

Pledge to Uphold Core Values

Attestations

ONE. I believe that homeowners should have a bill of rights.

TWO. I acknowledge that private government provides services that have traditionally been public functions, such as trash collection, snow removal, street maintenance, and stormwater management.

THREE. I believe that private government should be subject to an actively engaged (not passive) public government.

FOUR. I acknowledge that *Maryland Real Property Article 11-109.2* states, "The adoption of a budget shall not impair the authority of the council of unit owners to obligate the council of unit owners for expenditures for any purpose consistent with any provision of this title."

FIVE. I believe delegation of powers (to a board of directors to act on a day-to-day basis) does NOT remove the authority of a council of unit owners under *Maryland Real Property Article 11-109 (c) (15)*, and that members are eligible to make motions that shall not be ruled out of order unless conflicting with a legally valid declaration or bylaw.

SIX. I believe that collection and counting of election ballots for competitive elections, vacancies, floor nominations, and write-ins must be administered by independent parties, not incumbents or campaigners or their managers or agents.

SEVEN. WHEREAS:

A CONDOMINIUM OR A HOMEOWNERS ASSOCIATION IS A QUASI-GOVERNMENT ENTITY WITH LEGISLATIVE FUNCTIONS AND POWERS THAT OTHERWISE CAN EXCEED THAT OF A MUNICIPAL GOVERNMENT.

THEREFORE:

I BELIEVE IT SHOULD BE THE PUBLIC POLICY OF EACH STATE THAT THOSE POWERS SHALL BE SUBJECT TO CONSTITUTIONAL STANDARDS, INCLUDING ONE PERSON ONE VOTE, DIRECT ELECTION OF REPRESENTATIVES, SEPARATION OF POWERS (LEGISLATIVE, EXECUTIVE, AND JUDICIAL), AND FREEDOM OF THE PRESS, NOTWITHSTANDING (MEANING, IN SPITE OF) A COMMUNITY'S GOVERNING DOCUMENTS.