Boeing Aircraft as an aircraft mechanic. I received a Bachelors of Science degree in Professional Aeronautics in May 2000. I am currently employed by DP Associates as a Senior Analyst acting as a consultant to the Navy.

I married the former Kerry St. George of Newfoundland Canada in Gibraltar, UK in 1988. I am the proud father of two children, Stephan (b.1990) and Samantha (b.1993). I first moved to Southern Maryland in 1984 and resided in Breton Bay in St Mary's county. I have lived in our White Sands community since shortly after my retirement from the Navy.

A.J. (Tony) Benn (Incumbent): A career Naval Officer and aviator, "A.J." moved back to Patuxent River for a second tour of duty in 1997. He moved into White Sands in February 1998 and enjoyed the community he shared with friends and neighbors.

Upon retiring in 2001, A.J. and his wife Celeste chose to stay in Southern Maryland and he accepted employment with Booz Allen Hamilton, Inc. where he leads the Aviation Systems Engineering team.

A.J. has been an active member of the White Sands Civic Association in various capacities for over 5 years and has served as director on the board, President and serves currently as Vice President. He has taken courses on community affairs and the administration of homeowners associations.

He has participated as spokesman for the civic association at numerous occasions including the dedication of the traffic light at the entrance of White Sands and at the dedication of the home for Habitat for Humanity that graces our community.

A.J. brings a wealth of experience from previous positions including Parish Council President of Immaculate Heart of Mary Parish and Finance committee for Our Lady Star of the Sea Parish in Solomons. Additionally, he blends his Navy career experience as Test Pilot, Aviation Depot Operations Officer, and Major Weapons System Program Manager with his current consulting position with Booz Allen Hamilton to provide managerial and fiscal expertise to the operations of the White Sands Civic Association.

AJ looks forward to continued service to the White Sands Community.

Curt Hilpipre (Incumbent):

Born October 1967 in Story City, Iowa and graduated from Eldora-New Providence High School in 1986. Upon graduation I enlisted in the Navy. I am currently stationed at Commander, Navy Installations Command, Anacostia Annex, DC. I have had two sea tours and one oversea tour in Sigonella Sicily, Italy. I currently hold the rank of Chief Storekeeper and work in the Comptroller Program as a Financial System Analyst where I am responsible for the design and enhancement of CNI enterprise wide system solutions for 20 Regions, 198 installations world wide. I have traveled to several third world countries and lived in over 8 states throughout my 18 years in the Navy. My future plans are to retire in the DC area. I served as treasurer for the Washington Chief Petty Officer Association from 2000 to 2002. I was the Director for Drug Education for Youth (DEFY) from 2000-2002. DEFY is a one week summer camp with a follow on mentor program for the year, for children ages 9 - 12.

I married the former Becky Ruyle of Shelton, Nebraska in 1991. I am the proud father of one son Zachary (b.2001). I have lived in our White Sands community since October 2004. I currently serve as Chairman of the Architectural Control Committee, and my wife is an active Neighborhood Watch Block Captain. We have enjoyed our time in White Sands and I look forward to continuing my service in the Community!

Tiana Kemp (Incumbent):

Tiana has been a resident of the White Sands Community since 2004. She currently serves on the Architectural Control Committee and is a Neighborhood Watch Block Captain. She is excited about continuing to help our community become a better place to live.

Tiana worked for 10 years as a Branch Administrator for Long & Foster Realtors, followed by 6 years as Office Manager for a real estate appraisal company. She has dedicated much of her time to being a full time Mom, volunteering as room mother at her son's school and assisting the teachers with whatever tasks were necessary.

Michael Sheahan (Incumbent):

Michael is a Registered Representative with Calvert Financial Advisory, Inc. He has a Bachelor's Degree in Aerospace/Mechanical Engineering.

He and his family have lived in White Sands since 1998. He has a background in home improvement and construction, and is actively involved in most athletics and team sports.

Michael currently serves as Chairman of the Civic Enhancement Committee, working towards improving the safety of the White Sands Community.

WHITE SANDS CIVIC ASSOCIATION, INC.
P.O. Box 57, Lusby, MD 20657

PROXY

I (We) _____ and _____ of
Property Owner Name Co-Owner Name (If applicable)

_____, being a member (s) in good standing of
Address

the White Sands Civic Association, Inc., under the provisions of the duly recorded legal instruments governing said Homeowner Association do hereby grant this Proxy to: (A person's name must be inserted here; if left blank it will automatically be given to a board member not currently up for election.)

Proxy's Name Proxy's Address if not Board Member

The named proxy is an Officer, Director, or property owner in good standing as provided in our Bylaws in Article VIII, Section 3. This proxy is effective for the Annual Meeting held June 16, 2006, and authorizes the holder to vote in my (our) behalf at the discretion of the proxy holder.

Property Owner's Signature Property Co-Owner Signature



You will have the opportunity to vote during the annual meeting, however, if you can not attend the annual meeting and are assigning a proxy to vote on your behalf, please make selections below to indicate how you would like your vote applied.

APPROVE ANNUAL BUDGET: [] Yes [] No

APPROVE BYLAW CHANGES (Please vote for each change individually):

- 1- [] Yes [] No 2 - No vote required 3 - [] Yes [] No 4 - [] Yes [] No 5 - [] Yes [] No 6 - [] Yes [] No
7 - [] Yes [] No 8 - [] Yes [] No 9 - [] Yes [] No 10 - No vote required 11 - [] Yes [] No 12 - [] Yes [] No
13 - [] Yes [] No

APPROVE RULES & REGULATIONS CHANGES (Please vote for each change individually):

- 1- [] Yes [] No 2 - [] Yes [] No 3 - [] Yes [] No 4 - [] Yes [] No 5 - [] Yes [] No 6 - [] Yes [] No
7 - [] Yes [] No

APPROVE ARCHITECTURAL CONTROL CHANGES (Please vote for each change individually):

- 1- [] Yes [] No 2 - [] Yes [] No 3 - [] Yes [] No 4 - [] Yes [] No 5 - [] Yes [] No

ELECTIONS: Directors - Please choose 3

- [] Stephan Adrian* [] AJ (Tony) Benn* [] Curt Hilpiper* [] Tiana Kemp*
[] Michael Sheahan* [] Write - In _____
[] Write - In _____

Property Owner/Co-Owner Name (s) Date

*Indicates Incumbent



**White Sands Civic
Association, Inc.**
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Lusby, MD 20657

Phone:
410-586-8201

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whitesands@wscainc.com

30TH ANNUAL MEETING

JUNE 16, 2006

7:00 PM

SOUTHERN COMMUNITY CENTER

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VOTE!**