

DECLARATION
OF COVENANTS,
CONDITIONS &
RESTRICTIONS

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ROUNDWOOD RIDGE II CONDOMINIUM DECLARATION

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ROUNDWOOD RIDGE II CONDOMINIUM DECLARATION

THIS DECLARATION is made this 21st day of SEPTEMBER, 2004, by ROUNDWOOD RIDGE II LLC, a Maryland limited liability company, hereinafter called the "Condominium Developer".

WHEREAS, the Condominium Developer holds the fee simple title to the Condominium Land (as such term is defined herein) and desires to subject said Condominium Land, together with the Buildings (as defined herein) and improvements erected thereon, and all rights, alleys, ways, waters, privileges, appurtenances and advantages thereunto belonging, or in anywise appertaining, including the hereinafter described rights-of-ways, to a condominium regime, as provided for in the Condominium Act (hereinafter defined), and hereby to establish for the property, a condominium regime to be known as "ROUNDWOOD RIDGE II CONDOMINIUM".

NOW, THEREFORE, THIS DECLARATION WITNESSETH: The Condominium Developer, for itself, its successors and assigns, does hereby expressly establish and declare the following:

ARTICLE I. DEFINITIONS

As used in this Declaration, and the Condominium By-Laws annexed hereto, except to the extent otherwise expressly provided, or otherwise resulting from necessary implication, the following terms shall have the meanings herein ascribed thereto:

(a) Accessible Garage Parking Space(s). "Accessible Garage Parking Spaces(s)" means and includes the eight (8) parking spaces located on the garage level of the Building, as labeled and shown on the Condominium Plat as "Accessible Parking".

(b) Affiliate. "Affiliate" shall have the meaning ascribed thereto in the PUD Association Declaration.

(c) Annual Assessment. "Annual Assessment" means the assessment levied annually against the Units pursuant to Section 1 of Article X of the Condominium By-Laws.

(d) Building. "Building" means the eight-story structure which ultimately may contain up to eighty (80) Units, which is constructed on the Condominium Land in accordance with the architectural drawings prepared by Donald B. Ratcliffe & Associates, entitled, "Condominium Building, Mays Chapel North - Section 7", by or on behalf of the Condominium Developer. The term "Building" also means and includes each building, if any, hereafter subjected to the condominium regime as provided in Article VIII hereof.

(e) Common Element(s). "Common Element(s)" (a) means all of the Condominium other than Units the legal title to which is held by a person other than the Council, and (b) shall be comprised of the Limited Common Elements and the General Common Elements.

(f) Common Expense(s). "Common Expense(s)" means the expenses of the Condominium Association, including particularly, but not by way of limitation, the following: the cost and expense of administration, operation, care, cleaning, maintenance, repair or replacement of the Common Elements; payment into a repair and replacement reserve fund established for the foregoing; premiums on any policy of insurance, indemnity or bond required to be procured or maintained under the Declaration or Condominium By-Laws, or deemed necessary or advisable by the Condominium Association or Condominium Board; compensation for accountants, attorneys, engineers, financial experts, superintendents, Manager, and such

other employees and agents as may be deemed necessary or advisable for the operation of the Condominium; all other costs and expenses declared to be a Common Expense by any provision of the Condominium Act, this Declaration or the Condominium By-Laws, or by the Condominium Association or Condominium Board.

(g) Common Profit(s). "Common Profit(s)" means the profit(s) of the Condominium Association.

(h) Condominium. "Condominium" means the Condominium Land and Buildings, together with all improvements, fixtures, and structures erected thereon or therein, and all rights, ways, easements, privileges and appurtenances thereunto belonging, or in anywise appertaining, including all space in, upon, above or below the foregoing, all, however, subject to the following:

(i) Covenants, conditions and restrictions contained in the PUD Association Declaration dated October 22, 1990 and recorded among the Land Records of Baltimore County in Liber S.M. No. 8639, folio 398, et seq., which provides for, among other things, the ownership and maintenance of certain common areas within Mays Chapel North by the PUD Association, the levying of Annual and Special Charges against property contained within Mays Chapel North (including all Units within this Condominium) to pay the expenses of the PUD Association, the interpretation, administration and enforcement of the "PUD Zoning Regulations", as such term is defined therein, and architectural control by the PUD Association over certain improvements proposed to be constructed by Neighborhood Associations (as defined therein), such as the Condominium Association.

(ii) Covenants, conditions and restrictions contained in a Declaration of Covenants, Conditions and Restrictions by the Condominium Developer of even date herewith, and recorded among the Land Records of Baltimore County, reserving to the Condominium Developer the right to approve the addition or alteration of any improvements to the Condominium Land, and governing the manner in which said land is to be maintained.

(iii) Easements, agreements, conditions and other matters of public record.

(i) Condominium Act. "Condominium Act" means Title 11 of the Real Property Article of the Annotated Code of Maryland, as heretofore and hereafter amended.

(j) Condominium Association. "Condominium Association" means the incorporated legal entity that is comprised of all Unit Owners, and is charged with the government and administration of the affairs of the Condominium.

(k) Condominium Board. "Condominium Board" means the board of directors of the Condominium Association.

(l) Condominium By-Laws. "Condominium By-Laws" means the Condominium By-Laws attached hereto as Exhibit B, as said Condominium By-Laws may, from time to time, be amended.

(m) Condominium Declaration. "Condominium Declaration" (or as used herein, "Declaration") means this Declaration, as said Declaration may, from time to time, be amended.

(n) Condominium Developer. "Condominium Developer" means Roundwood Ridge II LLC, its successors, and any assignee to whom the Condominium Developer specifically assigns in writing its rights as Condominium Developer under this Declaration.

(o) Condominium Documents. "Condominium Documents" means this Declaration, the Condominium By-Laws and the Condominium Plat, and all rules and regulations adopted pursuant to of the Condominium By-Laws.

(p) Condominium Land. "Condominium Land" means all of that real property described in Exhibit A attached hereto.

(q) Condominium Plat. "Condominium Plat" means the plat prepared by Norman G. Sacks Associates, Inc., entitled "Stage 1, Roundwood Ridge II Condominium 12246 Roundwood Road", intended to be recorded among the Land Records of Baltimore County simultaneously with the recording of this Declaration, as said Condominium Plat may, from time to time, be amended.

(r) Double Unit. "Double Unit" means (i) each Unit designated by the Condominium Developer as a "Double Unit" pursuant to Paragraph (g) of Article VIII hereof, and (ii) each Unit resulting from the consolidation of two (2) Single Units pursuant to paragraph (f) of Article III hereof.

(s) Dwelling Unit. "Dwelling Unit" shall have the meaning ascribed thereto in the PUD Association Declaration.

(t) Eligible Mortgagee. "Eligible Mortgagee" means and includes each mortgagee who (i) holds a First Mortgage on a Unit, and (ii) is eligible to receive the notices and information provided by Paragraph (o) of Article XI of this Declaration.

(u) First Mortgage. "First Mortgage" means and includes a Mortgage with priority over all other Mortgages.

(v) Garage Parking Spaces. "Garage Parking Spaces" means and includes the fifty-one (51) parking spaces located on the garage level of the Building, as labeled and shown on the Condominium Plat as "1" through "51".

(w) General Common Element(s). "General Common Element(s)" means and includes all the Common Elements, including, without limitation, multi-purpose rooms located in the Building, but excluding the Limited Common Elements.

(x) Limited Common Element(s). "Limited Common Element(s)" means those Common Elements which are identified in Article V, or on the Condominium Plat, as reserved for the exclusive use of one or more, but less than all, of the Unit Owners.

(y) Majority of the Unit Owners. "Majority of the Unit Owners" means Unit Owners holding more than fifty percent (50%) of the votes appurtenant to all Units in the Condominium.

(z) Majority of the Unit Owners Present and Voting. "Majority of the Unit Owners Present and Voting" means Unit Owners casting more than fifty percent (50%) of the total votes cast on any matter by Unit Owners present, in person or by proxy, at a meeting of the Condominium Association.

(aa) Manager. "Manager" means the person, firm or corporation from time to time employed by the Condominium Association to administer or supervise the Condominium. If there is no person, firm or

corporation employed by the Condominium Association to administer or supervise the Condominium, then the Condominium Board shall be deemed the Manager. However, if there is no Condominium Board elected by the Unit Owners, then the Condominium Association shall be deemed the Manager.

(ab) Material Change. "Material Change" shall have the meaning ascribed thereto in Paragraph (a) of Article XI of this Declaration.

(ac) Mays Chapel North. "Mays Chapel North" means all that land and improvements included within the "Property", as such term is defined in the PUD Association Declaration.

(ad) Mortgage. "Mortgage" means a mortgage, deed of trust or other conveyance in the nature of a mortgage.

(ae) Mortgagee. "Mortgagee" means the holder of any recorded mortgage, the beneficiary of any recorded deed of trust, or the grantee (including personal representatives, successors and assigns of such grantee) named in any recorded conveyance in the nature of a mortgage, encumbering one or more Units.

(af) Neighborhood Association. "Neighborhood Association" shall have the meaning ascribed thereto in the PUD Association Declaration. The Condominium Association is a Neighborhood Association.

(ag) Owner. "Owner" shall have meaning ascribed thereto in the PUD Association Declaration.

(ah) Percentage Interest Factor. "Percentage Interest Factor" means the proportionate interest of each Unit Owner in the Common Elements and in the Common Profits and Common Expenses as specified in Article III hereof.

(ai) PUD Association. "PUD Association" means Mays Chapel North, Inc., and any "Successor Corporation", as such term is defined in the PUD Association Declaration.

(aj) PUD Association Declaration. "PUD Association Declaration" means the document described in Subparagraph (g)(i) of this Article I, as such document may, from time to time, be amended.

(ak) PUD Board. "PUD Board" shall have the meaning of such term as it is defined in the PUD Association Declaration.

(al) Single Unit. "Single Unit" means (i) each Unit subjected to this condominium regime by the Condominium Developer, other than any Double Unit added to the Condominium pursuant to Paragraph (g) of Article VIII hereof, and (ii) each Unit created by the subdivision of a Double Unit into two (2) Units.

(am) Special Assessment. "Special Assessment" means the assessment, if any, levied against the Units from time to time pursuant to Section 2 of Article X of the Condominium By-Laws.

(an) Stage 1. "Stage 1" means the land designated "Stage 1" on the Condominium Plat and the Building located thereon with a postal address of 12246 Roundwood Road, together with all structures, fixtures and other improvements erected thereon or therein, and all rights, ways, easements, privileges and appurtenances thereunto belonging, or in anywise appertaining.

(ao) Storage Space(s). "Storage Space(s)" means the eighty (80) storage spaces located on the fourth, fifth, sixth, seventh and eighth floors of the Building, as shown on the Condominium Plat.

(ap) Subsequent Stage. "Subsequent Stage" means each stage hereafter added to the Condominium pursuant to Article VIII hereof.

(aq) Tenant. "Tenant" means any person, firm, corporation, trustee or other legal entity, or combination thereof, holding leasehold title to a Unit, whether by lease, sublease or otherwise, and includes, but is not limited to, the sublandlord and subtenant, if any, of a Unit.

(ar) Unit.

(i) The location within the Condominium, and the dimensions, of each Unit are shown on the Condominium Plat and are more particularly defined below.

(ii) Each Unit shall have and be known by a number, corresponding to the number shown with respect to it on the Condominium Plat or, if so assigned by the United States Postal Service, the street address of the Unit.

(iii) "Unit" means the three dimensional area lying, vertically, between the top surface of the concrete floor and the top surface of the sheetrock ceiling; and horizontally, between the non-exposed surfaces (rear side) of the sheetrock of the exterior, partition or other walls enclosing the Unit and separating or partitioning it from the exterior of the Building in which it is located or from a common hallway, stairway or other Common Element or from some other Unit. The Unit extends behind any bulkhead to the sheetrock ceiling abutting the floor or roof above the Unit and to the sheetrock wall separating or partitioning the Unit from the exterior of the Building in which it is located or from a common hallway, stairway or other Common Element or from some other Unit. Where a partition wall or other interior wall enclosing a Unit consist of multiple layers of sheetrock (or multiple walls) and one or more layers of insulation, but no masonry, the horizontal boundary shall consist of the non-exposed surface (rear side) of the layer of sheetrock which is exposed to the interior of the Unit. Where an interior wall within the Unit is a structural or load-bearing wall, then the Unit shall not include any portion of such wall that is behind the non-exposed surface (rear side) of the layer of sheetrock which is exposed to the interior of the Unit. Each Unit shall also include (A) the air conditioning system condenser which serves the Unit, and all pipes, lines, wires and ducts running between said condenser and the Unit, (B) the plumbing, electrical and other pipes, lines, wires and ducts which (1) run between or through the floor and ceiling systems above the ceiling of the Unit and/or run through one of the exterior walls, or the roof, of the Building, and (2) are designed solely for the service of such Unit, (C) the dryer vent, ducts and other HVAC facilities which (1) run, or are located, between or through the floor and ceiling systems above the ceiling of the Unit, and (2) are designed solely for the service of such Unit, (D) the windows and doors furnishing access between the Unit and Common Elements, including the casings, seals, glass and screens of such windows and doors, (E) the prefabricated metal fireplace within the Unit, (F) the sprinkler heads within the Unit, (G) the burglar alarm system, if any, serving the Unit and (H) the fire alarm device, if any, located within the Unit.

(iv) "Unit" also means each portion of any Subsequent Stage that the Condominium Developer may designate as a Unit in the Declaration amendment adding such Subsequent Stage to the Condominium.

(as) Unit Owner. "Unit Owner" means any person, firm, corporation, trust or other legal entity, or any combination thereof, holding legal title to a Unit. However, no Mortgagee, as such, shall be deemed a Unit Owner. If more than one person, firm, corporation, trustee or other legal entity, or any combination thereof, holds the legal title to any one Unit, whether in a real property tenancy, partnership relationship, or otherwise, all of same shall be deemed a single Unit Owner and a single member of the Condominium Association by virtue of ownership of such Unit. If any single membership in the Condominium Association is comprised of two or more persons, firms, corporations thereof, then each constituent may cast such portion of the vote of the member as the several constituents may mutually determine, provided, however, that in the absence of such a determination, (i) each constituent may cast such portion of the vote of the member as shall equal his, her or its proportionate interest in the Unit or Units held by the member, and (ii) if only one votes, he, she or it may cast the entire vote of the member and such act shall bind all. In no event may such constituents cast, in the aggregate, more than the number of votes appurtenant to the Unit(s) owned by the member.

ARTICLE II. CREATION OF CONDOMINIUM REGIME

(a) Fee Simple Ownership. The Condominium Developer hereby subjects the property described in Exhibit A to the regime established by the Condominium Act and establishes a condominium regime therefor to be known as "Roundwood Ridge II Condominium", to the end and intent that: in each Unit Owner shall vest the exclusive fee simple ownership of his Unit and, as set forth in Article IV hereof, an undivided fee simple interest in the Common Elements. Each Unit, together with the undivided interest in the Common Elements appurtenant thereto, may be purchased, leased, optioned or otherwise acquired, held, developed, improved, mortgaged, sold, exchanged, rented, conveyed, devised, inherited, or in any manner encumbered, dealt with, disposed of, or transferred as fee simple real estate, all as fully, and to the same extent, as though each Unit were entirely independent of all other Units and of the Building in which such Unit is located and constituted a single, independent, fee simple, improved lot.

(b) Types of Joint Ownership. A Unit may be held or owned by more than one person, firm or corporation, as joint tenants, tenants in common, or in any other real property tenancy relationship recognized under the laws of the State of Maryland, including, in the case of husband and wife, tenants by the entirety.

ARTICLE III. CONDOMINIUM UNITS

(a) Stage 1 Subdivision. Stage 1 consists of certain portions of the Building and is hereby subdivided into a total of twenty (20) Single Units as shown and designated by a combination Unit number and street address of 12246 Roundwood Road, on the Condominium Plat.

(b) Percentage Interests. The Owner of each Unit shall own an undivided percentage interest in the Common Elements and a percentage interest in the Common Profits and Common Expenses of the Condominium Association. The Percentage Interest Factor appurtenant to each Single Unit, identical for the percentage interest in the Common Elements and the percentage interest in the Common Profits and Common Expenses, is a fraction, the numerator of which is one, and the denominator of which is the sum of (i) the number of Single Units then contained within the Condominium and (ii) twice the number of Double Units then contained within the Condominium. The Percentage Interest Factor appurtenant to each Double Unit, identical for the percentage interest in the Common Elements and the percentage interest in the Common Profits and Common Expenses, is a fraction, the numerator of which is two, and the denominator of which is the sum of (i) the number of Single Units then contained within the Condominium and (ii) twice the number of Double Units then contained within the Condominium. While the Condominium consists solely of Stage 1, the

Percentage Interest Factor appurtenant to each Single Unit shall be $1/20^{\text{th}}$, and the Percentage Interest Factor appurtenant to each Double Unit, if any, shall be $1/10^{\text{th}}$.

(c) Voting Rights. The number of votes (at meetings of the Condominium Association) appurtenant to each Single Unit contained in the Condominium from time to time shall be one (1) vote, and the number of votes appurtenant to each Double Unit contained in the Condominium from time to time shall be two (2) votes.

(d) Interests Appurtenant to Unit. Neither the Percentage Interest Factor nor voting rights shall be separated from the Unit to which they appertain. Accordingly, any instrument, matter, circumstance, action, occurrence, or proceeding in any manner affecting a Unit shall also affect, in like manner, the Percentage Interest Factor and voting rights appurtenant to the Unit. Except as otherwise required by the Condominium Act and except as otherwise provided by this Article III with respect to the consolidation of two Single Units or the subdivision of a Double Unit, or by Article VIII hereof with respect to the expansion of the Condominium, or by Paragraph (c) of Article XI hereof with respect to a failure to rebuild a Unit following a casualty, or by Paragraph (e) of Article XI hereof with respect to a condemnation of part of the Condominium, neither the Percentage Interest Factor nor the voting rights appurtenant to any Unit shall be changed without the written consent of all the Unit Owners and Mortgagees. Any change in such Percentage Interest Factor or voting rights shall be evidenced by an amendment to this Declaration recorded among the Land Records of Baltimore County, Maryland.

(e) Freehold Estate. Each Unit is a freehold estate. Except in the event of a condemnation of a part of a Unit, or the sale of part of a Unit in lieu thereof, or in the event of the subdivision of a Double Unit into two Single Units pursuant to Paragraph (f) of this Article III, (i) no Unit shall be subdivided into two or more Units, nor shall any of a Unit be sold, leased, mortgaged, rented, conveyed, devised, or in any manner encumbered, disposed of or transferred, and (ii) each Unit shall forever, contain the minimum area shown therefor on the Condominium Plat. Further, the conveyance or other disposition of a Unit by any Unit Owner shall be deemed to include and convey the entire undivided interest of the Unit Owner in the Common Elements, general and limited, together with all rights and easements appertaining to his Unit, without specific or particular reference to such undivided interest in the Common Elements or the appurtenances to the Unit.

(f) Unit Consolidation and Subdivision.

(i) The Unit Owner of any two (2) horizontally adjacent Single Units shall have the right to consolidate said Units into a Double Unit, and the Unit Owner of any Double Unit shall have the right to subdivide said Double Unit into two Single Units, each of which resulting Single Units shall have a floor area of not less than forty percent (40%) of the floor area of said Double Unit; provided, however, that no Unit Owner, except the Condominium Developer, shall, for the purpose of effecting any such consolidation or subdivision, make any structural addition, alteration or improvement to any such Unit, to the Limited Common Elements appurtenant thereto, or to any General Common Element, or any non-structural addition, alteration, improvement or decoration to any of the doors or windows enclosing any such Unit, to any Limited Common Element appurtenant to any such Unit, or to any General Common Element, unless and until plans and specifications, in duplicate, showing the nature, kind, shape, height, color, materials, location and approximate cost of such addition, alteration, improvement or decoration shall have been submitted to and approved in writing by the Condominium Board, which shall have the right to refuse for good cause to approve any such plans and specifications it deems unsuitable or undesirable, whether based on aesthetic or other reasons. If the Condominium Board fails to deny a request within sixty (60) days after its receipt of two complete sets of plans and specifications, such request shall be deemed approved. The Condominium Board may delegate its authority under this paragraph to an architectural committee appointed by the Condominium Board.

(ii) If two Single Units are consolidated or a Double Unit is subdivided, the Unit Owner and the Condominium Association shall amend the Declaration and Condominium Plat to reflect such consolidation or subdivision in accordance with the applicable provisions of the Condominium Act.

(iii) Upon the subdivision of a Double Unit, the Percentage Interest Factor appurtenant to each of the resulting Single Units, identical for the percentage interest in the Common Elements and the percentage interest in the Common Profits and Common Expenses, shall equal one-half (1/2) of the Percentage Interest Factor appurtenant to the Double Unit immediately prior to such subdivision, and the number of votes at meetings of the Condominium Association appurtenant to each of the resulting Single Units shall equal one vote.

ARTICLE IV. COMMON ELEMENTS AND COMMON EXPENSES

(a) Interest in Common Elements. The fee simple title to the Common Elements is vested in the Unit Owners, each Unit Owner having the proportionate undivided interest therein equal to his Percentage Interest Factor. No percentage interest in the Common Elements shall be separated from the Unit to which such percentage interest appertains. Further, the Common Elements shall remain undivided, and, except as provided in Section 11-123 of the Condominium Act (or any successor section pertaining to termination of the Condominium), no Unit Owner or group of Unit Owners, or anyone claiming by, through or under him or them, shall bring any action for the partition or division of the ownership of the Common Elements. Except as otherwise expressly provided in Article V hereof, each Unit Owner may use the Common Elements for the purposes for which intended, without, however, hindering or encroaching upon the right of the other Unit Owners likewise to use the same.

(b) Right of Entry. The Condominium Association and its agent, servants, employees and contractors shall have the irrevocable right and a perpetual easement to enter any Unit, or upon any Limited Common Element appurtenant to any Unit, for the purpose of performing any cleaning, maintenance, repair or replacement which the Condominium Association is obligated or entitled to perform, and any inspection related thereto, whether said cleaning, maintenance, repair, replacement or inspection pertains to said Unit or Common Element, or to any other Unit or Common Element accessible from the Unit or Limited Common Element so entered, whether or not the Unit or Common Element that is the subject of such cleaning, maintenance, repair, replacement or inspection is also accessible from any other Unit or Common Element. Except in cases involving manifest danger to public safety or to property, the Condominium Association shall make a reasonable effort to give notice to the Unit Owner who owns the Unit, or has the right to use the Limited Common Element, that is to be entered for the purpose of such cleaning, maintenance, repair, replacement or inspection. In cases involving manifest danger to public safety or to property resulting from conditions which are the fault of said Unit Owner, said Unit Owner shall be responsible for the prompt repair of any damage inflicted upon said Unit or Limited Common Element, or other portion of the Condominium, as a result of such entry; in all other cases, the Condominium Association shall be responsible for the prompt repair of such damage.

(c) Payment of Common Expenses.

(i) Except as otherwise provided in Subparagraph (c) (ii) of this Article IV, (A) each Unit Owner, in proportion to this Percentage Interest Factor, shall contribute toward payment of the Common Expenses, (B) no Unit Owner shall be exempt from contributing toward said Common Expenses, either by waiver of the use or enjoyment of the Common Elements, or any thereof, or by the abandonment of his Unit, and (C) the contribution of each Unit Owner toward the Common Expenses shall be determined, levied and

assessed in the form of Annual Assessment and Special Assessments and a working capital fee, all in the manner set forth in the Condominium By-Laws.

(ii) Any costs to the Condominium Association relating to the operation, maintenance, repair and replacement of non-structural items of the underground parking facility ("Underground Parking"), and Garage Parking Spaces and Accessible Garage Parking Spaces may be assessed and collected solely from those Unit Owners whose Units are described on **Exhibit C**, attached hereto, who have the exclusive right to use the Underground Parking and Garage Parking Spaces or Accessible Garage Parking Spaces which have been assigned to such Owner. Each Garage Parking Space or Accessible Garage Parking Space located in the Underground Parking will be a Limited Common Element appurtenant to that Unit, provided, however, only fifty-one (51) Units in the Condominium will have such a Limited Common Element appurtenant thereto. As used herein, the term "Garage Assessment" shall include the costs of operating, maintaining, repairing and replacing non-structural items of the Underground Parking, Garage Parking Spaces and Accessible Parking Spaces.

(d) Priority of Liens. Any assessment levied by the Condominium Association (including any Annual Assessment, Special Assessment, Garage Assessment, Limited Common Element Assessment, or assessment of the type described in Article X of the Condominium By-Laws), until paid, together with interest thereon, late charges, actual costs of collection, and reasonable attorney's fees, shall constitute a lien on the Unit against which it is levied, effective from and after the recordation of a statement of lien in the manner and form prescribed by the Condominium By-Laws, or as otherwise required by law. Such lien shall be subordinate to (i) general and special assessments for real estate taxes against the Unit; and (ii) the lien of any Mortgage duly recorded against the Unit (A) prior to the recordation of said statement of lien, or (B) after receipt by the Mortgagee of a written statement issued by the Condominium Association pursuant to the Condominium By-Laws acknowledging that payments of all assessments (and all interest, late charges, costs of collection and attorney's fees payable with respect to any delinquent assessments) against the Unit are current as of the date of recordation of the mortgage. A sale or transfer of a Unit by a deed in lieu of foreclosure to a Mortgagee holding a bona fide First Mortgage of record on the Unit, to the Federal Housing Commissioner (if such Mortgage is insured by the Federal Housing Administration) or to the Veterans Administration (if such Mortgage is guaranteed by the U.S. Veteran's Administration), shall extinguish the lien of any assessment recorded against said Unit by the Condominium Association after the recordation of such First Mortgage, but prior to the recordation of such deed in lieu of foreclosure. No sale or transfer of a Unit shall relieve the transferee Unit Owner from liability for any assessments thereafter becoming due or from the lien thereof.

ARTICLE V. LIMITED COMMON ELEMENTS

(a) Limited Common Elements in Stage 1. The following Limited Common Elements shall be appurtenant to the Units in Stage 1:

(i) The Owner of each Unit, to the exclusion of the Owners of all other Units, has the exclusive right to use and enjoy (A) each patio or balcony and railing adjacent to his Unit, and (B) the exterior wall or ceiling light, if any, and the exterior electrical outlet, if any, serving said patio or balcony.

(ii) The Owner of each Unit, to the exclusion of the Owners of all other Units, has the exclusive right to use and enjoy the flue running from each fireplace within his Unit through the fireplace chimney chase within or above his Unit to the outside air.

(iii) The Owner of each Unit in the Building has the exclusive right to use and enjoy the

Storage Space assigned to such Unit.

(iv) The Owner of the Units described on Exhibit C, to the exclusion of all other Owners, have the exclusive right to use and enjoy the Garage Parking Space or Accessible Garage Parking Space assigned to such Owner.

(b) Limited Common Elements in Subsequent Stages. The Limited Common Elements shall also include those Common Elements, if any, in a Subsequent Stage that the Condominium Developer elects to designate as Limited Common Elements in the Declaration amendment or Condominium Plat amendment adding such Subsequent Stage to the Condominium.

ARTICLE VI. CONDOMINIUM UNITS AND COMMON ELEMENTS

(a) Boundaries and Encroachments. The existing physical boundaries of each Unit constructed in conformity with the Condominium Plat shall be conclusively presumed to be its boundaries, regardless of variations between existing physical boundaries of the Unit and physical boundaries described in the Declaration or those boundaries shown on the Condominium Plat. However, if any Common Element, or any part thereof, now or at any time hereafter, encroaches upon any Unit, or any Unit encroaches upon any Common Element, or any other Unit, whether such encroachment is attributable to or results from construction, settlement, shifting of the Building, any fully authorized reconstruction designed to remedy, repair or restore any damage or destruction from fire or other casualty, or from condemnation proceedings, or any other reason whatsoever beyond the control of the Condominium Association and any Unit Owner, there shall forthwith arise, without the necessity of any further or additional act or instrument, a good and valid easement for the maintenance of such encroachment, either for the benefit of the Condominium Association or for the Unit Owner, their respective heirs, personal representatives, successors and assigns, to provide for the encroachment and nondisturbance of the Common Element, or the Unit, as the case may be. Such easement shall remain in full force and effect so long as the encroachment shall continue and shall be relocated, if necessary, to permit the maintenance of such encroachment wherever found. Additionally, and in all events, an easement for mutual support shall exist in the Units and Common Elements.

(b) Conveyance. The conveyance or other disposition of a Unit shall be deemed to include and convey, or be subject to, any easement arising under the provisions of this Article, without specific or particular reference to such easement.

(c) Leases. Each Unit or Garage Parking Space or Accessible Garage Parking Space may be leased under such terms and conditions as the Unit Owner thereof may desire, except as otherwise provided in this paragraph (c). No Unit, Garage Parking Space or Accessible Garage Parking Space, as the case may be, may be leased for a period of less than six (6) months. Any lease of a Garage Parking Space or Accessible Garage Parking Space shall only be made with another Owner or occupant in the Building. Each lease shall be subject to the Condominium Documents and any breach or violation of any Condominium Documents by the Tenant shall constitute a default under the lease. The Tenant (as well as the landlord) shall be directly liable to, and subject to enforcement action(s) by, the Condominium Association for any breach or violation by the Tenant of any Condominium Document. Each lease shall be in writing and shall set forth, and provide for the Tenant's acknowledgment of, each of the provisions of the two preceding sentences. The Unit Owner of any leased Unit, Garage Parking Space or Accessible Garage Parking Space, as the case may be, shall promptly deliver to the Condominium Board a copy of the executed lease and a copy of each signed amendment which is made thereto from time to time. The Condominium Association, through the Condominium Board, shall be entitled, but is not obligated, to exercise the default remedies of any Unit Owner, as the landlord under any

such lease, and upon any breach or violation by the Tenant of any Condominium Document, the Condominium Board, after notice to the Unit Owner and Tenant of such breach or violation, and the failure of such Unit Owner and Tenant to correct the same within a reasonable time thereafter, shall be entitled, but not obligated, to summarily evict the Tenant from the leased premises, subject to any applicable laws governing the speedy recovery of possession of lands or tenements in redress of a breach or violation of a lease.

ARTICLE VII. GRANT OF EASEMENTS

(a) Easements Reserved by Developer. The Condominium Developer reserves to itself an irrevocable, perpetual and non-exclusive easement in, under, over and through the Stage 1 and over Subsequent Stages at the time such Stages are annexed to the Condominium under Article VIII of this Declaration (the "Developer Easement Area") for the construction, connection, installation, maintenance, repair, replacement and use of (1) a hard-surfaced road for ingress and egress across the Stage 1, and (2) underground sanitary sewer and water lines, meters, storm drain facilities and other utility lines (collectively, "Developer Easement Facilities"), to serve the improvements now or hereafter existing upon all of that land as shown and designated "Stage 2", "Stage 3" and "Stage 4" on the Condominium Plat

The Condominium Developer shall pay for the initial installation of the Developer Easement Facilities. The Condominium Association shall at its expense from time to time perform all necessary maintenance and repair of, and replacements to, the Developer Easement Facilities and all of the above-described land on which the Developer Easement Facilities are located. The Condominium Developer shall have the right to relocate the Developer Easement Facilities at its expense.

(b) Authority of Condominium Association to Grant Easements. The Condominium Association shall have the right, power and authority to grant any easement, right-of-way, license, lease or similar interest affecting the Common Elements of the Condominium, to the extent permitted by the Condominium Act, if the grant is approved by the affirmation vote of Unit Owners having sixty-six and two-thirds percent (66 2/3%) of the votes appurtenant to all Units, and with the express written consent of any Mortgagee holding an interest in the Units whose Owners vote affirmatively, provided that if the grant affects any Limited Common Element, such grant shall also require the express written consent of all Unit Owners having the right to use such Limited Common Element, and of all Mortgagees holding an interest in the Units to which such Limited Common Element is appurtenant. Any easement, right-of-way, license, lease or similar interest granted by the Condominium Association pursuant to this Article VII shall state that the grant was approved (a) by Unit Owners having at least sixty-six and two-thirds percent (66 2/3%) of the votes, and by the corresponding Mortgagees, and (b) if appropriate, by all Unit Owners having the right to use any Limited Common Element affected by the easement, and by the corresponding Mortgagees. Such easement procedure may be used for the purpose (among other things) of permitting reasonable modifications of the General Common Elements to be made by or at the request of, and at the expense of, a Unit Owner, if such modifications are necessary under applicable law for a person who has a handicap ("handicapped person") as such term is defined under applicable law or otherwise which is appropriate to afford such a person residing at or intending to reside at the Unit of such Unit Owner of the full enjoyment of such Unit, the Limited Common Elements appurtenant to such Unit and/or the General Common Elements of the Condominium.

ARTICLE VIII. AUTHORITY FOR EXPANSION OF THE CONDOMINIUM

(a) Expansion Rights. The Condominium Developer hereby expressly reserves, for a period of ten (10) years from and after the date upon which the Condominium is created, the right to expand and add to the Condominium, in its sole and absolute discretion, by subjecting to the condominium regime all or any part of the real property designated as "Stage 2", "Stage 3" and "Stage 4" on the Condominium Plat, together with

all of the respective improvements thereon, and all of the respective rights, alleys, ways, waters, privileges, appurtenances, and advantages, to the same belonging or in anyway appertaining. Each Stage will consist of portions of the Building. The Condominium may not contain more than 80 Units when fully expanded. All of the Units shall be located in the Building.

(b) Easements Across Subsequent Stages. Each Subsequent Stage may be added to the Condominium subject to the rights, rights-of-way, covenants, conditions, restrictions, setbacks and easements mentioned in Paragraph (g) of Article I of this Declaration, and to such other rights, rights-of-way, covenants, conditions, restrictions, setbacks and easements as are deemed necessary or advisable in the opinion of the Condominium Developer to facilitate the orderly development, or the construction, installation, maintenance and operation, of the Condominium or Mays Chapel North or the remaining property of the Condominium Developer and its Affiliates in Mays Chapel North, wherever located, or the convenience or services of the Condominium Association or the PUD Association; and, in particular, but not in limitation of the foregoing, the Condominium Developer shall have the right to reserve, at or prior to the time each Subsequent Stage is added to the Condominium, such easements and rights-of-way on, over, under and across such Subsequent Stage as are deemed appropriate by the Condominium Developer for (i) vehicular and pedestrian access between (A) the remaining property of the Condominium Developer and its Affiliates in Mays Chapel North, and (B) any public road or other property which borders upon the Condominium, (ii) vehicular parking for the benefit of any remaining property of the Condominium Developer and its Affiliates in Mays Chapel North, and (iii) the construction, installation, maintenance (including, but not limited to, inspection, cleaning, repair and replacement) and operation of telephone, electric, gas, cable TV, water, sanitary sewer, storm water drainage, and other utility lines, mains, facilities and installations deemed appropriate by the Condominium Developer to serve any remaining property of the Condominium Developer and its Affiliates in Mays Chapel North. Each such right, right-of-way, covenant, condition, restriction, setback and easement shall run with and bind the Common Elements and each Unit contained in the Condominium, and all Owners of such Units, and their respective heirs, personal representatives, successors and assigns, forever, unless the recorded document establishing such right, right-of-way, covenant, condition, restriction, setback or easement specifically provides otherwise.

(c) Development Criteria for Subsequent Stages. Subject to the limitations of Paragraphs (a) and (d) of this Article VIII:

(i) all improvements included in each Subsequent Stage shall be constructed in accordance with such architectural and other drawings as the Condominium Developer, in its sole discretion, may deem appropriate;

(ii) the quantity and location of the improvements shown on the Condominium Plat as being located within each of the Subsequent Stages may be changed to such extent as the Condominium Developer, in its sole discretion, may deem appropriate;

(iii) in addition to the land and improvements set forth in Paragraph (a) of this Article VIII, and the Common Elements which are shown as being located within such Subsequent Stage on the Condominium Plat, each Subsequent Stage may contain such other Common Elements as the Condominium Developer, in its sole discretion, may deem appropriate;

(iv) the Condominium Developer may divide any Subsequent Stage into two or more parts and may add the various parts of such Subsequent Stage to the Condominium at different times; and

(v) the Condominium Developer is not required to add any Subsequent Stage (or any part thereof) to the Condominium, and the Subsequent Stages (and/or parts thereof), if any, which are added to the Condominium may be added in any sequence chosen by the Condominium Developer.

(d) Subsequent Stage Completion. All improvements that are added by the Condominium Developer to the Condominium as part of any Subsequent Stage shall be substantially complete prior to the addition of such Subsequent Stage to the Condominium, and shall be consistent with comparable improvements, if any, installed by the Condominium Developer in Stage 1 in terms of quality of construction and structure type.

(e) Adjustment of Percentage Interests. Immediately upon the addition of any Subsequent Stage to the Condominium, (i) the percentage interests in the Common Elements and in the Common Profits and Common Expenses of the Unit Owner of each Unit contained within the Condominium immediately prior to such expansion shall be reduced in accordance with the formula(s) set forth in Article III hereof, and (ii) percentage interests in the Common Elements and in the Common Profits and Common Expenses, as determined in accordance with the formula(s) set forth in Article III hereof, shall vest in the Unit Owner of each Unit contained within the Subsequent Stage then being added to the Condominium. The Unit Owner of each Unit contained within any Subsequent Stage that is added to the Condominium shall be a member of the Condominium Association, and shall have the voting rights set forth in Article III hereof. Immediately following any such expansion, the interest of each Mortgagee shall attach, by operation of law, to the new percentage interest in the Common Elements appurtenant to the Unit on which it holds a lien.

(f) Recordation of Expansion Documents. Any such expansion shall be accomplished by, and shall be and become effective upon and only upon,

(i) the amendment of this Declaration by the recordation among the Land Records of Baltimore County of an appropriate amendatory instrument which describes the property to be added by such expansion and expressly subjects the same to the operation and effect of this Declaration, and sets forth

(a) the number of Units to be included by way of such expansion;

(b) the undivided percentage interest in the Common Elements and the percentage interest in the Common Expenses and Common Profits of each Unit Owner after such expansion, as determined in accordance with the provisions of Article III;

(c) the number of Votes which each Unit Owner is entitled to cast at meetings of the Membership after such expansion, as determined in accordance with the provisions of Article III; and

(ii) the amendment of the Condominium Plat by the recordation among the Land Records of an appropriate amendatory plat setting forth the detail and information as to the property, the Units, and the Common Elements added to the Condominium by such expansion, the setting forth of which therein is required by applicable law to effectuate such expansion.

(g) Creation of Double Units. In the amendments to the Declaration and Condominium Plat provided for in Paragraph (f) of this Article VIII, the Condominium Developer shall have the right to designate, as a Double Unit, any portion of a Building which (i) would otherwise consist of two adjoining Single Units and the Common Elements located between them, and (ii) is located in the Subsequent Stage then

being added to the Condominium. The Percentage Interest Factor and voting rights appurtenant to each such Double Unit shall be determined as provided in Article III hereof.

ARTICLE IX. DEVELOPMENT, MARKETING AND MANAGEMENT
OF MAYS CHAPEL NORTH

(a) Sales, Rental, Management Offices, Model Units and Other Uses. The Condominium Developer shall have the right to use any Units to which it holds fee simple or leasehold title from time to time as sales, rental and management offices and model units and for such other uses as the Condominium Developer may deem appropriate, including, without limitation, for the development, marketing (including sales and rentals), management or lease of any Dwelling Unit(s) now or hereafter located within Mays Chapel North subject, however, to the provision of Article VI(c) of this Declaration. The Condominium Developer shall have the right, without any requirement to gain any approvals from the Condominium Association or Condominium Board, to make such structural and non-structural additions, alterations, improvements and decorations to each Unit to which it holds fee simple or leasehold title, to the Limited Common Elements that the Condominium Developer, as the Unit Owner or Tenant of each such Unit, has the exclusive right to use, and to the party wall located between any adjoining Units to which the Condominium Developer holds fee simple or leasehold title, as the Condominium Developer, in its sole discretion, may deem appropriate to facilitate the uses hereinabove set forth.

(b) Parking and Storing: Vehicles. The Condominium Developer and its employees, agents and guests shall have the right to park and store in any parking area, other than a Garage Parking Space or Accessible Garage Parking Space that has been assigned to a sold Unit, such commercial and non-commercial vehicles as the Condominium Developer, in its sole discretion, may deem appropriate for the development, marketing and management of any Dwelling Unit(s) now or hereafter located within Mays Chapel North, provided, however, that the Condominium Developer shall not unreasonably interfere with the rights of the other Unit Owners having the right to such parking areas.

(c) Signs and Furniture. The Condominium Developer shall have the right to install upon and within, maintain, and remove from the Units to which it holds fee simple or leasehold title, the Limited Common Elements appurtenant to said Units, and all General Common Elements, such advertising and directional signs and other materials as the Condominium Developer, in its sole discretion, may deem appropriate for the development, marketing and management of any Dwelling Unit(s) now or hereafter located within Mays Chapel North. Additionally, the Condominium Developer shall have the right to install upon and within, maintain, and remove from each General Common Element lobby, hallway and stairway, such furniture, fixtures, equipment and decorations as the Condominium Developer, in its sole discretion, may deem appropriate for the development, marketing and management of any Dwelling Unit(s) now or hereafter located within Mays Chapel North.

(d) Completion and Repair Easements. The Condominium Developer shall have the right and an easement to enter upon any General or Limited Common Element and any Unit for the purpose of (i) completing the construction or installation of any Unit or Common Element, and (ii) making repairs to any Unit or Common Element to the extent that such repairs are required pursuant to any express or implied warranty or other legal obligation created or agreed to by the Condominium Developer or established by the operation of law. Such right and easement shall exist, with respect to item (i) above, until the construction or installation of all Units and Common Elements that the Condominium Developer desires, or is obligated, to construct or install has been completed, and, with respect to item (ii) above, so long as the Condominium Developer's obligation shall exist.

(e) License of the Term "Roundwood Ridge II". The Condominium Developer hereby grants to the Unit Owners and the Condominium Association (collectively, the "Licensees") a non-exclusive license to use the term "Roundwood Ridge II" solely to identify the Condominium hereby established. The Licensees shall not sell, assign or sublicense the use of such term to any other party. The term "Roundwood Ridge II" may be used or licensed or both, under any terms acceptable to the Condominium Developer, by the Condominium Developer at any time and for any purpose. The Licensees have no right against the Condominium Developer to complain of any such use or license, regardless of the proximity or similarity of use of the term "Roundwood Ridge II" or any version(s) or variation(s) thereof by the Condominium Developer or its direct or indirect licensees.

ARTICLE X. USE RESTRICTIONS

For the purpose of creating and maintaining a uniform scheme of development and operation of the Condominium for the benefit of each Unit Owner, his respective personal representatives, heirs, successors and assigns, the Common Elements and each Unit shall be held subject to the following use restrictions:

(a) Land Use.

(i) The Common Elements and each Unit located within the Condominium shall be used, occupied and maintained for residential purposes only, except as provided in Article IX or this Article X hereof.

(ii) Notwithstanding any provision of federal, state or local law which characterizes the operation of a family day care home as a residential activity, no Unit, or any part thereof, shall be operated as a family day care home or for the provision of any other day care service(s) in return for compensation of any kind.

(iii) Subsection (a)(ii) of this Article X may be modified or entirely eliminated and the operation of family day care homes may be approved, conditionally or unconditionally, by a Majority of the Unit Owners by a vote of such Unit Owners under the voting procedures contained in this Declaration and the By-Laws of the Condominium Association. Any such action shall be taken at an annual meeting of the Condominium Association or at any special meeting thereof. Such action shall not take effect unless evidenced by an amendment to this Declaration which shall be executed by a Majority of the Unit Owners and recorded among the Land Records of Baltimore County.

(iv) For purposes of this Section, "family day care home" shall have the meaning set forth in Section 11-111.1 of the Condominium Act.

(b) Signs. No advertisement, poster, sign or other informational material may be displayed upon any General or Limited Common Element or on or about any window, except as authorized by the Condominium Association or as permitted by Article IX or Article X hereof or as permitted by applicable law.

(c) Parking. No car, motorcycle, motor scooter, motorbike, moped or other motor vehicle or bicycle shall be parked or stored on or in any General or Limited Common Element, other than a Garage Parking Space or Accessible Garage Parking Space that has been assigned to a sold Unit or for Storage Spaces which may be used for the storage of bicycles. Except as otherwise provided in Article IX of the Condominium Declaration, no camper, boat, trailer, commercial vehicle or inoperative vehicle of any kind shall be parked or stored on any parking area or other General or Limited Common Element. For the purposes

hereof, (a) a "commercial vehicle" shall mean a vehicle which advertises a business or service and/or weighs 3/4 ton or more, and (b) a vehicle shall be deemed inoperable unless it contains (i) all parts and equipment, including properly inflated tires, in such good condition and repair as may be necessary for any person to drive the same on a public highway, and (ii) a current license plate and a current registration sticker, if applicable. No motor vehicle shall be washed, rinsed, waxed or repaired within the Condominium, including, without limitation, in the Underground Parking area.

(d) Compliance with Condominium Documents and Laws. All Unit Owners, Tenants and residents of the Units shall comply with all terms, conditions, restrictions and provisions of the Condominium Documents. Furthermore, no noxious trade or activity shall be carried on within the Condominium, nor shall anything be done within the Condominium which may be or become (i) a violation of any health, fire, police, or other governmental law, rule or regulation, including, without limitation, the National Flood Insurance Act of 1968 and any regulations adopted thereunder, or (ii) a nuisance or annoyance to the Owners of the Condominium or adjacent neighborhoods. Any violation of any law, order, rule, regulation or requirement of any governmental authority or agency, or of any term, condition, restriction or provision of the Condominium Documents, shall be remedied by and at the sole cost and expense of the Unit Owner(s) and/or Tenant(s) who are responsible for such violation.

(e) Noise. No noise which is disturbing to the residents of the Condominium shall be made within the Condominium, and nothing shall be done or permitted to be done in or about the Common Elements or any Unit that interferes with, obstructs or violates the rights, reasonable comforts or convenience of the Unit Owners, Tenants or residents of the Condominium.

(f) Fire and Environmental. Nothing shall be kept in any Unit or Limited Common Element which may in any way increase the rate of fire insurance on the Buildings within the Condominium beyond the rate established therefor when and as used for the purposes permitted under this Condominium Declaration and the By-Laws; and further, nothing shall be done or permitted to be done that will conflict with any fire, law, rule or regulation; specifically, but not by way of limitation, no fuel, solvent, or other reactive (including explosive), ignitable, corrosive or toxic material or substance shall be kept in any Unit or Limited Common Element. No hazardous material, hazardous waste, or hazardous or toxic substance, as such terms are defined from time to time under federal, state and local environmental laws, shall be disposed of on any General or Limited Common Element or through any sanitary or storm sewer system within the Condominium. Storage, disposal, and transportation of all hazardous materials, hazardous waste, and hazardous or toxic substances from any Unit or the Common Elements shall comply with all applicable federal, state and local laws and regulations. If any Unit Owner and/or Tenant violates this paragraph, such Unit Owner and/or Tenant, as applicable, shall indemnify and save harmless every other Unit Owner and Tenant and the Condominium Association from any and all damages, losses, fines, penalties, clean up costs, and other expenses (including, but not limited to, reasonable attorney's fees) arising from such violation.

(g) Animals. No animals of any kind shall be raised, bred or kept within any Unit, except that up to two (2) household pets weighing less than twenty (20) pounds each may be raised, bred or kept in each Unit, and the Condominium Board may make reasonable modifications to the aforesaid limitation on the number and size of such household pets to the extent such modifications are necessary under applicable law or otherwise appropriate to afford a handicapped person equal opportunity to use and enjoy a Unit and the Common Elements appurtenant thereto. In any event, no such household pet shall be raised, bred or kept for commercial purposes, and no such household pet shall be retained after notice from the Condominium Board to remove it from the Condominium for a reasonable cause, stated in the notice. All residents raising or keeping household pets shall comply with all applicable laws pertaining to the raising and keeping of such household pets.

(h) Use of Common Areas. The common halls, lobbies, stairways, elevators, walkways, and parking areas shall be used for ingress and egress only, and no one shall be permitted to play therein or thereon, nor shall same be used in any manner for picnicking or cooking, or for permanent or temporary storage of any article of personal property, or of any bottles, trash or garbage, nor shall any of the foregoing ever be permitted to remain or stand in the common halls, or on the stairways, elevators, walkways or parking areas. No grill or other cooking apparatus shall be operated on any patio or balcony. No personal property, other than customary outdoor furniture (excluding umbrellas) and not more than two planters, shall be left overnight on any patio or balcony. Lawns and landscaped areas shall not be used for sunbathing, picnicking, play, or similar purposes, except that any recreational easement area may be used to the extent permitted by the PUD Association. No metal storage container shall be brought, used or stored upon the Common Areas by the Condominium Association or by any Unit Owner, Tenant or resident, except for trash cans and/or trash dumpsters approved by the Condominium Association for the temporary storage of trash between regularly scheduled trash pickups.

(i) Electricity. No portion of the Common Elements shall be in any manner defaced, nor shall same be utilized for the making of connections of any sort for radio, television, or other devices or equipment of any kind, all of which connections are specifically prohibited, except to the ordinary electric outlets furnished within Units and Limited Common Elements, and except additional electric outlets which may be installed with the consent of the Condominium Board or architectural committee. Further, the Common Elements shall be used only for the purposes for which same were installed and none of said Common Elements shall be loaded or taxed beyond the capacity for which designed.

(j) Vermin, Insects or Other Pests. No vermin, insects, or other pests shall be allowed to remain in any Unit or Limited Common Element, nor shall any such Unit or Limited Common Element be permitted to remain in an unclean or unsanitary condition. In order to assure compliance with this subparagraph, the Condominium Board, its agents, servants, employees and contractors may enter any Unit or Limited Common Element at any reasonable hour of the day, after reasonable notice, for the purpose of inspecting such Unit or Limited Common Element (and any General Common Element accessible from said Unit or Limited Common Element) for the presence of any vermin, insects or other pests, and for the purpose of taking such measures as may be necessary to control or exterminate any such vermin, insects or other pests.

(k) Bottles, Trash or Garbage. No bottles, trash or garbage shall be discarded or temporarily or permanently stored upon any Common Element, except in the disposal facilities provided for such purpose.

(l) Articles Hung from Property. No clothing, curtain, rug, towel, or other article shall be shaken from or on, or thrown from, any window, door, patio, balcony, or General Common Element. Nothing shall be placed on or hung from any outside window, door, patio or balcony sill, ledge, or railing, except for planters, hanging plants, seasonable decorations or similar decorative items, all of which may be subject to further rules and regulations enacted by the Condominium Board regarding their placement and use.

(m) Antennae. No radio aerial, antenna or satellite or other signal receiving dish, or other aerial or antenna for reception or transmission, shall be placed or kept on or about the Unit (including on the patio or balcony of such Unit), except on the following terms:

(i) An Owner may install, maintain and use on or about its Unit or patio or balcony, one (or, if approved, more than one) Small Antenna (as hereinafter defined) in an inconspicuous location, where the Small Antenna is screened from view from other Units in such a manner as is approved by the Architectural Committee, if any, of the Condominium Association, and if none, then by the Condominium Board, in accordance with Article XIII, Section 4 of the By-Laws. Notwithstanding the foregoing terms of this

subsection, (a) if the requirement that a Small Antenna installed on or about a Unit or patio/balcony be placed in an inconspicuous location would impair such Small Antenna's installation, maintenance or use, then it may be installed, maintained and used at another approved location for said Unit where such installation, maintenance or use would not be impaired, and (b) if the prohibition against installing, maintaining and using more than one (1) Small Antenna on or about a Unit would result in any such impairment, then such Owner may install additional Small Antennae as are needed to prevent such impairment (but such installation shall otherwise be made in accordance with this subsection).

(ii) In determining whether to grant any approval pursuant to this Section, neither the architectural committee nor the Condominium Board shall withhold such approval, or grant it subject to any condition, if and to the extent that doing so would result in an impairment.

(iii) As used herein, (a) "impair" has the meaning given it in 47 Code of Federal Regulations Part I, section 1.4000, as hereafter amended; and (b) "Small Antenna" means any antenna (and accompanying mast, if any) of a type, the impairment of the installation, maintenance or use of which is the subject of such regulation. Such antennae are currently defined thereunder as, generally, being one (1) meter or less in diameter or diagonal measurement and designed to receive certain types of broadcast or other distribution services or programming.

(n) Distribution of Written Information or Materials. Until the Unit Owners elect officers or a Board of Directors in accordance with Section 11-109 (c) (16) of the Condominium Act, no Unit Owner may distribute any written information or materials regarding the operation of or matters relating to the operation of the Condominium Association in any manner or place which the Board of Directors uses to distribute written information or materials, excluding, however, door-to-door distribution. From and after the date that the Unit Owners elect officers or a Board of Directors pursuant to Section 11-109 (c) (16) of the Condominium Act, the Board of Directors may regulate the time of distribution and impose any other restrictions which are permissible under Section 11-111.3 of the Condominium Act, as amended from time to time and any other applicable law.

ARTICLE XI. GENERAL PROVISIONS

(a) Condominium By-Laws Amendments. The administration of the Condominium shall be governed by the Condominium By-Laws. Except as otherwise provided in the Condominium By-Laws, the Condominium By-Laws shall not be amended without the affirmative vote of Unit Owners having at least sixty-six and two-thirds percent (66 2/3%) of the votes appurtenant to all Units, and any amendment to the Condominium By-Laws involving any "Material Change", as said term is defined below, shall also require the affirmative vote of at least fifty-one percent (51%) of the Eligible Mortgagees, each such Eligible Mortgagee to have the number of votes appurtenant to the Unit or Units upon which it holds a Mortgage or Mortgages. The term "Material Change" shall include a change to any of the following provisions:

(i) voting rights (except for a reallocation of voting rights in connection with the consolidation of two Single Units or the subdivision of a Double Unit pursuant to Paragraph (f) of Article III hereof, in connection with the expansion of the Condominium pursuant to Article VIII hereof, in connection with the failure to rebuild a Unit following a casualty pursuant to paragraph (c) of this Article XI, or in connection with the condemnation of part of the Condominium pursuant to Paragraph (e) of this Article XI);

(ii) increases in assessments that raise the previously assessed amount by more than twenty-five percent (25%), assessment liens, or the priority of assessment liens (except for an allocation of the

costs of cleaning, maintaining, repairing and/or replacing the underground parking spaces to the Unit Owner(s) having the exclusive right to use such underground parking spaces, pursuant to Subparagraph (c)(ii) of Article IV hereof);

(iii) reductions in reserves for maintenance, repair and replacement of Common Elements;

(iv) responsibility for maintenance and repairs;

(v) reallocation of interests in the General or Limited Common Elements, or rights to their use (except for a reallocation of percentage interests in the Common Elements in connection with the consolidation of two Single Units or the subdivision of a Double Unit pursuant to paragraph (f) of Article III hereof, in connection with the expansion of the Condominium pursuant to Article VIII hereof, and the failure to rebuild a Unit following a casualty pursuant to paragraph (c) of this Article XI, or in connection with the condemnation of part of the Condominium pursuant to paragraph (e) of this Article XI of the right to use the various Common Elements in each Subsequent Stage added to the Condominium by the Condominium Developer, and any reallocation of the right to use a Limited Common Element which is affected pursuant to Section 11-108(b) of the Condominium Act);

(vi) redefinition of any Unit boundaries (except for the designation by the Condominium Developer, pursuant to paragraph (f) of Article VIII hereof, of the boundaries of the Units in each Subsequent Stage added to the Condominium by the Condominium Developer);

(vii) convertibility of Units into Common Elements or vice versa (except in connection with the consolidation of two Single Units or the subdivision of a Double Unit pursuant to paragraph (f) of Article III hereof);

(viii) expansion or contraction of the Condominium, or the addition, annexation or withdrawal of property to or from the Condominium (except for the expansion of the Condominium pursuant to Article VIII hereof);

(ix) insurance or fidelity bond requirements;

(x) imposition of any restrictions on the leasing of Units;

(xi) imposition of any restrictions on a Unit Owner's right to sell or transfer his Unit;

(xii) a decision by the Condominium Association to establish self-management if professional management had been required previously by the Condominium Documents or by an Eligible Mortgagee;

(xiii) restoration or repair of the Condominium (after a hazard damage or partial condemnation) in a manner other than that specified in the Condominium Documents;

(xiv) any provisions that expressly benefit Mortgage holders, insurers or guarantors; and

(xv) termination of the Condominium regime pursuant to paragraph (f) of this Article XI.

If a proposed amendment of the Condominium By-Laws involves any change described in items (i) through (xv) above, each Eligible Mortgagee who fails to submit to the Condominium Association a written response to the proposed amendment within sixty (60) days after the Eligible Mortgagee is given written notice (by certified or registered mail, return receipt requested) of the proposed amendment shall be deemed to have judged all changes resulting from the proposed amendment to be immaterial, and to have cast an affirmative vote with respect to the proposed amendment.

(b) Declaration and Condominium Plat Amendments.

(i) Except for those matters as to which the Condominium Act permits an amendment to this Declaration or the Condominium Plat by the Condominium Association without the express approval of its members (including, but not limited to, the consolidation of two Single Units or the subdivision of a Double Unit pursuant to Paragraph (f) of Article III hereof, and the reallocation of percentage interests and voting rights as provided in Paragraph (c) of this Article XI in connection with a failure to rebuild a Unit following a casualty or as provided in Paragraph (e) of this Article XI in connection with a condemnation of part of the Condominium), and except as otherwise provided in Article VIII hereof with respect to the expansion of the Condominium, amendments to this Declaration and the Condominium Plat shall be governed as follows:

(A) Except as provided in item (B) below, neither this Declaration nor the Condominium Plat shall be amended without the written consent of Unit Owners having at least eighty percent (80%) of the votes appurtenant to all Units and the affirmative vote of at least 66 2/3% of the Eligible Mortgagees, each such Eligible Mortgagee to have the number of votes appurtenant to the Unit or Units upon which it holds a Mortgage or Mortgages, and no amendment adopted pursuant to this item (A) shall take effect until an appropriate written instrument is recorded in the Land Records of Baltimore County, Maryland, which instrument shall be executed by the Unit Owners and Eligible Mortgagees whose approval was required for the adoption of such amendment.

(B) Neither this Declaration nor the Condominium Plat shall be amended so as to change:

- (1) the boundaries of any Unit,
- (2) the undivided percentage interest of any Unit Owner in the Common Elements,
- (3) the percentage interest of any Unit Owner in the Common Profits and Common Expenses,
- (4) the number of votes in the Condominium Association appurtenant to any Unit,
- (5) residential Units to non-residential Units, or non-residential Units to residential Units,
- (6) General Common Elements to Limited Common Elements, or Limited Common Elements to General Common Elements,
- (7) any right of any Unit Owner pertaining to the use of any Limited Common Element appurtenant to his Unit, without the written consent of every Unit Owner and Mortgagee,

and no amendment adopted pursuant to this item (B) shall take effect until an appropriate written instrument is recorded among the Land Records of Baltimore County, Maryland, which instrument shall be executed by every Unit Owner and Mortgagee.

(ii) Furthermore, this Declaration, the Condominium By-Laws and the Condominium Plat shall not be amended so as to change:

(A) any right reserved for the benefit of, or any obligation imposed upon the Condominium Developer, which rights include, but are not limited to, the Condominium Developer's right to expand the Condominium as provided in Article VIII hereof and the Condominium Developer's right to develop, market and manage Mays Chapel North, as provided in Article IX hereof,

(B) any provision required by any governmental authority, or

(C) any provision provided for the benefit of any public utility, without the written consent of the Condominium Developer, such governmental authority or such public utility, as applicable, and no such amendment shall take effect until an appropriate written instrument is recorded among the Land Records of Baltimore County, which instrument shall be executed by the Condominium Developer, such governmental authority or such public utility, as applicable.

(c) Failure to Rebuild Units. If the Unit Owners decide pursuant to the Condominium By-Laws not to rebuild one or more Units following a fire or other casualty, but the condominium regime is not terminated, then:

(i) the percentage interests (in the Common Elements and the Common Profits and Common Expenses) appurtenant to each damaged or destroyed Unit which is not rebuilt shall be divested from the Unit and reallocated among the remaining Units in proportion to the percentage interests appurtenant to said remaining Units immediately prior to the damage or destruction;

(ii) the votes appurtenant to each damaged or destroyed Unit which is not rebuilt shall be divested from said Unit and shall not be reallocated among the remaining Units; and

(iii) the Condominium Association promptly shall prepare, execute and record an amendment to the Declaration reflecting the new arrangement of percentage interests and votes as above provided.

(d) Destruction or Damage. Notwithstanding any other provision of this Declaration to the contrary, if the Condominium is destroyed or damaged to the extent of at least two-third (2/3) of its then replacement cost, the Condominium may be terminated by the agreement of Unit Owners having at least eighty percent (80%) of the votes appurtenant to all Units. Upon such termination, the property shall be sold and the net proceeds of sale and the net proceeds of insurance shall be combined into one fund, which shall be distributed among all the Unit Owners in accordance with their respective undivided interests in the property as tenants in common, as determined pursuant to Paragraph (g) of this Article XI.

(e) Condemnation. The Condominium Association shall represent the Unit Owners in any condemnation proceeding (for the purposes of this Declaration, a condemnation includes any sale in settlement of a pending or threatened condemnation) to the extent said condemnation pertains to all or any part of the General Common Elements, except that each Unit Owner shall be entitled to assert a separate claim for the

consequential damages to his Unit resulting from said condemnation. Any award made in connection with the Condemnation of all or any part of the Condominium, including net proceeds of any sale in settlement of a condemnation proceeding, shall be allocated among the Unit Owners as follows: (i) each Unit Owner shall be entitled to the entire amount of the award attributable to the taking of all or part of his Unit and for the consequential damages to said Unit resulting from said condemnation; (ii) any award attributable to the taking of General Common Elements shall be allocated among all Unit Owners in proportion to their respective percentage interests in the Common Elements. All such awards shall be payable to the Condominium Association, which shall distribute the amount(s) allocated to each Unit Owner pursuant to the preceding sentence in accordance with the priority of interests in his Unit, to the end and intent that all Mortgages and other liens on such Unit shall first be paid out of the award allocated to such Unit Owner, all in the order in which same appear. The Condominium Association shall not be obligated to replace property taken, but promptly shall undertake to restore the remaining property within the Condominium to a safe and habitable condition. The cost of such restoration shall be a Common Expense. Following the taking of all or part of any Unit, the percentage interests (in the Common Elements and in the Common Profits and Common Expenses) appurtenant to said Unit shall be reduced in the same proportion as the amount of floor area of said Unit so taken bears to the floor area of said Unit immediately prior to the taking, except that if the taking specifically includes part or all of the percentage interests appurtenant to said Unit, the taking authority shall have the portion of said percentage interests which is so taken, and the Owner of said Unit shall retain the portion of said percentage interests which is not so taken. To the extent that the total percentage interests appurtenant to a Unit are reduced as above provided, rather than being split between the taking authority and the Unit Owner, the severed percentage interests shall be reallocated among the remaining Units in proportion to the percentage interests appurtenant to such Units immediately prior to the taking. Following the taking of part of a Unit, the votes appurtenant to that Unit shall be appurtenant to the remainder of that Unit, and following the taking of all of a Unit, the right to vote appurtenant to the Unit shall terminate, except, in such case, that if the taking specifically includes part or all of the votes appurtenant to a Unit, the taking authority shall have the portion of the votes so taken, and the Unit Owner of the Unit taken shall retain the portion of the votes which is not so taken. If the votes appurtenant to a Unit are terminated said votes shall not be reallocated among the remaining Units. Promptly after the taking is effected, the Condominium Association shall prepare, execute and record an amendment to this Declaration reflecting the new arrangement of percentage interests and votes as above provided.

Notwithstanding any other provision of this Declaration, if at least two-thirds (2/3) of the fair market value of the Condominium is taken under the power of eminent domain, the Condominium may be terminated by the agreement of Unit Owners having at least eighty percent (80%) of the total number of votes appurtenant to all Units. Upon such termination, (i) the award made in connection with the taking shall be distributed among the Unit Owners in the manner provided in this Paragraph (e) for the allocation of taking awards, if such award has not already been so distributed, (ii) the percentage interests and votes appurtenant to the Units taken in whole or in part shall be allocated in the manner provided in this Paragraph (e) for the allocation of percentage interests and votes appurtenant to Units so taken, and (iii) the Unit Owner of each Unit remaining a part of the Condominium after the taking shall own, as a tenant in common, until the property not taken is sold, an undivided interest in said property determined, to the extent permitted by law, as follows: Based upon fair market values in effect immediately prior to the termination of the regime, such undivided interest shall equal a fraction, the numerator of which is the sum of the fair market value of the portion of his Unit not taken, plus the fair market value of his right to use the Limited Common Elements appurtenant to his Unit which were not taken, plus his share based on his percentage interest in the Common Elements (adjusted as above provided, if appropriate, on account of the taking), of the fair market value of the General Common Elements not taken, and the denominator of which is the sum of the fair market values of all Units, Limited Common Elements and General Common Elements not taken, provided, however, that if any Unit or any

General or Limited Common Element has been damaged or destroyed by fire or other casualty prior to said termination, an estimate of the fair market value of such Unit or General Common Element, or of the right to use such Limited Common Element, immediately prior to such damage or destruction shall be used, and further provided that if no such estimate can reasonably be made in the opinion of the appraiser(s) with respect to any such Unit or General or Limited Common Element, then each Unit Owner's undivided interest in the property not taken shall equal his percentage interest in the Common Elements immediately prior to said termination adjusted as above provided, if appropriate, on account of the taking.

(f) Termination. Except as otherwise provided in Paragraphs (d) and (e) of this Article XI, (i) the Condominium shall not be terminated without the consent of Unit Owners having one hundred percent (100%) of the total number of votes appurtenant to all Units. No termination implemented pursuant to Paragraphs (d), (e) or (f) of this Article XI shall take effect until an appropriate written instrument executed by Unit Owners having the requisite percentage of the votes appurtenant to all Units is recorded among said Land Records.

(g) Ownership Upon Termination. Upon any termination of the condominium regime, except for a termination implemented after a taking under the power of eminent domain as provided in Paragraph (e) of this Article XI, each Unit Owner shall own, as a tenant in common, from the time the Condominium is terminated until the time the property which constituted the Condominium is sold, an undivided interest in such property determined, to the extent permitted by law, as follows: Based upon fair market values in effect immediately prior to the termination of the regime, such undivided interest shall equal a fraction, the numerator of which is the sum of the fair market value of his Unit, plus the fair market value of his right to use the Limited Common Elements appurtenant to his Unit, plus his share, based upon his percentage interest in the Common Elements, of the fair market value of the General Common Elements, and the denominator of which is the sum of the fair market values of all Units, Limited Common Elements and General Common Elements, provided, however, that if any Unit or any General or Limited Common Element has been damaged or destroyed by fire or other casualty prior to said termination, an estimate of the fair market value of such Unit or General Common Element, or of such damage or destruction shall be used, and further provided that if no such estimate can reasonably be made in the opinion of the appraiser(s) with respect to any such Unit or General or Limited Common Element, then each Unit Owner's undivided interest in the property which constituted the Condominium shall equal his percentage interest in the Common Elements immediately prior to said termination.

(h) Rights and Procedures Upon Termination. Upon any termination of the condominium regime:

(i) The fair market value of the Units and Common Elements shall be determined by an independent appraiser selected by the Condominium Association. The decision of the appraiser shall be distributed to each Unit Owner and shall become final unless Unit Owners having at least twenty-five percent (25%) of the total number of votes appurtenant to all Units disapprove such decision by written notice to the Condominium Association within thirty (30) days after said distribution. If such decision is disapproved, the Unit Owners submitting such notices of disapproval shall, as a group, by majority vote, select a second independent appraiser within fourteen (14) days after the Condominium Association notifies all Unit Owners in writing of such disapproval, and the original appraiser and the second appraiser shall select a third appraiser within seven (7) days after the selection of the second appraiser. If the Owners disapproving the decision of the original appraiser fail to select an appraiser within the time specified, or if the two appraisers fail to agree upon a third appraiser within the time specified, the one or two designated appraisers, as the case may be, shall request the then Chief Judge of the Circuit Court for Baltimore County to designate an appraiser or appraisers so that there will be three appraisers. A decision of the majority of the appraisers as to all fair market value required to be determined pursuant to this Article XI shall be final, conclusive and binding upon all parties.

Each decision submitted by one or more appraisers to the Condominium Association shall be in writing, signed by the appraiser(s) making same, and shall briefly state the grounds of each determination of fair market value. The cost of the appraiser(s) shall be allocated among the Unit Owners in proportion to their respective percentage interests in the Common Elements of the Condominium.

(ii) So long as the tenancy in common exists, each Unit Owner and his successors in interest shall have the exclusive right to occupy the portion of the property that formerly constituted his Unit, and shall retain all rights which he had immediately prior to the termination of the Condominium with respect to those portions of the property that formerly constituted Limited Common Elements.

(iii) Each Unit Owner's share of any proceeds, including, without limitation, sales proceeds, insurance proceeds and taking awards, distributed to the Unit Owners upon or in connection with the termination of the Condominium shall be distributed in accordance with the priority of interests in such Unit, to the end and intent that all Mortgages and other liens on such Unit shall first be paid out of the proceeds payable to such Unit Owner, all in the order in which same appear.

(i) No Waiver. The failure of the Condominium Association, the Condominium Board or the Manager, or any Unit Owner, in any one or more instances, to enforce or otherwise insist upon the strict performance of any restriction, condition, obligation or provision of any Condominium Document, or the failure of any such party to exercise any right, shall not be construed as a waiver or relinquishment for the future, whether in the same or in any other instance, of the benefit of such restriction, condition, obligation, provision or right, but the same shall remain in full force and effect unless expressly waived in writing.

(j) Enforceability. The terms, conditions, restrictions and provisions of this Declaration and the Condominium By-Laws shall be binding upon the Condominium Developer, its successors and assigns, all as part of a general plan or scheme for development of the Condominium, and all said terms, conditions, restrictions and provisions shall be held and construed to run with and bind the property, each Unit thereon, and all subsequent Unit Owners of the Units, except as otherwise expressly set forth in this Declaration or the Condominium By-Laws. All of said terms, conditions, restrictions and provisions shall inure to the benefit of and be enforceable by the Condominium Developer, its successors and assigns, and by any person or party then owning or having any recorded interest or estate in any Unit, against anyone violating or attempting to violate any of such terms, conditions, restrictions or provisions, provided, however, that, except as otherwise expressly provided herein, all rights reserved by and for the benefit of the Condominium Developer under this Declaration and the Condominium By-Laws shall be exercisable and enforceable only by the Condominium Developer, its successors, and any assignee to whom the Condominium Developer specifically assigns such rights in writing.

(k) Relationships. Nothing contained in this Declaration or the Condominium By-Laws shall be deemed or construed by any Unit Owner, nor by any third party, as creating the relationship of principal and agent, partnership or joint venture between the Unit Owners or any of them. Further, no provisions contained in this Declaration or the Condominium By-Laws shall be deemed to create any relationship between any Unit Owners other than the relationship expressly created under a condominium regime, nor to confer upon a Unit Owner any interest in any other Unit Owner's Unit, nor to create any responsibility whatsoever on a Unit Owner for any debt, liability or obligation of any other Unit Owner.

(l) Severability. If any term, condition, restriction or provision of this Declaration or the application thereof to any person or circumstance shall, at any time or to any extent, be held to be invalid or unenforceable, the validity and enforceability of the remainder of this Declaration, or the application of such

term, condition, restriction or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby, and each term, condition, restriction and provision of this Declaration shall be valid and be enforced to the fullest extent permitted by law.

(m) Conflicts. In the event of any conflict among the provisions of this Declaration, the Condominium Plat or the Condominium By-Laws, the provisions of each shall control in the succession hereinbefore listed in this Paragraph (m), commencing with this Declaration.

(n) Miscellaneous Provisions. No change of conditions or circumstances shall operate to terminate or modify any of the provisions of this Declaration. No provision of this Declaration nor the application thereof to any Unit, Unit Owner or other person or entity in one or more instances shall be deemed waived by the Condominium Developer or the Condominium Association, except by a written instrument signed by the party to be charged or by its agent duly authorized in writing or as otherwise expressly permitted herein. No reliance upon or waiver of one or more such provisions shall constitute a waiver of any other such provision. As used herein, each gender shall include all other genders, and the singular shall include the plural, and vice versa. All headings of the articles and paragraphs herein are for the purpose of reference only and shall not be deemed to limit, modify or otherwise affect any of the provisions hereof.

(o) Mortgages.

(i) Each Unit Owner who conveys his Unit by way of any Mortgage shall give written notice thereof to the Condominium Board, setting forth the name and address of his Mortgagee, if any. The Condominium Board shall maintain all such Mortgage information in a book or other record designated "Mortgage Book". The Condominium Board shall also include in the Mortgage Book the name and address of any holder, insurer or guarantor of a Mortgage who furnishes to the Condominium Association a written notice stating the name and address of such holder, insurer or guarantor and the Unit number and address of the Unit subjected to the Mortgage of such holder, insurer or guarantor (the "Mortgaged Unit").

(ii) The Condominium Board shall furnish to each Mortgage holder, insurer and guarantor of record in its "Mortgage Book" timely written notice of: (A) any condemnation loss or casualty loss which affects a material portion of the Condominium or which affects the Mortgaged Unit; (B) any delinquency in the payment of assessments or charges owed by the Unit Owner of the Mortgaged Unit, where such delinquency has continued for a period of sixty (60) days; (C) any lapse, cancellation or material modification of any insurance policy or fidelity bond maintained by the Condominium Association; (D) any proposed action which would require the consent of a specified percentage (such as a majority, 66 2/3%, 80% or 100%) of the Eligible Mortgagees or of all Mortgagees; and (E) the giving of any default or violation notice by the Condominium Association to the Unit Owner of the Mortgaged Unit.

WITNESS the hand of the Condominium Developer on the day and year first above written.

WITNESS/ATTEST:

Catherine J. Hemen

ROUNDWOOD RIDGE II LLC

By: [Signature] (Seal)

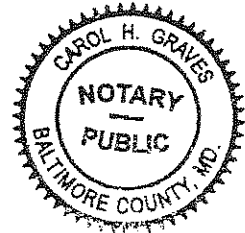
Michael J. Keelty, Manager

STATE OF MARYLAND, COUNTY OF Baltimore, TO WIT:

I HEREBY CERTIFY, that on this 21st day of September, 2004, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Michael J. Keelty, Manager of ROUNDWOOD RIDGE II LLC, a Maryland limited liability company, and he acknowledged the foregoing Declaration to be the act and deed of said entity.

AS WITNESS my hand and Notarial Seal.

Carol H. Graves
Notary Public



My Commission Expires:

11-01-07

I hereby affirm under penalty of perjury that the notice requirements of Section 11-102.1 of the Condominium Act, if applicable, have been fulfilled.

ROUNDWOOD RIDGE II LLC

By: [Signature]
Michael J. Keelty,
Manager

THE UNDERSIGNED, an attorney at law, hereby certifies that the above instrument was prepared by me or under my supervision.

[Signature]
Rachel M. Hess

Reviewed for compliance with
Baltimore County Code
Section(s) 30-4-271(c) only.
Not reviewed for compliance
with any other Baltimore County
requirements.

[Signature] 10-7-04
Assistant County Attorney
Baltimore County Office of Law

EXHIBIT A

[Description of Property]

All the property shown as "Stage 1" on the Condominium Plat entitled, "Stage 1, Roundwood Ridge II Condominium 12246 Roundwood Road", recorded among the Condominium Plat Records of Baltimore County, Maryland in Liber S.M. 28, folio 76-81

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS (this "Declaration") is made this 21st day of September, 2004, by ROUNDWOOD RIDGE II LLC, a Maryland limited liability company (the "Declarant").

RECITALS

Declarant owns in fee simple all of that land, situated in the Eighth Election District of Baltimore County, Maryland, and described in Exhibit A attached hereto (the "Property") and intends to develop a residential community on part or all of the Property, which land may be incorporated into a condominium or condominiums in one or more stages.

Declarant desires to subject the Property to the covenants, conditions and restrictions hereinafter set forth in order to protect and enhance the value, desirability and attractiveness of the Property.

NOW, THEREFORE, THIS DECLARATION WITNESSETH, Declarant hereby subjects the Property to the covenants, conditions and restrictions hereinafter set forth, all of which shall run with the Property and shall be binding on all parties having or acquiring any right, title or interest therein, or in any part thereof, and shall inure to the benefit of Declarant, its successors and assigns, and any Owner or Resident (as such terms are hereinafter defined). However, the Declarant shall have no personal liability or responsibility for the performance of any covenant required to be performed hereunder after any grant, conveyance, transfer or other disposition of all of its right, title and interest in and to the Property, but the liability and responsibility for performance of each covenant contained in this Declaration shall at all times rest only with the Owners of the Property, determined as of the time any performance is required hereunder.

ARTICLE I**DEFINITIONS**

As used in this Declaration, the following terms shall have the meanings herein ascribed thereto.

(a) "Association" means and includes any homeowners association or condominium association which has the authority to enforce the provisions of a declaration to which the Property has been subjected pursuant to Title 11B and 11, respectively of the Real Property Article.

(b) "Improvement" means and includes any building, porch, deck, fence, wall, sign, tank, recreational facility, road, parking area, walkway, exterior lighting, antenna, satellite dish or other improvement (except vegetation) of any kind, any addition thereto (including any awning or screening), or any change or alteration therein (including any retreatment by painting or otherwise of any exterior part thereof).

(c) "Owner" means and includes the then record owner of each portion of the Property, whether comprised of one or more entities or persons associated in said ownership, except as follows: the grantee named in any mortgage, deed of trust or other conveyance in the nature of a

mortgage, the beneficiary, creditor or other party secured under any deed of trust and the heirs, personal representatives, successors and assigns of such grantee, beneficiary, creditor or other person, having any interest in the Property as security for the payment of money or the performance of an obligation are not included in the term "Owner".

(d) "Resident" means and includes each resident occupant of any residential structure erected on the Property, including, without limitation, any tenant.

ARTICLE II

ARCHITECTURAL CONTROLS GOVERNING THE PROPERTY

(a) No Owner, Resident or Association, except the Declarant, shall construct, reconstruct, install or reinstall any Improvement upon the Property until plans and specifications, in duplicate, showing the nature, kind, shape, height, colors, materials, location and approximate cost of such Improvement, shall have been submitted to and approved in writing by Declarant or its successor or authorized agent (said Declarant and its successors and authorized agents are hereinafter sometimes referred to individually and collectively as the "Monitor"), who shall have the absolute right to refuse to approve any such plans or specifications which it deems unsuitable or undesirable, whether based on aesthetic or other reasons. In so passing upon such plans and specifications, the Monitor shall have the right to take into consideration, among other things, the use and suitability of the proposed Improvement, the location thereof, the materials of which it is to be built or made, and the color and design thereof, all with relation to the site upon which it is proposed to erect or keep the same, the degree of harmony created with respect to its surroundings, and the effect on the outlook from adjacent or neighboring properties, dwellings and businesses, and from public streets. If the Monitor fails to approve or disapprove any proposed Improvement within sixty (60) days after two (2) complete sets of plans and specifications therefor have been submitted to it, approval will be conclusively presumed.

(b) No Owner, Resident or Association, except the Declarant, shall plant, cultivate, mow, trim, prune or remove any vegetation in or from, or grade, plow, fill, excavate or otherwise disturb the soil in, any reforestation area created or designated upon the Property by Declarant until plans and specifications, in duplicate, showing the nature, kind, location, approximate cost, and all other relevant horticultural and/or arboricultural details, of the proposed action shall have been submitted to and approved in writing by the Monitor, who shall have the absolute right to refuse to approve any such plans or specifications which it deems unsuitable or undesirable, whether based on aesthetic or other reasons. In so passing upon such plans and specifications, the Monitor shall have the right to take into consideration, among other things, the short-term and long-term effects of the proposed action upon the health and appearance of the reforestation area, and upon the water quality and stormwater management of the Property and of the drainage basin in which the Property is located, the compliance of the proposed action with all federal, state and local laws and regulations and private covenants concerning the development and maintenance of the Land, in general, and of the reforestation area, in particular, the degree of harmony created with respect to the landscaping of the surrounding area, and the effect on the outlook from adjacent or neighboring properties, dwellings and businesses, and from public streets. If the Monitor fails to approve or disapprove any such proposed action within sixty (60) days after two (2) complete sets of plans and specifications therefor have been submitted to it, approval will be conclusively presumed. Notwithstanding any

other provision herein, Baltimore County approval may be required in lieu of Monitor's approval after the one (1) year maintenance period required by applicable Baltimore County law.

ARTICLE III

MAINTENANCE OF THE PROPERTY

- (a) Snow clearing shall be by mechanical means and deicing compounds except in severe ice conditions, when deicing compounds may be used.
- (b) Application of fertilizers, herbicides and pesticides shall not exceed recommendations of the University of Maryland Cooperative Extension Service.
- (c) Filling shall not occur in grassed or lined drainage ditches or swales.

ARTICLE IV

GENERAL PROVISIONS

- (a) Declarant, its successors and assigns, any Owner and any Resident shall each have the right to enforce, by any proceeding at law or in equity, all covenants, conditions and restrictions now or hereafter imposed by this Declaration. The failure to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.
- (b) Invalidation of any part of these covenants, conditions and restrictions by judgment or court order shall not affect any other provisions of this Declaration, which shall remain in full force and effect.
- (c) Paragraph (a) of Article II of this Declaration shall run with and bind the Property for seven (7) years from the date this Declaration is recorded. All other covenants, conditions and restrictions of this Declaration shall run with and bind the Property in perpetuity, unless development or redevelopment thereof is permitted in accordance with applicable laws, ordinances, codes, zoning and policies of the State of Maryland and Baltimore County, and such development or redevelopment is permitted to take place without the covenants, conditions and restrictions stated herein.
- (d) This Declaration may be amended only by an instrument (a) executed by (i) the Declarant or its successor, and (ii) all Owners of the Property, (b) approved by Baltimore County, Maryland, and (c) recorded among the Land Records of Baltimore County.

IN WITNESS WHEREOF, Declarant has hereunto set its hand on the day and year first above written.

Catherine J. Neve

ROUNDWOOD RIDGE II LLC

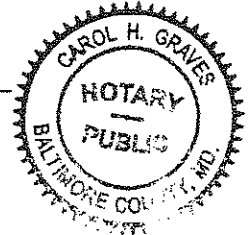
By: Michael J. Keelty
Michael J. Keelty,
Manager

STATE OF MARYLAND, COUNTY OF Baltimore, TO WIT:

I HEREBY CERTIFY, that on this 21st day of September, 2004, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Michael J. Keelty, Manager of ROUNDWOOD RIDGE II LLC, a Maryland limited liability company, and he acknowledged the foregoing Declaration to be the act and deed of said entity.

AS WITNESS my hand and Notarial Seal.

Carol H. Graves
Notary Public



My Commission expires: 11-01-07

THE UNDERSIGNED, an attorney at law, hereby certifies that the above instrument was prepared by me or under my supervision.

Rachel M. Hess
Rachel M. Hess

EXHIBIT "A"

(Description of Property)

The Land depicted as Parcel 5 shown on plat entitled "First Amended Plat of Plat One – Section 7, Area B- Mays Chapel North" dated May 22, 2003, prepared by Norman G. Sacks Associates, Inc. and recorded on September 15, 2003 among the Land Records of Baltimore County, Maryland in Plat Book 76, folio 30.

00208331 541

AFTER RECORDATION, PLEASE RETURN TO:

RACHEL M. HESS, ESQ.
Kantor, Winegrad & Hess, LLC
20 Crossroads Drive, Suite 215
Owings Mills, Maryland 21117

00208331542

State of Maryland Land Instrument Intake Sheet
Baltimore City County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.

(Type or Print in Black Ink Only - All Copies Must Be Legible)

TIME FD SURE \$ 28.00
RECORDING FEE 28.00
TOTAL 40.00
Pct # 64811
Blk # 1335
06/15/2004 10:22 AM

1 Type(s) of instruments
2 Conveyance Type
3 Tax Exemptions (if Applicable)
4 Consideration and Tax Calculations

Table with columns: Consideration Amount, Finance Office Use Only, Transfer and Recordation Tax Consideration. Rows include Purchase Price/Consideration, Any New Mortgage, Balance of Existing Mortgage, etc.

5 Fees
Table with columns: Amount of Fees, Doc. 1, Doc. 2, Agent. Rows include Recording Charge, Surcharge, State Recordation Tax, etc.

6 Description of Property
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(l).

7 Transferred From
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)

9 Other Names to Be Indexed
Doc. 1 - Additional Names to be Indexed (Optional)
Doc. 2 - Additional Names to be Indexed (Optional)

10 Contact/Mail Information
Instrument Submitted By or Contact Person
Name: Rachel M. Hess
Firm: Kantor, Winegrad & Hess, LLC
Address: 20 Crossroads Drive, Suite 215, Owings Mills, MD 21117
Phone: (410) 581-0600

11 IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Assessment Information
Yes [x] No Will the property being conveyed be the grantee's principal residence?
Yes [x] No Does transfer include personal property? If yes, identify:
Yes [x] No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only
Transfer Number:
Year: 20
Date Received:
Assigned Property No.:
REMARKS:
P. ART 12-106
Date: 10/15/04

State Reserved for County Validation

0021115 630

ROUNDWOOD RIDGE II CONDOMINIUM ASSOCIATION, INC.

CONDOMINIUM REGIME DECLARATION

FIRST AMENDMENT

THIS FIRST AMENDMENT TO DECLARATION, is made this 3rd day of December, 2004, by ROUNDWOOD RIDGE II, LLC, a Maryland limited liability company (hereinafter called "Declarant").

EXPLANATORY STATEMENT

1. By Condominium Declaration dated the 21st day of September, 2004, and recorded among the Land Records of Baltimore County prior to the date hereof (referred to herein as the "Declaration"), Declarant submitted all that property more particularly described in Exhibit A to the Declaration to the Condominium Regime known as "Roundwood Ridge II Condominium Association, Inc.," pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland.

2. Pursuant to Article VIII of the Declaration, Declarant reserved for a period of ten (10) years from the date of recording the Declaration the right to add successive Stages to the Condominium Regime, by adding to the Regime certain property described on the Condominium Plats as Stages 2 through 4, inclusive.

3. Declarant now desires to subject that area described on the Condominium Plats, referred to herein as Stage 2, which is attached hereto and made a part hereof as Exhibit A.

4. Declarant is the Owner of all that property described in Exhibit A attached hereto and intends to hereby subject that property to Roundwood Ridge II Condominium Association, Inc.

NOW, THEREFORE, this First Amendment to Condominium Regime Declaration:

ARTICLE I

Declaration of Condominium - Stage 2

Declarant does hereby declare its intent and does hereby subject to Roundwood Ridge II Condominium Association, Inc. regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland, and the Declaration, Stage 2 of the Condominium, being all that parcel of ground lying in Baltimore County, State of Maryland, more particularly described in Exhibit A.

Together with the buildings and improvements thereon erected or to be erected thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

Said parcel of land and the improvements constructed thereon or to be constructed thereon are shown on the Condominium Plats entitled, "Stage 2, ROUNDWOOD RIDGE II CONDOMINIUM, 12246 Roundwood Road" (hereinafter referred to as the Stage 2 Condominium Plats"), which are incorporated herein by reference. The Stage 2 Condominium Plats are recorded or intended to be recorded

or intended to be recorded contemporaneously herewith among the Condominium Plat Books of the Land Records of Baltimore County aforesaid.

ARTICLE II

Description of Condominium--Stage 2

Stage 2 of the Condominium consists of the Land described in Exhibit A attached hereto and made a part hereof and the improvements erected or to be erected thereon, so that the Condominium as expanded consists of the land described in Exhibit A attached to the Declaration and the Land described in Exhibit A attached hereto, and the appurtenances thereto and the improvements erected thereon or to be erected thereon.

The improvements on Stage 2 of the Condominium consisting of twenty (20) units and common elements (including, without limitation, those limited common elements shown on the Stage 2 Condominium Plats), all as more particularly shown on the Stage 2 Condominium Plats. The addresses of the improvements are known as 12246 Roundwood Road, Unit 301, 12246 Roundwood Road, Unit 302, 12246 Roundwood Road, Unit 303, 12246 Roundwood Road, Unit 304, 12246 Roundwood Road, Unit 305, 12246 Roundwood Road, Unit 306, 12246 Roundwood Road, Unit 307, 12246 Roundwood Road, Unit 308, 12246 Roundwood Road, Unit 309, 12246 Roundwood Road, Unit 310, 12246 Roundwood Road, Unit 401, 12246 Roundwood Road, Unit 402, 12246 Roundwood Road, Unit 403, 12246 Roundwood Road, Unit 404, 12246 Roundwood Road, Unit 405, 12246 Roundwood Road, Unit 406, 12246 Roundwood Road, Unit 407, 12246 Roundwood Road, Unit 408, 12246 Roundwood Road, Unit 409 and 12246 Roundwood Road, Unit 410.

The entire Condominium as expanded consists of forty (40) Units and is divided in the manner to the extent depicted on the Condominium Plats filed with the Declaration and the Stage 2 Condominium Plats filed herewith, into Condominium Units and Common Elements, which are further subdivided into Limited Common Elements and General Common Elements.

ARTICLE III

Percentage Interest in Common Elements

The undivided percentage interest in the Common Elements of each Unit in the Condominium as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is .025.

ARTICLE IV

Percentage Interest in Common Expenses and Common Profits

The percentage interest of each unit owner in the Common Expenses and Common Profits of the Condominium, as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is .025.

ARTICLE V

Condominium Plats

The term "Condominium Plats" as used in the Declaration and as used herein, is defined to mean the Condominium Plats filed with the Declaration and the Stage 2 Condominium Plats filed herewith.

ARTICLE VI

Votes

Each Unit in the Condominium after expansion is entitled to one vote appurtenant to the Unit at meetings of the Council of Unit Owners.

ARTICLE VII

Expenses of Maintenance

All expenses of maintenance of the Common Elements and for the operation of the Condominium after expansion shall be assessed to all unit owners in proportion to the percentage interest in the Common Expenses for that unit.

ARTICLE VIII

Further Expansion

Declarant reserves the right to further expand the Condominium as provided for in the Declaration.

ARTICLE IX

Effective Date

The amendments of the Declaration as set forth hereinabove shall be effective as of the date of recordation of this Condominium Regime Declaration First Amendment and from and after the effective date of this Amendment, each unit owner in the Condominium, as expanded, and in the common expenses and common profits, and shall have the votes, as set forth in this First Amendment.

WITNESS the hand and seal of said Declarant as of the date first herein written.

ATTEST:

Catherine J. Hever

DECLARANT:
ROUNDWOOD RIDGE II, LLC

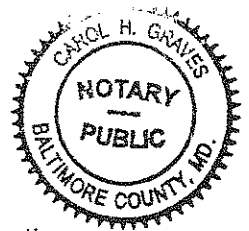
By: Michael J. Keelty (Seal)
Michael J. Keelty, Manager

STATE OF MARYLAND, COUNTY OF Baltimore, TO WIT:

I HEREBY CERTIFY, that on this 3rd day of December, 2004, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Michael J. Keely, Manager of ROUNDWOOD RIDGE II, LLC, a Maryland limited liability company, and he acknowledged the foregoing First Amendment to Declaration to be the act and deed of said entity.

AS WITNESS my hand and Notarial Seal.

Carol H. Graves
Notary Public



My Commission Expires: 11-01-07

I HEREBY AFFIRM under penalty of perjury that the notice requirements of Section 11-102.1 of the Real Property Article, if applicable, have been fulfilled.

ATTEST:

ROUNDWOOD RIDGE II, LLC

Catherine J. Hess

By: [Signature] (SEAL)
Michael J. Keely
Manager

ATTORNEY CERTIFICATION

The undersigned, an attorney duly admitted to practice and in good standing before the Court of Appeals of Maryland, certifies that the foregoing instrument was prepared by her.

[Signature]
Rachel M. Hess

Reviewed for compliance with
Baltimore County Code
Section(s) 32-4-271(c) only.
Not reviewed for compliance
with any other Baltimore County
requirements.

[Signature] 12-10-04
Assistant County Attorney
Baltimore County Office of Law

EXHIBIT A

All that area described as Stage 2 on the plat entitled, "Stage 2, ROUNDWOOD RIDGE II CONDOMINIUM, 12246 Roundwood Road" dated November 29, 2004 and recorded in the Land Records of Baltimore County, Maryland in Liber 29, folio 38 et seq.

0021115 635

AFTER RECORDATION, PLEASE RETURN TO:

Rachel M. Hess, Esquire
Kantor, Winegrad & Hess
20 Crossroads Drive - Suite 215
Owings Mills, MD 21117-5419

0021115 636

State of Maryland Land Instrument Intake Sheet
Baltimore City County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

Space for Clerk Recording Validation

FD SURE \$ 28.00
RECORDING FEE 28.00
TOTAL 46.00
RCPT # 67305
BLK # 2342
01:29 PM

1 Type(s) of Instruments: Deed, Mortgage, Other 1st Amendment to Condo Declaration
2 Conveyance Type Check Box: Improved Sale, Unimproved Sale, Multiple Accounts, Not an Arms-Length Sale
3 Tax Exemptions (if Applicable): Recordation, State Transfer, County Transfer

4 Consideration and Tax Calculations table with columns for Consideration Amount and Finance Office Use Only. Includes rows for Purchase Price/Consideration, Any New Mortgage, Balance of Existing Mortgage, Other, Full Cash Value, and TOTAL.

5 Fees table with columns for Amount of Fee, Doc #, and Agent. Includes rows for Recording Charge (\$40.00), Surchage, State Recordation Tax, State Transfer Tax, County Transfer Tax, and Other.

6 Description of Property: Roundwood Ridge II, LLC. Includes fields for District, Property Tax ID No., Grantor Liber/Folio, Map, Parcel No., Subdivision Name, Lot, Block, Sect/AR, Plat Ref, SqFt/Acreage, and Location/Address of Property.

7 Transferred From: Roundwood Ridge II, LLC. Includes fields for Doc #, Grantor(s) Name(s), and Owner(s) of Record.

8 Transferred To: Includes fields for Doc #, Grantee(s) Name(s), and New Owner's (Grantee's) Mailing Address.

9 Other Names to Be Indexed: Roundwood Ridge II Condominium Association, Inc. Includes fields for Doc # and Additional Names to be Indexed.

10 Contact/Mail Information: Name: Rachel M. Hess, Firm: Kantor, Winegrad & Hess, LLC, Address: 20 Crossroads Drive, Suite 215, Owings Mills, MD 21117, Phone: (410) 581-0600.

11 Assessment Information: Includes questions about principal residence, personal property, and survey status.

Assessment Use Only - Do Not Write Below This Line. Table with columns for Terminal Verification, Agricultural Verification, Whole, Part, and Transfer Process Verification. Includes fields for Transfer Number, Date Received, and Assigned Property No.

ROUNDWOOD RIDGE II CONDOMINIUM ASSOCIATION, INC.

CONDOMINIUM REGIME DECLARATION

SECOND AMENDMENT

THIS SECOND AMENDMENT TO DECLARATION, is made this 24th day of February, 2005, by ROUNDWOOD RIDGE II LLC, a Maryland limited liability company (hereinafter called "Declarant").

EXPLANATORY STATEMENT

1. By Condominium Declaration dated the 21st day of September, 2004, and recorded among the Land Records of Baltimore County in Liber 20833, folio 463 et seq. (referred to herein as the "Declaration") and First Amendment to Condominium Declaration dated the 3rd day of December, 2004, and recorded among the Land Records of Baltimore County in Liber 21115, folio 630 et seq. (referred to herein as the "First Amendment"), Declarant submitted all that property more particularly described in Exhibit A to the Declaration and First Amendment to the Condominium Regime known as "Roundwood Ridge II Condominium Association, Inc.," pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland.

2. Pursuant to Article VIII of the Declaration, Declarant reserved for a period of ten (10) years from the date of recording the Declaration the right to add successive Stages to the Condominium Regime, by adding to the Regime certain property described on the Condominium Plats as Stages 2 through 4, inclusive.

3. Declarant now desires to subject that area described on the Condominium Plats, referred to herein as Stage 3, which is attached hereto and made a part hereof as Exhibit A.

4. Declarant is the Owner of all that property described in Exhibit A attached hereto and intends to hereby subject that property to Roundwood Ridge II Condominium Association, Inc.

NOW, THEREFORE, this Second Amendment to Condominium Regime Declaration:

ARTICLE I

Declaration of Condominium - Stage 3

Declarant does hereby declare its intent and does hereby subject to Roundwood Ridge II Condominium Association, Inc. regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland, and the Declaration, Stage 3 of the Condominium, being all that parcel of ground lying in Baltimore County, State of Maryland, more particularly described in Exhibit A.

Together with the buildings and improvements thereon erected or to be erected thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

Said parcel of land and the improvements constructed thereon or to be constructed thereon are shown on the Condominium Plats entitled, "Stage 3, ROUNDWOOD RIDGE II CONDOMINIUM, 12246 Roundwood Road" (hereinafter referred to as the Stage 3 Condominium Plats"), which are

incorporated herein by reference. The Stage 3 Condominium Plats are recorded or intended to be recorded contemporaneously herewith among the Condominium Plat Books of the Land Records of Baltimore County aforesaid.

ARTICLE II

Description of Condominium - Stage 3

Stage 3 of the Condominium consists of the Land described in Exhibit A attached hereto and made a part hereof and the improvements erected or to be erected thereon, so that the Condominium as expanded consists of the land described in Exhibit A attached to the Declaration, First Amendment and the Land described in Exhibit A attached hereto, and the appurtenances thereto and the improvements erected thereon or to be erected thereon.

The improvements on Stage 3 of the Condominium consisting of twenty (20) units and common elements (including, without limitation, those limited common elements shown on the Stage 3 Condominium Plats), all as more particularly shown on the Stage 3 Condominium Plats. The addresses of the improvements are known as 12246 Roundwood Road, Unit 501, 12246 Roundwood Road, Unit 502, 12246 Roundwood Road, Unit 503, 12246 Roundwood Road, Unit 504, 12246 Roundwood Road, Unit 505, 12246 Roundwood Road, Unit 506, 12246 Roundwood Road, Unit 507, 12246 Roundwood Road, Unit 508, 12246 Roundwood Road, Unit 509, 12246 Roundwood Road, Unit 510, 12246 Roundwood Road, Unit 601, 12246 Roundwood Road, Unit 602, 12246 Roundwood Road, Unit 603, 12246 Roundwood Road, Unit 604, 12246 Roundwood Road, Unit 605, 12246 Roundwood Road, Unit 606, 12246 Roundwood Road, Unit 607, 12246 Roundwood Road, Unit 608, 12246 Roundwood Road, Unit 609 and 12246 Roundwood Road, Unit 610.

The entire Condominium as expanded consists of sixty (60) Units and is divided in the manner to the extent depicted on the Condominium Plats filed with the Declaration, First Amendment and the Stage 3 Condominium Plats filed herewith, into Condominium Units and Common Elements, which are further subdivided into Limited Common Elements and General Common Elements.

ARTICLE III

Percentage Interest in Common Elements

The undivided percentage interest in the Common Elements of each Unit in the Condominium as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is .0166.

ARTICLE IV

Percentage Interest in Common Expenses and Common Profits

The percentage interest of each unit owner in the Common Expenses and Common Profits of the Condominium, as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is .0166.

ARTICLE V

Condominium Plats

The term "Condominium Plats" as used in the Declaration and as used herein, is defined to mean the Condominium Plats filed with the Declaration, First Amendment and the Stage 3 Condominium Plats filed herewith.

ARTICLE VI

Votes

Each Unit in the Condominium after expansion is entitled to one vote appurtenant to the Unit at meetings of the Council of Unit Owners.

ARTICLE VII

Expenses of Maintenance

All expenses of maintenance of the Common Elements and for the operation of the Condominium after expansion shall be assessed to all unit owners in proportion to the percentage interest in the Common Expenses for that unit.

ARTICLE VIII

Further Expansion

Declarant reserves the right to further expand the Condominium as provided for in the Declaration.

ARTICLE IX

Effective Date

The amendments of the Declaration as set forth hereinabove shall be effective as of the date of recordation of this Condominium Regime Declaration Second Amendment and from and after the effective date of this Amendment, each unit owner in the Condominium, as expanded, and in the common expenses and common profits, and shall have the votes, as set forth in this Second Amendment.

WITNESS the hand and seal of said Declarant as of the date first herein written.

ATTEST:

Catherine J. Howe

DECLARANT:
ROUNDWOOD RIDGE II, LLC

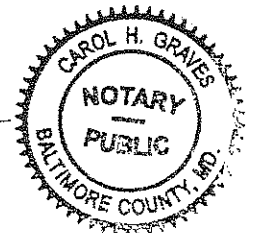
By: Michael J. Keely (Seal)
Michael J. Keely, Manager

STATE OF MARYLAND, COUNTY OF Baltimore, TO WIT:

I HEREBY CERTIFY, that on this 24th day of February, 2005, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Michael J. Keelty, Manager of ROUNDWOOD RIDGE II, LLC, a Maryland limited liability company, and he acknowledged the foregoing Second Amendment to Declaration to be the act and deed of said entity.

AS WITNESS my hand and Notarial Seal.

Carol H. Graves
Notary Public



My Commission Expires: 11-01-07

I HEREBY AFFIRM under penalty of perjury that the notice requirements of Section 11-102.1 of the Real Property Article, if applicable, have been fulfilled.

ATTEST:

ROUNDWOOD RIDGE II, LLC

Catherine J. Hever

By: [Signature] (SEAL)
Michael J. Keelty
Manager

ATTORNEY CERTIFICATION

The undersigned, an attorney duly admitted to practice and in good standing before the Court of Appeals of Maryland, certifies that the foregoing instrument was prepared by her.

[Signature]
Rachel M. Hess

Reviewed for compliance with
Baltimore County Code
Section(s) 32-4-271(c) only.
Not reviewed for compliance
with any other Baltimore County
requirements.

[Signature]
Assistant County Attorney
Baltimore County Office of Law

EXHIBIT A

All that area described as Stage 3 on the plat entitled, "Stage 3, ROUNDWOOD RIDGE II CONDOMINIUM, 12246 Roundwood Road" dated February 9, 2005 and recorded in the Land Records of Baltimore County, Maryland in Liber 29, folio 114 et seq.

0021526-102

AFTER RECORDATION, PLEASE RETURN TO:

Rachel M. Hess, Esquire
Kantor, Winegrad & Hess
20 Crossroads Drive - Suite 215
Owings Mills, MD 21117-5419

State of Maryland Land Instrument Intake Sheet
Baltimore City County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only--All Copies Must Be Legible)

FD SURE \$ 20.00
RECORDING FEE 20.00
TOTAL 40.00
BA03 Rpt # 74343
TD Blk # 929
Date: 03/05 12:56 PM

1 Type(s) of Instruments: Deed, Mortgage, Condo Declaration
2 Conveyance Type: Improved Sale
3 Tax Exemptions: Recordation, State Transfer, County Transfer

Table with columns: Consideration Amount, Finance Office Use Only. Rows include Purchase Price/Consideration, Any New Mortgage, Balance of Existing Mortgage, Other, Full Cash Value, and TOTAL DUE.

Table with columns: Amount of Fees, Doc. 1, Doc. 2, Agent. Rows include Recording Charge, Surcharge, State Recordation Tax, State Transfer Tax, County Transfer Tax, Other, and Ag. Tax/Other.

reviewed county

6 Description of Property: Roundwood Ridge II
SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

7 Transferred From: Roundwood Ridge II LLC
Doc. 1 - Grantor(s) Name(s)
Doc. 2 - Grantor(s) Name(s)

8 Transferred To:
Doc. 1 - Grantee(s) Name(s)
Doc. 2 - Grantee(s) Name(s)
New Owner's (Grantee) Mailing Address

9 Other Names to Be Indexed: Roundwood Ridge II Condominium Association, Inc.

10 Contact/Mail Information: Rachel M. Hess, Kantor, Winegrad & Hess, LLC, 20 Crossroads Drive, Suite 215, Owings Mills, MD 21117

11 Assessment Information:
IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER
Yes/No Will the property being conveyed be the grantee's principal residence?
Yes/No Does transfer include personal property? If yes, identify:
Yes/No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line
Terminal Verification, Agricultural Verification, Whole, Part, Trans. Process Verification
Transfer Number, Date Received, Deed Reference, Assigned Property No.
Land, Buildings, Total, Zoning, Use, Town Cd., Map, Grid, Parcel, Ex. Director of Budget and Finance

REMARKS: COUNTY TRANSFER TAX, ART 11 TITLE 6, SUBTITLE 2, 11-3-202, T.P. ART 12-108, Date 3/8/05

ROUNDWOOD RIDGE II CONDOMINIUM ASSOCIATION, INC.

CONDOMINIUM REGIME DECLARATION

THIRD AMENDMENT

THIS THIRD AMENDMENT TO DECLARATION, is made this 10 day of APRIL, 2005, by ROUNDWOOD RIDGE II LLC, a Maryland limited liability company (hereinafter called "Declarant").

EXPLANATORY STATEMENT

1. By Condominium Declaration dated the 21st day of September, 2004, and recorded among the Land Records of Baltimore County in Liber 20833, folio 463 et seq. (referred to herein as the "Declaration"), First Amendment to Condominium Declaration dated the 3rd day of December, 2004, and recorded among the Land Records of Baltimore County in Liber 21115, folio 630 et seq. (referred to herein as the "First Amendment"), Confirmatory Declaration of Covenants, Conditions and Restrictions dated the 20th day of January, 2005, and recorded among the Land Records of Baltimore County prior to the date hereof ("Confirmatory Declaration") and Second Amendment to Condominium Declaration dated the 24th day of February, 2005, and recorded among the Land Records of Baltimore County prior to the date hereof, Declarant submitted all that property more particularly described in Exhibit A to the Declaration, First Amendment, Confirmatory Declaration and Second Amendment to the Condominium Regime known as "Roundwood Ridge II Condominium Association, Inc.," pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland.

2. Pursuant to Article VIII of the Declaration, Declarant reserved for a period of ten (10) years from the date of recording the Declaration the right to add successive Stages to the Condominium Regime, by adding to the Regime certain property described on the Condominium Plats as Stages 2 through 4, inclusive.

3. Declarant now desires to subject that area described on the Condominium Plats, referred to herein as Stage 4, which is attached hereto and made a part hereof as Exhibit A.

4. Declarant is the Owner of all that property described in Exhibit A attached hereto and intends to hereby subject that property to Roundwood Ridge II Condominium Association, Inc.

NOW, THEREFORE, this Third Amendment to Condominium Regime Declaration:

ARTICLE I

Declaration of Condominium - Stage 4

Declarant does hereby declare its intent and does hereby subject to Roundwood Ridge II Condominium Association, Inc. regime pursuant to Title 11 of the Real Property Article, Annotated Code of Maryland, and the Declaration, Stage 4 of the Condominium, being all that parcel of ground lying in Baltimore County, State of Maryland, more particularly described in Exhibit A.

Together with the buildings and improvements thereon erected or to be erected thereon and the rights, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anywise appertaining.

Said parcel of land and the improvements constructed thereon or to be constructed thereon are shown on the Condominium Plats entitled, "Stage 4, ROUNDWOOD RIDGE II CONDOMINIUM, 12246 Roundwood Road" (hereinafter referred to as the Stage 4 Condominium Plats"), which are incorporated herein by reference. The Stage 4 Condominium Plats are recorded or intended to be recorded contemporaneously herewith among the Condominium Plat Books of the Land Records of Baltimore County aforesaid.

ARTICLE II

Description of Condominium--Stage 4

Stage 4 of the Condominium consists of the Land described in Exhibit A attached hereto and made a part hereof and the improvements erected or to be erected thereon, so that the Condominium as expanded consists of the land described in Exhibit A attached to the Declaration, First Amendment, Second Amendment and the Land described in Exhibit A attached hereto, and the appurtenances thereto and the improvements erected thereon or to be erected thereon.

The improvements on Stage 4 of the Condominium consisting of twenty (20) units and common elements (including, without limitation, those limited common elements shown on the Stage 4 Condominium Plats), all as more particularly shown on the Stage 4 Condominium Plats. The addresses of the improvements are known as 12246 Roundwood Road, Unit 701, 12246 Roundwood Road, Unit 702, 12246 Roundwood Road, Unit 703, 12246 Roundwood Road, Unit 704, 12246 Roundwood Road, Unit 705, 12246 Roundwood Road, Unit 706, 12246 Roundwood Road, Unit 707, 12246 Roundwood Road, Unit 708, 12246 Roundwood Road, Unit 709, 12246 Roundwood Road, Unit 710, 12246 Roundwood Road, Unit 801, 12246 Roundwood Road, Unit 802, 12246 Roundwood Road, Unit 803, 12246 Roundwood Road, Unit 804, 12246 Roundwood Road, Unit 805, 12246 Roundwood Road, Unit 806, 12246 Roundwood Road, Unit 807, 12246 Roundwood Road, Unit 808, 12246 Roundwood Road, Unit 809 and 12246 Roundwood Road, Unit 810.

The entire Condominium as expanded consists of eighty (80) Units and is divided in the manner to the extent depicted on the Condominium Plats filed with the Declaration, First Amendment, Confirmatory Declaration, Second Amendment and the Stage 4 Condominium Plats filed herewith, into Condominium Units and Common Elements, which are further subdivided into Limited Common Elements and General Common Elements.

ARTICLE III

Percentage Interest in Common Elements

The undivided percentage interest in the Common Elements of each Unit in the Condominium as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is .0125.

ARTICLE IV**Percentage Interest in Common Expenses and Common Profits**

The percentage interest of each unit owner in the Common Expenses and Common Profits of the Condominium, as expanded, shall be computed in accordance with the provisions of Article VIII (e) of the Declaration; that is .0125.

ARTICLE V**Condominium Plats**

The term "Condominium Plats" as used in the Declaration and as used herein, is defined to mean the Condominium Plats filed with the Declaration, First Amendment, Second Amendment and the Stage 4 Condominium Plats filed herewith.

ARTICLE VI**Votes**

Each Unit in the Condominium after expansion is entitled to one vote appurtenant to the Unit at meetings of the Council of Unit Owners.

ARTICLE VII**Expenses of Maintenance**

All expenses of maintenance of the Common Elements and for the operation of the Condominium after expansion shall be assessed to all unit owners in proportion to the percentage interest in the Common Expenses for that unit.

ARTICLE VIII**Further Expansion**

Declarant reserves the right to further expand the Condominium as provided for in the Declaration.

ARTICLE IX**Effective Date**

The amendments of the Declaration as set forth hereinabove shall be effective as of the date of recordation of this Condominium Regime Declaration Third Amendment and from and after the effective date of this Amendment, each unit owner in the Condominium, as expanded, and in the common expenses and common profits, and shall have the votes, as set forth in this Third Amendment.

WITNESS the hand and seal of said Declarant as of the date first herein written.

ATTEST:

[Signature]

DECLARANT:

ROUNDWOOD RIDGE II LLC

By: [Signature] (Seal)

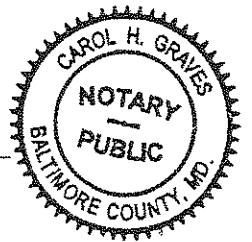
Michael J. Keilty, Manager

STATE OF MARYLAND, COUNTY OF Baltimore TO WIT:

I HEREBY CERTIFY, that on this 6th day of April, 2005, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Michael J. Keilty, Manager of ROUNDWOOD RIDGE II LLC, a Maryland limited liability company, and he acknowledged the foregoing Third Amendment to Declaration to be the act and deed of said entity.

AS WITNESS my hand and Notarial Seal.

[Signature]
Notary Public



My Commission Expires: 11-01-07

I HEREBY AFFIRM under penalty of perjury that the notice requirements of Section 11-102.1 of the Real Property Article, if applicable, have been fulfilled.

ATTEST:

[Signature]

ROUNDWOOD RIDGE II LLC

By: [Signature] (SEAL)

Michael J. Keilty, Manager

ATTORNEY CERTIFICATION

The undersigned, an attorney duly admitted to practice and in good standing before the Court of Appeals of Maryland, certifies that the foregoing instrument was prepared by her.

[Signature]
Rachel M. Hess

Reviewed for compliance with Baltimore County Code Section(s) 32-4-271(c) only. Not reviewed for compliance with any other Baltimore County requirements.

EXHIBIT A

All that area described as Stage 4 on the plat entitled, "Stage 4, ROUNDWOOD RIDGE II CONDOMINIUM, 12246 Roundwood Road" dated March 31, 2005 and recorded in the Land Records of Baltimore County, Maryland in Liber SM 29, folio 152 et seq.

0021701

State of Maryland Land Instrument Intake Sheet

Baltimore City County

Information provided for the use of the Clerk of the State Department of Assessments and Taxation, and County Commissioners only.

(Type or Print in Black Ink Only—All Copies Must Be Legible)

1. Type(s) of Instruments: Deed of Trust, Mortgage, Lease, Other YES

2. Conveyance Type Check Box: Improved Sale Arms Length [1], Unimproved Sale Arms Length [2], Multiple Accounts Arms Length [3], Not an Arms-Length Sale [9]

3. Tax Exemptions (if Applicable): Recordation, State Transfer, County Transfer

Cite or Explain Authority: _____

Clerk of Court, Clerk Recording

OFFERED SURE \$ 25.00
 RECORDING FEE 26.00
 TOTAL 51.00
 Recpt # 76283
 DIR # 2231
 03/26 PR

4. Consideration and Tax Calculations	Consideration Amount		Finance Office Use Only	
			Transfer and Recordation Tax Consideration	
Purchase Price/Consideration	\$		Transfer Tax Consideration	\$
Any New Mortgage	\$		Less: Exemption Amount	\$
Balance of Existing Mortgage	\$		Total Transfer Tax	\$
Other:	\$		Recordation Tax Consideration	\$
Other:	\$		() per \$500	\$
Full Cash Value	\$		TOTAL DUE	\$

5. Fees

Amount of Fees	Doc. 1	Doc. 2	Agent:
Recording Charge	\$	\$	
Surcharge	\$	\$	Tax Bill:
State Recordation Tax	\$	\$	C.B. Credit:
State Transfer Tax	\$	\$	Ag. Tax/Other:
County Transfer Tax	\$	\$	
Other	\$	\$	
Other	\$	\$	

6. Description of Property

SDAT requires submission of all applicable information. A maximum of 40 characters will be indexed in accordance with the priority cited in Real Property Article Section 3-104(g)(3)(i).

District: _____ Property Tax ID No. (1): _____ Grantor Liber/Folio: _____ Map: _____ Parcel No.: _____ Var. A/C: _____

Subdivision Name: ROXBORO RIDGE CONDO Lot of (3a) Block (3b) Sect/AR(3c) Plat Ref. SqFt/Acreage (4)

Location/Address of Property Being Conveyed (2): _____

Other Property Identifiers (if applicable): _____ Water Meter Account No.: _____

Residential or Non-Residential Fee Simple or Ground Rent Amount: _____

Partial Conveyance: Yes No Description/Amount of SqFt/Acreage Transferred: _____

If Partial Conveyance, List Improvements Conveyed: _____

7. Transferred From

Doc. 1 - Grantor(s) Name(s): THIS IS AMENDMENT

Doc. 2 - Grantor(s) Name(s): _____

Doc. 1 - Owner(s) of Record, if Different from Grantor(s): _____

Doc. 2 - Owner(s) of Record, if Different from Grantor(s): _____

8. Transferred To

Doc. 1 - Grantee(s) Name(s): ROXBORO RIDGE LLC

Doc. 2 - Grantee(s) Name(s): _____

New Owner's (Grantee) Mailing Address: _____

9. Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional): _____

Doc. 2 - Additional Names to be Indexed (Optional): _____

10. Contact/Mail Information

Instrument Submitted By or Contact Person

Name: Carol G. Brown

Firm: JAMES KEAST, PC

Address: PO Box 508 Bowie, Md 21020 Phone: (410) 258-3600

Return to Contact Person

Hold for Pickup

Return Address Provided

11. IMPORTANT: BOTH THE ORIGINAL DEED AND A PHOTOCOPY MUST ACCOMPANY EACH TRANSFER

Assessment Information: Yes No Will the property being conveyed be the grantee's principal residence? If yes, identify: _____

Yes No Does transfer include personal property? If yes, identify: _____

Yes No Was property surveyed? If yes, attach copy of survey (if recorded, no copy required).

Assessment Use Only - Do Not Write Below This Line

Transfer Number: _____ Date of Conveyance: _____ Dead Release: _____ Assigned Property No.: _____

Year: _____ Land: _____ Building: _____ Parcel: _____ Ex. Co.: _____

REMARKS: BALTIMORE COUNTY

COUNTY TRANSFER TAX See 03-139

Distribution: _____

CONFIRMATORY DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

THIS CONFIRMATORY DECLARATION OF COVENANTS, CONDITONS AND RESTRICTIONS ("Confirmatory Declaration") is made this 20th day of January, 2005, by ROUNDWOOD RIDGE II LLC, a Maryland limited liability company (the "Declarant").

RECITALS

A. That certain Declaration of Covenants, Conditions and Restrictions for ("Declaration") dated September 21, 2004 was recorded among the Land Records of Baltimore County, Maryland ("Land Records") in Liber 20833, folio 536 et seq..

B. Exhibit A of the Declaration inadvertently described the Property as "Parcel 5" rather than "Parcel 6" and Declarant desires to correct such error by virtue of the recordation among the Land Records of this Confirmatory Declaration.

NOW, THEREFORE, in order to accomplish the foregoing, Declarant attaches Exhibit "A", which shall be deemed a part of the Declaration, as if it was originally attached hereto.

Other than set forth herein, the Declaration remains unchanged.

WITNESS the due execution of this Confirmatory Declaration by the Declarant as of the date first above written.

IN WITNESS WHEREOF, Declarant has hereunto set its hand on the day and year first above written.

WITNESS/ATTEST:

[Handwritten signature]

ROUNDWOOD RIDGE II LLC

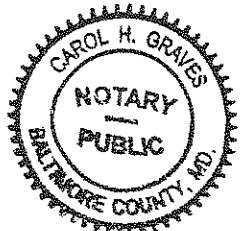
By: *[Handwritten signature]*
Michael J. Keilty
Manager

STATE OF MARYLAND, COUNTY OF Baltimore, TO WIT:

I HEREBY CERTIFY, that on this 20th day of January, 2005, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Michael J. Keilty, Manager of ROUNDWOOD RIDGE II LLC, a Maryland limited liability company, and he acknowledged the foregoing Declaration to be the act and deed of said entity.

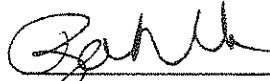
AS WITNESS my hand and Notarial Seal.

[Handwritten signature]
Notary Public

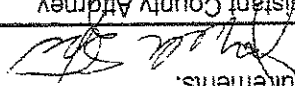


My Commission expires: 11-01-07

I HEREBY CERTIFY, that the within instrument was prepared by or under the supervision of the undersigned, an attorney duly admitted to practice before the Court of Appeals of Maryland.



Rachel M. Hess

Reviewed for compliance with
Baltimore County Code
Section(s) 32-4-27(c) only.
Not reviewed for compliance
with any other Baltimore County
requirements.

Assistant County Attorney
Baltimore County Office of Law

0021327 586

EXHIBIT "A"

(Description of Property)

The Land depicted as Parcel 6 shown on plat entitled "First Amended Plat of Plat One – Section 7, Area B- Mays Chapel North" dated May 22, 2003, prepared by Norman G. Sacks Associates, Inc. and recorded on September 15, 2003 among the Land Records of Baltimore County, Maryland in Plat Book 76, folio 30.

0021327 587

AFTER RECORDATION, PLEASE RETURN TO:

RACHEL M. HESS, ESQ.
Kantor, Winegrad & Hess, LLC
20 Crossroads Drive, Suite 215
Owings Mills, Maryland 21117

00213271 508

State of Maryland Land Instrument Intake Sheet
Baltimore City County: Baltimore

Information provided is for the use of the Clerk's Office, State Department of Assessments and Taxation, and County Finance Office Only.
(Type or Print in Black Ink Only—All Copies Must Be Legible)

Special Agent in Charge Clerk Recording Validation

FD SURE \$ 20.00
RECORDING FEE 20.00
TOTAL 40.00
Doc # 2606 Rept # 76965
DC BK # 3820
Date 26, 2005 02:13 PM

Form section 1: Type(s) of Instruments, Conveyance Type, Tax Exemptions, and Cite or Explain Authority.

Table section 4: Consideration and Tax Calculations. Columns include Purchase Price/Consideration, Any New Mortgage, Balance of Existing Mortgage, Other, Full Cash Value, and Finance Office Use Only.

Table section 5: Fees. Columns include Amount of Fees, Doc. 1, Doc. 2, and Other.

reviewed
cc atty

Form section 6: Description of Property. Includes fields for Subdivision Name (Roundwood Ridge II), Location/Address, and other property details.

Form section 7: Transferred From. Includes fields for Doc. 1 - Grantor(s) Name(s) and Doc. 2 - Grantor(s) Name(s).

Form section 8: Transferred To. Includes fields for Doc. 1 - Grantee(s) Name(s) and Doc. 2 - Grantee(s) Name(s).

Form section 9: Other Names to Be Indexed. Includes field for Roundwood Ridge II Condominium Association, Inc.

Form section 10: Contact/Mail Information. Includes Name: Rachel M. Hess, Firm: Kantor, Winegrad & Hess, LLC, Address: 20 Crossroads Drive, Suite 215, Owings Mills, MD 21117.

Form section 11: Assessment Information. Includes questions about principal residence, personal property, and survey.

Table section 12: Assessment Use Only. Includes fields for Terminal Verification, Agricultural Verification, and various assessment details.

Form section 13: REMARKS. Includes County Transfer Tax and Recorder's Office information.

FOR CIRCUIT COURT (Land Re...

Distribution: White - Clerk's Office
Canary - SDAT
Pink - Office of Finance
Lightgreen - Preparer

DATE 1/26/05 T.P. ABT 12-108