

## **Exhibit B**

### **SECTIONS OF TITLE 11B OF THE REAL PROPERTY ARTICLE OF THE MARYLAND CODE (THE HOMEOWNERS ASSOCIATION ACT) THAT WOULD NOT APPLY TO COMMUNITY BENEFIT ASSOCIATIONS**

11B-102 - identifies certain exceptions to the HOA Act

11B-103 - prohibits variations in provisions of HOA Act achieved by agreement or waiver

11B-106.1 - addresses meetings and records of HOA upon transfer of control from developer to property owners

11B-111 - sets forth rules governing open meetings and lists purposes for which a meeting may be closed (*this section would be excluded because Section 5-6D-03 of the Community Benefit Associations subtitle covers open meetings*)

11B-111.1 - defines family child-care homes and no impact home-based businesses as permitted residential activities

11B-111.2 - addresses restrictions on candidate signs

11B-111.3 - addresses lot owner's distribution of written information (*this section would be excluded because it is being replaced by Section 5-6D-05 of the Community Benefit Associations subtitle*)

11B-111.4 - permits lot owners to meet in certain locations to discuss the HOA's operations (*this section would be excluded because it is being replaced by Section 5-6D-05 of the Community Benefit Associations subtitle*)

11B-111.5 - permits petitioning of Court if HOA fails to fill board vacancies

11B-111.6 - requires HOAs to maintain fidelity insurance (*this section would be excluded because it is being replaced by Section 5-6D-06 of the Community Benefit Associations subtitle*)

11B-111.7 – addresses number of votes held by developer before lots are subdivided and recorded

11B-112 - sets forth rules regarding review and copying of HOA's books and records (*this section would be excluded because Section 5-6D-04 of the Community Benefit Associations subtitle covers access to books and records*)

11B-115 - places violation of Title 11B within scope of enforcement duties of Consumer Protection Division

11B-115.1 – allows complaint to Consumer Protection Division regarding certain election procedure provisions

11B-116 - CA is already excluded from this section

11B-118 – allows Title 11B to be cited as the Maryland Homeowners Association Act