

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

**Article - Real Property**

14-124.

(A) (1) IN THIS SECTION THE FOLLOWING WORDS HAVE THE MEANINGS INDICATED.

(2) "COMMUNITY ASSOCIATION" MEANS A MARYLAND NONPROFIT ASSOCIATION, CORPORATION, OR OTHER ORGANIZATION THAT IS LOCATED EXCLUSIVELY IN AN ~~UNINCORPORATED PART OF THE COUNTY~~ AREA OF THE COUNTY THAT IS OUTSIDE OF A MUNICIPAL CORPORATION AND:

(I) IS COMPRISED OF AT LEAST 25% OF ADULT RESIDENTS OF A LOCAL COMMUNITY CONSISTING OF 40 OR MORE INDIVIDUAL, CONTIGUOUS HOUSEHOLDS AS DEFINED BY SPECIFIC GEOGRAPHIC BOUNDARIES IN THE BYLAWS OR CHARTER OF THE ASSOCIATION;

(II) REQUIRES, AS A CONDITION OF MEMBERSHIP, THE VOLUNTARY PAYMENT OF MONETARY DUES AT LEAST ANNUALLY;

(III) IS OPERATED PRIMARILY FOR THE PROMOTION OF SOCIAL WELFARE AND GENERAL NEIGHBORHOOD IMPROVEMENT AND ENHANCEMENT;

(IV) HAS BEEN IN EXISTENCE FOR AT LEAST 2 YEARS WHEN IT FILES SUIT UNDER THIS SECTION;

(V) IS EXEMPT FROM TAXATION UNDER § 501(C)(3) OR (4) OF THE INTERNAL REVENUE CODE; AND

(VI) IN THE CASE OF A MARYLAND CORPORATION, IS IN GOOD STANDING.

(3) "LOCAL CODE VIOLATION" MEANS A VIOLATION UNDER THE FOLLOWING PROVISIONS OF THE PRINCE GEORGE'S COUNTY CODE AS AMENDED FROM TIME TO TIME OR UNDER ANY APPLICABLE CODE RELATING TO THE FOLLOWING PROVISIONS INCORPORATED INTO THE PRINCE GEORGE'S COUNTY CODE BY REFERENCE:

(I) ANIMAL CONTROL REGULATIONS (§ 3-131 ET SEQ.) AND OTHER RULES, REGULATIONS, AND STANDARDS (§ 3-175 ET SEQ.) UNDER SUBTITLE 3;

(II) BUILDING CODE UNDER SUBTITLE 4, DIVISION 1;

(III) FIRE PREVENTION CODE UNDER SUBTITLE 11, DIVISION 4;

(IV) PEST CONTROL PROVISIONS UNDER SUBTITLE 12, DIVISION 5;

(V) HOUSING CODE, PROPERTY STANDARDS AND MAINTENANCE, AND ANTILITTER AND WEED ORDINANCE, UNDER SUBTITLE 13, DIVISIONS 1, 7, AND 9, RESPECTIVELY;