

P

CHARING CROSS TOWNHOUSE ASSOCIATION

PARKING, ARCHITECTURAL AND MAINTENANCE RULES

SPRING 1988

N O T I C E

TO: All Residents of Charing Cross
FROM: The Board of Directors
DATE: May 25, 1988
RE: Parking, AECC Rules

The enclosed rules were adopted at the open hearing held April 26, 1988. They will become effective June 1, 1988.

TO: Charing Cross Owners and Renters
FROM: Charing Cross Board of Directors
SUBJECT: Parking, Architectural and Maintenance Rules

The attached booklet contains rules established by the Charing Cross Board of Directors over the past several years. Many were originally announced in issues of the newsletter and others are new. Some represent interpretations of the Charing Cross By-laws and others speak to issues not clearly enough covered in the By-laws.

The rules in the booklet, in combination with the By-laws, represent the guidelines which the Board is following in managing and maintaining the condominium. As the Board becomes aware of infractions of the rules and By-laws, appropriate action will be undertaken to obtain compliance.

Also included you will find a copy of an architectural control form. The architectural control form is used to gain permission to alter (new paint color, shutters, storm doors, mailboxes, etc.) the exterior of your unit or install anything on your limited commons (fences, patios, decks, trees, sheds, etc.). Copies of the architectural control forms are retained on file thus allowing the Board to discover whether or not an alteration or change made on a unit was ever approved/disapproved.

If there is any question about whether you need to fill out such a form first consult the By-laws and the rules booklet. Then, if you are still uncertain contact the management agent hired by the Board -- Mrs. Pat Maize (of Comanco) at 721-7171-- or a member of the Board. Be certain to get approval, if needed, before you begin your project.

A homeowner who fails to follow the appropriate procedure and violates the rules and/or By-laws will have to bear the trouble and expense of removing or correcting the situation.

While the foregoing may sound like a new procedure, it is not. The architectural control form has been routinely used since the formation of the first Charing Cross Board in the early 1980s.

The members of the Charing Cross Board hope that the rules booklet will help residents in the maintenance of their properties and be an easy reference concerning which changes are allowed and which are prohibited.

Thank you.

(May 1988)

PARKING, ARCHITECTURAL & MAINTENANCE RULES
CHARING CROSS TOWNHOUSE CONDOMINIUM ASSOCIATION

SPRING 1988

A. PARKING CONTROL REGULATIONS

In order to enhance the exterior appearance of the Condominium and to establish a mechanism for enforcing Article X, Section 3 (g) of the By-Laws (which restricts parking in the Condominium's parking lots), the Board of Directors hereby establishes the following regulation to control parking in the parking areas of Charing Cross Townhouses Condominium Association, Inc.

1. PROHIBITED VEHICLES

- a. Tractor trailers and semitrailers
- b. Panel trucks or step vans
- c. Farm tractors or farm implements
- d. Any vehicle two (2) tons curb weight or heavier
- e. Any vehicle not properly maintained, not driveable, not displaying current plates or not currently registered
- f. Any vehicle with work implements or materials (ladders, pipes, etc.) on, or attached to, the exterior.
- g. Pickup trucks with exposed tools, supplies, etc.
- h. Stake body trucks
- i. Mobile homes
- j. Campers
- k. Tow trucks
- l. Boats
- m. Trailers

2. PERMITTED VEHICLES (Unless elsewhere prohibited herein)

- a. Cars under two (2) tons curb weight
- b. Jeeps under two (2) tons curb weight
- c. MiniVans and Conversion Vans

3. LIMITATIONS AND ENFORCEMENT

a. Only approved vehicles registered to a resident, rented by a resident, or supplied to a resident by his employer may be parked on condominium property. No unit may park more than two (2) vehicles on condominium property on a regular basis. Additional vehicles should be parked off of condominium property.

b. Vehicles in violation of these prohibitions will be posted with a notice to rectify the violation within five (5) days. After 5 days the vehicle will be towed at owners expense if the violation(s) has not been corrected.

B. ARCHITECTURAL AND MAINTENANCE RULES

1. GARDENING AND LANDSCAPING

In general planting of shrubs, trees, and small flower gardens are acceptable. However, the following restrictions apply:

a. Vegetable gardens are limited to the rear yard, may not extend beyond the end of the fence bordering the rear yard and may not be allowed to grow above the top of the fence.

b. Hedges, shrubs, trees, etc. that give the appearance of a fence, or serve the function of a fence are prohibited, except when used across the back of a rear exclusive use easement.

c. Ground covers (other than grass) or flower gardens may not extend more than four (4) feet from the unit wall. Any exceptions must have prior approval by the Board.

d. Trellises used on the front or side yard are prohibited. When used on the rear exclusive use easement, trellises must have the prior approval of the Board if they extend above the fence line.

e. Lawn ornaments, figurines, fountains, birdbaths, etc. may be placed only inside totally fenced back yards; not in front or side yards. The only exception to this rule is the placement of not more than three (3) small or medium sized plain (terra cotta, or other color pots matching house's brick color) pots with flowers.

f. Any lawn or garden border (such as but not limited to landscape ties or railroad ties) and all other landscape changes must have prior Board approval.

g. Ivy may be planted, but may not be allowed to climb walls or other exterior elements of a townhouse unit. Ivy is considered invasive and potentially harmful to the brick, mortar or other external wall elements. This rule does not prohibit the use of pyracantha (fire thorn) which has been trained to hug the exterior wall as pyracantha's growth habit is not invasive to the wall. (NOTE: Homeowners whose units have ivy on their exterior walls this time -- March 1988 -- will be sent a maintenance letter and given a reasonable time to comply with this new rule.)

h. Lawn furniture is allowed only in rear of a unit.

1. GARDENING AND LANDSCAPING continued.

i. Trees & shrubs may not be allowed to invade a neighboring yard or space above it.

j. With the sole exception of annual and perennial flowers, all plantings of trees and shrubs must have prior Board approval.

2. YARD MAINTENANCE

Yards must be well maintained and trees and shrubs must be kept properly pruned and mulched. Each owner/renter is responsible for cutting their units limited commons (i.e., front, back and side yards). The grounds maintenance company retained by the Board to mow the general commons will cut the limited commons area lawns, but only if these areas are rapidly and easily accessible and uncluttered with toys, furniture, etc.

3. FRONT YARD FENCES of any type may not be used.

4. BACK YARD FENCE

The installation of fencing in the back yards of units must have prior Board approval. Generally, fences are acceptable provided:

a. The fence is of wood construction and vertical alternating board design with a 4" x 4" fence post (with metal caps), 2" x 4" cross members, 6" wide fence boards, 72" long fence boards, and a 1" x 4" top plate.

b. Fence and gate are made of pressure treated white cedar or pine.

c. The gate hardware is black cast iron.

d. The fence remains unpainted or colored in any manner. However, use of a clear preservative is acceptable and recommended.

e. The fence top is level and stepped rather than sloped to follow the grade of the land.

f. The back fence line does not exceed the edge of the limited common area as specified on the plat.

5. BIRD FEEDERS must have prior Board approval.

6. PATIO AND DECKS

All decks and any other structures must be submitted for Board approval before installation. Care should be taken to avoid patios with surfaces which are slippery when wet.

a. Patios may be installed on a unit's rear limited commons provided:

i. The rear limited commons is to be bordered along the sides with a fence. The back of the rear limited commons may either be fenced or left open.

ii. The patio is sloped to provide drainage away from the building and neighboring yards.

iii. A wooden deck patio must be unpainted and unstained to be visually compatible with the type of wood used in the fence.

iv. The patio or deck must be constructed of concrete patio block, brick or pressure treated lumber of a type similar in appearance to wood employed in the fence.

v. Concrete patio block or brick patios should be constructed on a sand or other good base to prevent excessive, uneven settlement.

7. BARBECUES

a. All permanent barbecues must have the prior approval of the Board. Complete construction plans must be submitted.

b. County fire regulations must be observed when using any kind of barbecue, i.e., it should be used at least 18 feet away from the building. Therefore, use of charcoal or gas grills on balconies is not permitted.

c. Storage of charcoal or gas grills on balconies is not permitted.

8. BICYCLES, BIG WHEELS, WAGONS, SKATEBOARDS & TOYS

May not be stored in front or side yards when not in use. Further such items may not be left on the unfenced limited or general commons areas overnight.

9. FIREPLACES, WOOD STOVES, ETC.

All alterations to original fireplaces, or installations of woodburning stoves, and the like must be submitted for approval prior to installation. At a minimum, owners should expect to be required to submit complete installation plans, and copies of all required permits and inspection stickers. Any non-masonry chimney will have to be enclosed with a Board approved enclosure. Also, it is Board policy that any insurance premium increase which can be directly attributed to the installation of a woodburning stove or an alteration to the unit's original fireplace(s) within the unit will be borne solely by those unit owners who have the items causing the increase.

10. BALCONY REGULATIONS

The balconies are part of the limited common area of the Condominium and as such fall under the jurisdiction of the By-Laws which control such limited common areas. The following rules have promulgated by the Board.

- a. No storage of bicycles, furniture, barbecues, firewood or any other articles will be allowed on balconies with the exception of furniture designed for use on balconies and patios.
- b. No flags, plants, towels, bedding or clothing articles are to be hung from any part of the balcony.
- c. No permanent storage boxes or sheds are permitted.
- d. No balcony shades are permitted.
- e. No wire, chicken wire, or other materials may be used to "fence in" balconies.
- f. Pets may not be left unattended on balconies.
- g. Balconies may not be painted or stained except with a clear wood preservative.
- h. No type of enclosure may be made on the balcony.

11. STORM DOORS

All existing storm doors previously approved by the Board of Directors are acceptable. Future door installations must be one of approved types listed below. No crossbuck pattern, no scalloped, or grill style storm doors are acceptable. Doors must be painted black, white, or the Martin Senour Williamsburg color approved for use on doors, house trim and shutters of your home. The storm doors must be:

- a. Full view self-storing door (with slidable screen and glass) of metal or wood, or
- b. Full view (no obstruction) door of metal or wood with exchangeable glass and screen inserts, or
- c. Full view or 3/4 view door of wood with small rectangular glass panes (french door style), or
- d. Half-view door with
 - i. a bottom half of wood or metal with a panel pattern (but not an "X" or crossbuck -- see illustration e.), and
 - ii. a top half of glass or screen with an even rectangular border (not a scalloped edge).

12. WINDOWS AND SCREENS AND MULLIONS

All exterior windows and screens shall be the same style as originally determined by the builder. New storm windows must have prior Board approval. Mullions must be retained in the windows and may not be removed.

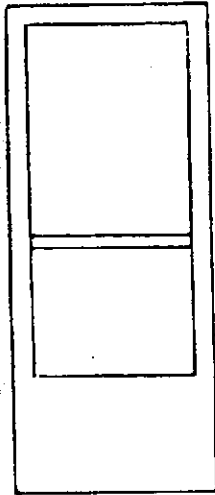
13. EXTERIOR DOORS

Changes in style or color must be submitted for approval. All exterior doors shall be painted white or the Martin Senour Williamsburg color approved for the wood trim of the unit.

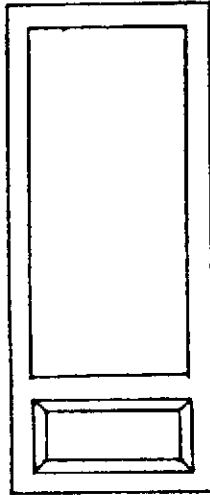
14. RAIN GUTTERS AND DOWN SPOUTS

Replacement gutters and downspouts shall be white or other color as approved by Board.

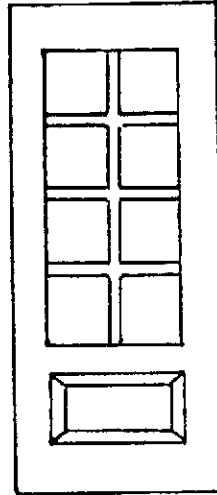
Doors a through d are acceptable types.



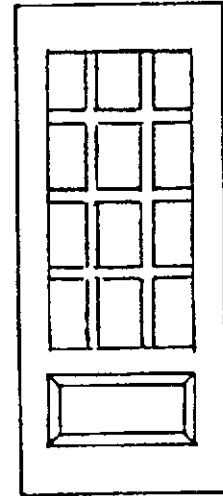
a. full-view selfstoring



b. full-view

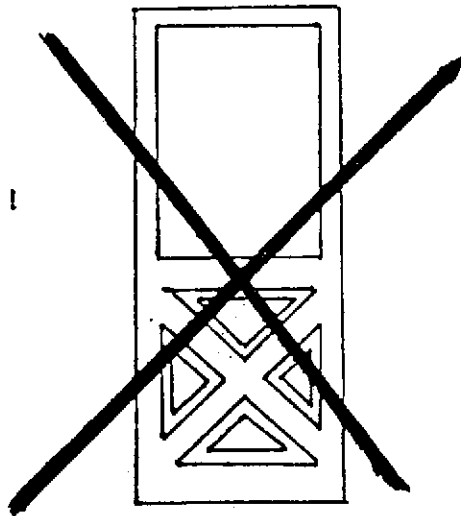


c. full or 3/4 view french door style



d. half-view

Door e. is not acceptable!!



e. half-view crossbuck

15. WINDOW AIR CONDITIONERS AND FANS are not permitted.

16. WINDOW BOXES are not permitted.

17. DOORBELLS

Installation of doorbells is acceptable but needs prior Board approval. Electric doorbells must be of a type approved by Underwriter Laboratories.

18. DOOR KNOCKERS

Must be submitted for Board approval. Generally, though, knockers of brass or black wrought iron of a normal size and type will be approved. Oversized knockers or knockers of other materials will be judged on a case by case basis.

19. NAME AND/OR ADDRESS PLAQUES

Must have prior approval from the Board.

20. MAILBOXES

Units with individually affixed mailboxes must have prior Board approval if a different style of mailbox than the original black wrought iron type is to be installed.

21. EXTERIOR WIRES

No wires may be run along the exterior of any unit. This includes, but is not limited to, TV antenna and CABLE TV wires.

22. PAINT

Painting the wooden exterior parts of a unit to maintain an existing previously approved color is acceptable and requires no new prior Board approval. However, any change of color to the exterior of the unit must have prior Board approval and must be selected from the Williamsburg exterior paints by Martin Senour. The painting of exterior brick walls, siding, concrete, fences or roofs is not permitted.

23. SHUTTERS

The installation of window shutters is permitted provided they conform to the following specifications.

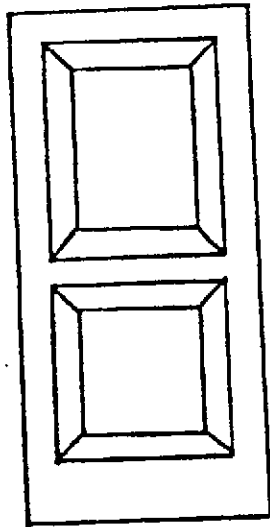
a. The Board routinely approves two (2) types of shutter as acceptable when architectural change forms are submitted. They are:

i. A paneled shutter and

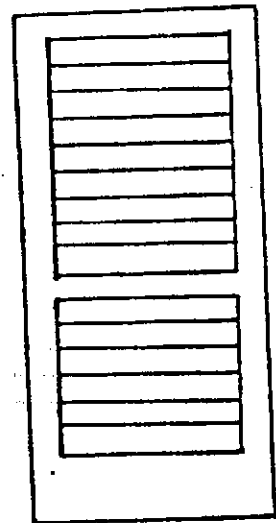
ii. a louvered shutter (see drawings).

b. Shutters should be of an appropriate size for the window where they are to be installed, i.e., they should not extend above the top nor below the bottom of the window.

c. Shutter paint colors should be selected from the Martin Senour Williamsburg exterior paints and the selection must be Board approved.



Paneled Shutter



Louvered Shutter

24. EXTERIOR LIGHT FIXTURES

The replacement of existing or original light fixtures is acceptable provided:

- a. The style of the replacement fixture is consistent with the colonial styling of the units.
- b. The replacement fixture does not use flood lamps.
- c. The replacement fixture is approved by Underwriters Laboratories.
- d. The replacement fixture is located at the same location on the building wall as the original fixture.

25. ATTIC EXHAUST FAN ON ROOF

Installation of an attic exhaust fan is acceptable provided:

- a. The fan has a low profile.
- b. The fan is installed on the roof to the rear of the building, centered side to side, near to peak of roof.
- c. If roof shingles are damaged during installation, replacement shingles should match the original roof shingles.
- d. The fan is approved by Underwriters Laboratories with approved, properly installed controls.

26. REALTY SIGNS

In general, the display of realty signs including "For Sale", "For Rent", "Sold", and "Open House" signs is prohibited. The only exception to this prohibition allows posting of one "Open House" sign with the following restrictions:

- a. No more than one sign per home is permitted.
- b. No other realty signs are permitted anywhere else, or at any other time, within the condominium.
- c. The sign may be posted for the duration of each Open House. It must be taken down when the Open House is over and the real estate agent has left the premises or the homeowner/seller has concluded a similar event.

27. BAY WINDOW COPPER ROOF MAINTENANCE

The policy is to maintain the copper roof, not to paint it. Copper can be cleaned with a commercial compound to remove oxidation and restore brightness. However, mixing lemon juice (get bottle of lemon concentrate) and salt with some elbow grease will work just as well. After rinsing and thoroughly drying the copper, a coat or two of clear polyurethane should be applied.

-- FINIS --

**CHARING CROSS TOWNHOUSES
CONDOMINIUM ASSOCIATION, INC.**

% COMANCO, Inc.
2139 Defense Highway
P.O. Box 3637
Crofton, Maryland 21114

Ann. (410) 721-7171
Balto. (410) 793-0034
D.C. (301) 261-6400
Fax (410) 721-3842

July 15, 1996

NOTICE

Re: Tennis Court Rules

Dear Homeowner(s) and Resident(s):

At a special meeting held following the Annual Meeting on July 8, 1996, the Board passed the proposed Tennis Court Rules with minor amendments.

Enclosed are the new rules to be added as page 12, Section 28, of the "Charing Cross Townhouse Association Parking, Architectural and Maintenance Rules", adopted in the Spring of 1988. Signs will be posted on the Tennis Court fence summarizing these rules.

The Board thanks those homeowners who were present for their comments shared at the meeting.

Respectfully,

Your Board of Directors

28. TENNIS COURT RULES

1. Court operating hours are 7:00 am until dusk every day.
2. Only residents, homeowners and their guests may use the tennis courts. Residents or homeowners must be present with guests. Entry to the courts is permitted by key only. Entry to the courts in any other fashion will constitute trespassing and/or destruction of property. Violators are subject to prosecution.
3. Use of court is on a first come, first served basis. Reservations may not be made. Playing time shall be limited to one (1) hour when other persons are waiting to use the court.
4. Food, gum and non-alcoholic beverages and other items (i.e. extra tennis balls, gym bags, racquet covers) must be stored in a corner area of the court. No food or beverage, other than water in plastic containers, may be consumed inside the court area. All items brought to the court must be removed when leaving.
5. Loud and offensive language or conduct is not permitted. Music equipment is not permitted on or around the tennis court.
6. Tennis courts shall be used for playing tennis only. Tennis shoes must be worn at all times when on the courts. Storage or use of bicycles, tricycles, skates, skateboards and the like shall not be permitted.
7. No pets inside the tennis courts, nor shall pets be tied or left outside the courts.

Violations of these rules and regulations are subject to revocation of tennis court key, use of the tennis court and/or fines of \$25.00 per occurrence. Continual violations constitutes a daily fine of \$25.00 until the violation is corrected.

EFFECTIVE: July 31, 1996

CHARING CROSS RULES & REGULATIONS

29. PETS

All pets shall be leashed and under the control of the owner when outside of the residence.

Pet owners are responsible to be sure that all animal excrement is immediately removed and properly disposed.

The kenneling or keeping of any animal on a patio, enclosed fenced area or balcony is prohibited.

All other ordinances and laws of Anne Arundel County must be maintained.

Effective - January 1, 1997

30. TRASH AND RECYCLING DISPOSAL

All trash is to be kept within the confines of the home or rear fenced yard area. If rear yard is not fenced, then trash cans with lids must be used for storage until removal day.

Normal household trash may be placed out for pick-up no earlier than dusk the day prior to pick-up and if not removed, must be returned to the confines of the rear yard or home until the next pick-up date.

No trash may be left for pick-up on Anne Arundel County holidays.

Recycling must be placed in containers provided by Anne Arundel County and bin must be stored within the confines of the rear yard or home. Recycling bins may be placed out for pick-up no earlier than dusk the evening prior to recycling pick-up and stored within 24 hours after removal of contents.

Large items, or bulk pick-up must be arranged directly between the county and resident. The bulk pick-up may not be placed out any earlier than the evening before the scheduled pick-up. Once arranged, the management agent must be notified of a scheduled pick-up of bulk items.

Yard waste and holiday trees may be placed out for pick up using guidelines provided by the County.

All problems related to trash and waste removal should be directed to Anne Arundel County.

Effective - January 1, 1997

31. SHEDS

The installation of sheds may be permitted provided that they conform to the following specification.

- a. **Written architectural approval from the AERC is required.**
- b. **The rear yard must be enclosed with an approved fence.**
- c. **The shed must be installed fully within the fenced yard area and may not be attached to or built in such a way as to use the fence as a wall or support to the shed.**
- d. **Shed MAY NOT EXCEED the height of the lowest section of fence.**
- e. **Walls of the shed must be constructed of material to match either the fence or the home. If matching the home, the color of the shed is to be matched as close as practicable. Roof must be pitched, and shingles must match those of the home.**
- f. **Shed door must open to the interior of the fenced yard area.**

Effective - January 1, 1997

32. It is the intention of the Board of Directors to adopt as Rules of Charing Cross Townhouse Condominium Association, Inc. the following:

- 1. Charing Cross Inc. Declaration**
- 2. Articles of Incorporation**
- 3. Exhibit A to Declaration of Charing Cross Townhouses, A Condominium "By Laws".**

Effective - January 1, 1997

ADDENDUM A

Dispute Settlement:

When rules and regulations of the community are violated, the Board may invoke the Dispute Settlement Mechanism. This procedure conforms to Title 11, Section 11-113 of The Maryland Condominium Act.

The Board will utilize the schedule of fines as published below:

1. Reoccurring violations of rules shall be assessed \$25.00 per occurrence.
2. Continuing violations will be assessed \$25.00 per day or any portion thereof, until the violation is abated.
3. Failure to comply with individual lot or building maintenance shall be assessed at \$125.00 plus the estimated cost to complete the required work.

The Board may also vote to include any or all of the following in conjunction with fines imposed for rules violation.

1. Suspension of homeowners voting rights.
2. Restricted use of common area parking and recreational facility.
3. Assess the homeowner for the cost to repair damage done to common property caused by the owner, residents or guests of an individual home.

CHARING CROSS TOWNHOUSES CONDOMINIUM ASSOCIATION, INC.

ADMINISTRATIVE RESOLUTION

AD HOC COMMITTEE - AERC/SHEDS

WHEREAS, Article IX, Section 1 of the Declaration of Charing Cross Townhouses Condominium Association, Inc. provides that the construction be liberally construed to effectuate the purpose of creating a uniform plan for the development and operation of a Condominium Regime; and

WHEREAS, Article V, Section 3 (d) of the By-Laws of Charing Cross Townhouses Condominium Association, Inc (By-Laws) provides that the Board of Directors shall have all the powers and duties necessary for the administration of the affairs of the Council of Unit Owners of the Corporation and promulgate and enforce such rules and regulations and such restrictions or requirements as may be deemed proper respecting the use of the limited common elements by the members; and

WHEREAS, Article V, Section 3 (c) of the By-Laws provides for the designation of personnel necessary for the good working order of the condominium project; and

WHEREAS, Article XI, Section 2 of the By-Laws provides that the Board of Directors of the Corporation may from time to time designate an Architectural Committee to adopt or promulgate any rule or regulation, or to make any finding pursuant to the authority contained in this Article; and

WHEREAS, Article X, Section 3 (j) excludes sheds among the list of prohibited structures within the limited common area and specific rules were omitted from consideration when the architectural rules were revised and approved in 1988;

NOW, THEREFORE, BE IT RESOLVED THAT an AERC/Sheds Committee is established for the purpose of developing guidelines specifically for the installation of sheds within the rear limited common areas for a unit.

1. ORGANIZATION

A. Term: Members of the AERC/Sheds Committee (the "Committee") shall serve for a period necessary to carry out the tasks assigned.

B. Chairman: The chairman of the committee shall be the Chairperson of the AERC Committee.

C. Number and Membership: The Committee shall consist of 3 persons who are members or non-members of the Association duly appointed by the Board of Directors. Any vacancies shall be filled by appointment by the Board of Directors.

D. Minutes: The chairman shall designate a recording secretary from among the members of the committee. It shall be the duty of the recording secretary to maintain a roster of Committee members and to document all committee activities, decisions and recommendations. A copy of all approved minutes shall be submitted to the Board of Directors for review at an upcoming meeting.

E. Committee: The following members have been appointed by the Board of Directors to serve on this committee:

YONG KANG MARK McCracken Scott Wetterau

2. OPERATION AND FUNCTION

The committee shall operate and function within the following parameters:

A. The committee shall meet as many times deemed necessary to carry out the tasks assigned at a time and place agreed upon by a majority the committee members.

B. The committee shall provide a final report to the Board of Directors which contains the following:

- 1) The Committee recommendation of the provisions which must exist for a shed to be installed.
- 2) Any rules for the size and materials required for the shed's construction.
- 3) A list of all documentation or source of information which assisted the Committee in making their recommendation.

THE ABOVE RESOLUTION WAS APPROVED AND ADOPTED AT A Regular MEETING OF THE CHARING CROSS TOWNHOUSES CONDOMINIUM ASSOCIATION, INC BOARD OF DIRECTORS HELD February 27, 1996 BY THE VOTE OF:

<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<u>Carolyn Mulligan</u> Carolyn Mulligan (President)
<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<u>Donald Walton</u> Donald Walton (Vice President)
<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<u>Orietta Cuellar</u> Orietta Cuellar (Secretary)
<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<u>John Baker</u> John Baker (Treasurer)
<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no	<u>Lucille Helga</u> Lucille Helga (Member-at-Large)

EXHIBIT B TO THE DECLARATION

PERCENTAGE INTERESTS IN COMMON ELEMENTS AND
PERCENTAGE INTERESTS IN COMMON EXPENSES AND
COMMON PROFITS AND VOTING RIGHTS

A. Each unit shall have the same Percentage Interest in the Common Elements and the Common Expenses and Common Profits. The Percentage Interest of each unit in the Condominium Regime, expressed as a fractional formula, always shall have as its' numerator, the number one (1); and the denominator thereof shall be the total number of units from time to time submitted to the Condominium Regime, beginning with the total number of units in Phase 1 with the addition thereto of the total number of units in future phases (additional phases) as may be submitted from time to time to the Condominium Regime.

B. Each unit owner shall be authorized to cast one (1) vote for each unit owned by said unit owner. However, no more than one (1) vote shall be cast per unit.

THE MONUMENTAL TITLE CO.
The Monumental Title Bldg.
SEVERNA PARK, MD. 21145
Mailed to: _____

July 12, 1979

Amendment to Declaration

Please be advised that the Declaration recorded for Charing Cross Townhouses under liber 3218 folio 548 on July 6, 1979, contains a typographical error.

Specifically, on page 10, ARTICLE VI, SECTION 1, the term reserved to add units to the condominium shall be for a period of seven (7) years instead of ten (10) years indicated on the document.

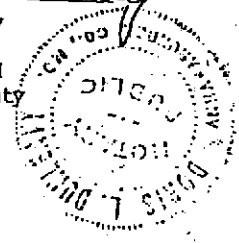
RECORD FEE 4.00
\$10.00 COST FOR RECORD
JUL 12 79

Charing Cross, Inc.

J. P. Modderno
John P. Modderno
President

SWORN TO AND SUBSCRIBED before me this 12th day of July, 1979

Doris L. Dunleavy
Doris L. Dunleavy
Notary Public
State of Maryland
Anne Arundel County



My Commission Expires: July 1, 1982

RECEIVED FOR RECORD
CIRCUIT COURT, ANNE ARUNDEL COUNTY

1979 JUL 12 PM 1:26

W. GARRETT LANKFORD
CLERK

4.00

Mailed to: John Modderno

DAVIDSONVILLE (MD. RTE. 424) ROAD

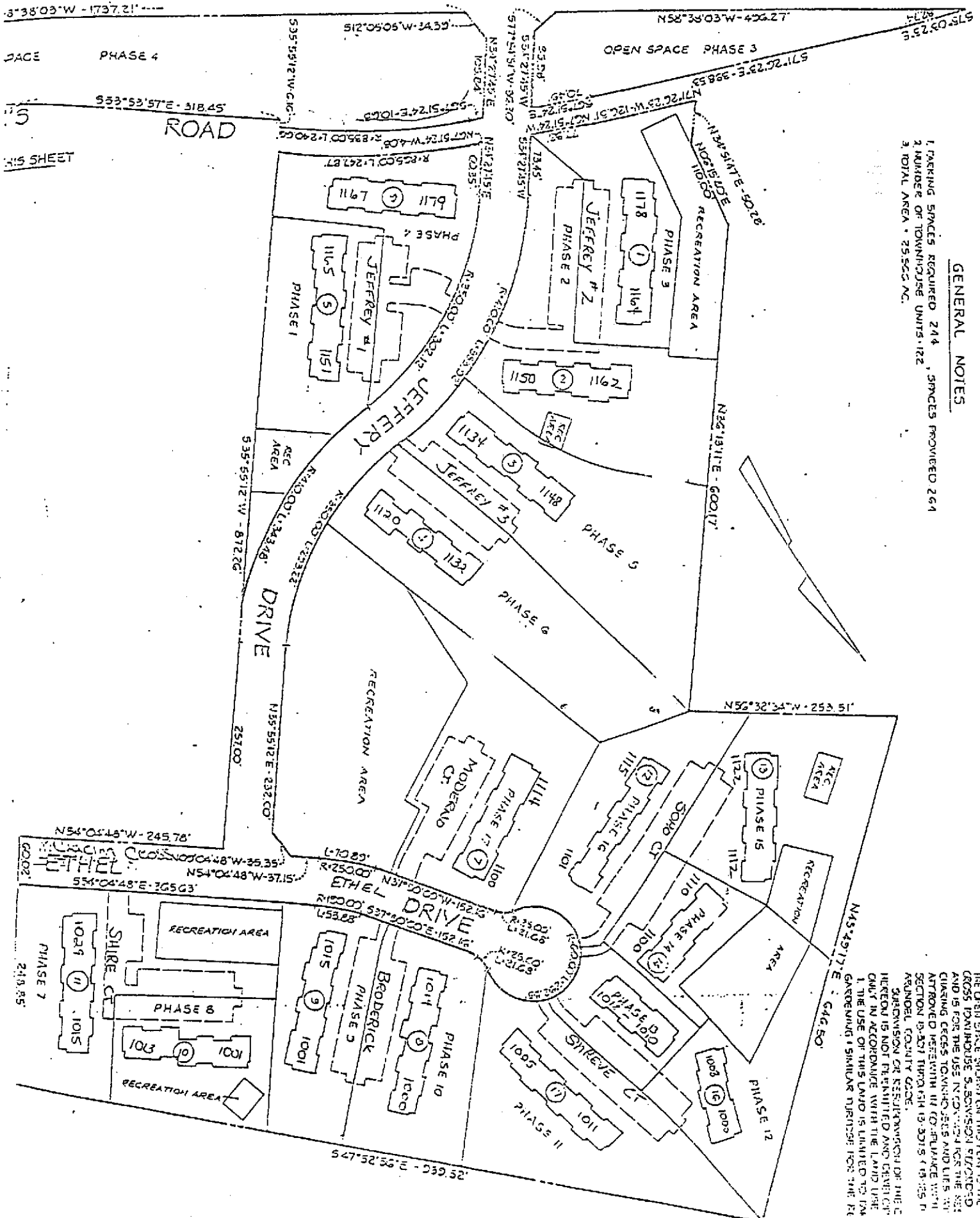
3°38'03"W - 1737.21'

PAGE PHASE 4

553°53'57"E - 318.45'
ROAD

THIS SHEET

GENERAL NOTES
 1. PARKING SPACES REQUIRED 244. SPACES PROVIDED 264
 2. NUMBER OF TOWNHOUSE UNITS 122
 3. TOTAL AREA = 25,522 SQ. FT.



THE OPEN SPACE SHOWN ON THIS PLAN IS THE GROSS TOWNHOUSE SUBDIVISION PROVIDED AND IS FOR THE USE OF THE TOWNHOUSES AND IS NOT TO BE USED FOR ANY OTHER PURPOSES AND THE USE OF THIS SPACE SHALL BE LIMITED TO THE SECTION B-301 THROUGH B-301S (15-25 FT. ROUNDED CORNER CASE). SUBDIVISION OR RESURVEYING OF THE HEREON IS NOT PERMITTED AND SHALL BE ONLY IN ACCORDANCE WITH THE LAND USE 1. THE USE OF THIS LAND IS LIMITED TO THE GARDENING & SIMILAR PURPOSES FOR THE FUTURE.