

RESOLUTION ORGANIZING
COUNCIL OF UNIT OWNERS OF HARBOR EAST TOWER CONDOMINIUM,
AN UNINCORPORATED ASSOCIATION

Harbor East Parcel D – Residential, LLC, a Maryland limited liability company (the “**Developer**”), the developer of the condominium known or to be known as the Harbor East Tower Condominium (“**Condominium**”), by this Resolution hereby this 15th day of June, 2017, organizes and establishes the Council of Unit Owners of Harbor East Tower Condominium (the “**Association**”) in accordance with Section 11-109 of the Maryland Condominium Act (“**Act**”) as an unincorporated association created and existing under the laws of the State of Maryland and in accordance with the Declaration and Bylaws for the Condominium (collectively the “**Governing Documents**”), which have been or will be recorded among the land records of the City of Baltimore, Maryland and the Act.

The Condominium is a residential condominium that has been or will be created within that portion of a master condominium regime known as Harbor East Parcel D Master Condominium (“**Master Condominium**”), located within the City of Baltimore, Maryland and identified in the governing documents of the Master Condominium as the Tower Unit.

1. Name of the Association. The Association shall be known as the Council of Unit Owners of Harbor East Tower Condominium.

2. Principal Office. The principal office of the Association shall be c/o the Developer at 650 Exeter Street, Suite 300, Baltimore, Maryland 21202.

3. Board of Directors. The initial Developer appointees to the Board of Directors of the Association shall be the following:

- | | |
|---------------------|---|
| a. George Philippou | c/o 650 Exeter Street, Suite 200
Baltimore, Maryland 21202 |
| b. Junaid Siddiqi | c/o 650 Exeter Street, Suite 200
Baltimore, Maryland 21202 |
| c. Timothy O'Donald | c/o 650 Exeter Street, Suite 200
Baltimore, Maryland 21202 |

The Board of Directors shall elect officers of the Association.

4. Powers and Duties. The Association shall have all of the powers and duties assigned to the Association in the Governing Documents and shall further have all of those powers and duties authorized under the Act. The Board of Directors shall have the authority to carry out the powers and duties of the Association as authorized in the Bylaws and the Act.

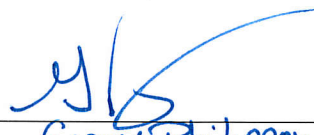
5. Liability. Absent active and deliberate dishonesty, no Director or officer of the Association shall be personally liable to the Association for monetary or other damages incurred in carrying out the powers and duties of the Association and shall be indemnified as contemplated in the Bylaws of the Association and applicable law.

This Resolution is hereby adopted as of the above stated date.

Developer

Harbor East Parcel D – Residential, LLC, a
Maryland limited liability company

By: _____


George Philippon

Title: _____

Authorized Person