

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 10951, p. 0493 MSA CE62_10806. Date available 03/03/2005. Printed 1

010951.403

Foxhall - BLD JC

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND

THIRD AMENDMENT TO DECLARATION OF
COVENANTS, CONDITIONS, AND RESTRICTIONS OF
FOXHALL FARM HOMEOWNERS ASSOCIATION, INC.

Joy Burgeon
Authorized Signature

Date 2-23-95 Sec 33 189 Dec

THIS THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, made this 1st day of October, 1994, by Foxhall Farm Joint Venture, a Maryland General Partnership and Trafalgar House Property, Inc. a Delaware corporation, formerly known as Trafalgar House Real Estate, Inc., successor to Capital Homes Maryland, Inc., also known of record as Capital Homes, Inc., by its Trafalgar House Residential, Maryland Division, (hereinafter referred to collectively as "Declarant");

WITNESSETH

WHEREAS, Declarant made, executed and caused to be recorded a Declaration of Covenants, Conditions and Restrictions (hereinafter called the "Declaration") dated the 27th day of March, 1991, and recorded among the Land Records of Baltimore County, Maryland, in Liber 8743, folio 188, et. seq.; and

WHEREAS, Foxhall Farm Joint Venture made, executed and caused to be recorded a First Amendment to the Declaration dated the 26th day of August, 1991, and recorded among the Land Records of Baltimore County, Maryland, in Liber 8897, folio 464, et. seq.; and

WHEREAS, Foxhall Farm Joint Venture made, executed and caused to be recorded a Second Amendment to the Declaration dated the 3rd day of March, 1992, and recorded among the Land Records of Baltimore County, Maryland, in Liber 9579, folio 556, et. seq.; and

WHEREAS, pursuant to Section 8.1 of Article VIII of the Declaration, Declarant reserved the right to add to the property subject to the Declaration additional land within the area described in Exhibit C attached to the Declaration; and

WHEREAS, Foxhall Farm Joint Venture is the owner of that certain property situate in Baltimore County, Maryland, more particularly described in Exhibit A attached hereto and made a part hereof, which property is within the area described in Exhibit C attached to the Declaration; and

WHEREAS, Declarant wishes to add that property described in Exhibit A attached hereto to the property subject to the covenants, conditions and restrictions of the Declaration.

NOW, THEREFORE, Declarant hereby states and declares as follows:

1. All that property described in Exhibit A attached hereto is annexed to the Property subject to the Declaration and shall be held, sold and conveyed subject to the easements, declarations, covenants and conditions set forth in the Declaration, which are

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

RECEIVED FOR TRANSFER
State Department of
Assessments & Taxation
for Baltimore County

010951.404

for the purpose of protecting the value and desirability, and enhancing the attractiveness of the Property, and which shall run with the Property and shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their heirs, personal representatives, successors and assigns, and shall inure to the benefit of each owner of the Property or any part thereof and their respective heirs, personal representatives, successors and assigns, and the Association.

2. All terms used herein shall have the meanings specified in the Declaration.

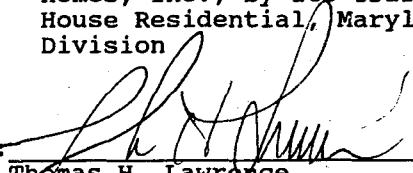
IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal the day and year first above written.

ATTEST:

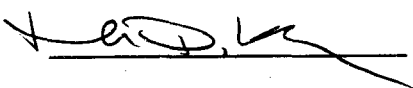
FOXHALL FARM JOINT VENTURE,
A Maryland General Partnership

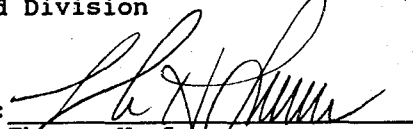
BY: TRAFALGAR HOUSE PROPERTY, INC.
A Delaware Corporation, formerly known as Trafalgar House Real Estate, Inc., successor to Capital Homes Maryland, Inc., also known of record as Capital Homes, Inc., by its Trafalgar House Residential, Maryland Division



BY:  (SEAL)
Thomas H. Lawrence,
Attorney-in-Fact

TRAFALGAR HOUSE PROPERTY, INC.
A Delaware Corporation, formerly known as Trafalgar House Real Estate, Inc., successor to Capital Homes Maryland, Inc., also known of record as Capital Homes, Inc., by its Trafalgar House Residential, Maryland Division



BY:  (SEAL)
Thomas H. Lawrence,
Attorney-in-Fact

STATE OF MARYLAND, Baltimore COUNTY, to wit:

I HEREBY CERTIFY that on this 1st day of October, 1994, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Thomas H. Lawrence, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for Trafalgar House Property, Inc., a partner of Foxhall Farm Joint Venture, (the "Partnership") and acknowledged that he executed the foregoing instrument as the act of his principal for the purposes therein contained.

Witness my hand and notarial seal.

Bettrice A. Helwig
Notary Public

My commission expires: 2/1/97

STATE OF MARYLAND, COUNTY OF Baltimore,

I HEREBY CERTIFY that on this 1st day of October, 1994, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Thomas H. Lawrence, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for Trafalgar House Property, Inc., and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

In witness whereof I hereunto set my hand and official seal.

Bettrice A. Helwig
Notary Public

My Commission Expires: 2/1/97

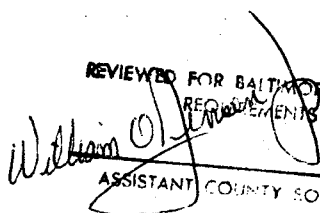
ATTORNEY'S CERTIFICATION

This instrument has been prepared by or under the supervision of the undersigned Maryland attorney or by one of the parties named in this instrument.


Russell D. Karpook

Post Recording Return To:

Russell D. Karpook, Esquire
FRANCOMANO & KARPOOK, P.A.
20 S. Charles Street, 8th Floor
Baltimore, Maryland 21201

REVIEWED FOR BALTIMORE COUNTY
REQUIREMENTS
2/16/95

ASSISTANT COUNTY SOLICITOR

9:c:\wptext\3620.000\3amnhoo.doc
01/24/95 (9:57am)

AFTER RECORDING RETURN TO:
THE FOUNTAINHEAD TITLE GROUP
Corporate Accounts Division
6310 Stevens Forest Rd. #100
Columbia, MD 21046

EXHIBIT A

Lots 22 through 25 and 39 through 45, inclusive, Block A, as shown on the Plat entitled "1st Amended Plat 3 of 4, Section 1, Foxhall Farm, SM61, Folio 002", recorded among the Plat Records of Baltimore County, Maryland, in Plat Book SM62, folio 125; and

Lots 26 through 38, inclusive, Block A, as shown on the Plat entitled "1st Amended Plat 4 of 4, Section 1, Foxhall Farm (SM62, Folio 003)", recorded among the Plat Records of Baltimore County, Maryland, in Plat Book SM62, folio 126.

9:c:\wptext\3620.0003amshoa.doc
01/24/95 (9:57am)

AFTER RECORDING RETURN TO:
THE FOUNTAINHEAD TITLE GROUP
Corporate Accounts Division
6310 Stevens Forest Rd. #100
Columbia, MD 21046

State of Maryland Land Instrument Intake Sheet
County: BALTO

Information provided is for the use of the Clerk's Office and State Department of Assessments and Taxation only.

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

1 Type(s) of Instruments

Multiple instruments of the same transaction should be numbered to correspond with Sections 2, 6, 7, and 8. Number documents in the order to be recorded.
(Check Box if Addendum Intake Form is Attached.)

Deed Lease Other DECLARATION
Deed of Trust Contract
Mortgage Land Installment Cont.

2 Consideration and Fees

Consideration Amount/Recording Fees	Doc. 1	Doc. 2
Consideration, Including Assumed Indebtedness	\$ <u>0</u>	\$
Recording Charge	\$	\$
Surcharge	\$	\$
State Recordation Tax	\$	\$
State Transfer Tax	\$	\$
County Transfer Tax (if Applicable)	\$	\$
Other	\$	\$
Total Fees	\$	\$

3 Exemptions (if Applicable) Cite or Explain Authority

Recordation Tax Exemption:
State Transfer Tax Exemption:
County Transfer Tax Exemption:
Amendment to Declaration ONLY

4 Contact/Mail Information

Instrument Submitted By or Contact Person
Name: M.C. Phillips
Firm: ITG
Address: 6310 Steiner Forest Rd
Ch Md 21046
Phone: 410-381-5300

IMP FD SURE # 2.00
RECORDING FEE 22.00
TOTAL 22.00
Rec# 0003 Rpt# 3003
SH SH BLK # 1365
Feb 23, 1995 01:00 PM

Return Instrument To (Check Applicable Box Below or Provide Appropriate Address)
 Return to Contact Person as Provided Above Hold for Pick Up Address Provided on Instrument
Name:
Address:

5 Description of Property

District	Property Tax ID No. (1)	Grantor Liber/Folio	Map	Parcel No.	Var. LOG (5)	
Subdivision Name		Lot (3a)	Block (3b)	Sect/AR(3c)	Plat Ref.	Sq.Ft./Acreage (4)
<u>Foxhall Farm</u>		<u>2253A</u>	<u>A</u>			<u>2.0</u>
Location/Address of Property Being Conveyed (2)						

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).

Partial Conveyance? Yes No Description/Amt. of Sq.Ft./Acreage Transferred:
If Partial Conveyance, List Improvements Conveyed:

6 Transferred From

Doc. 1 - Grantor(s) Name(s)	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)

7 Transferred To

Doc. 1 - Grantee(s) Name(s)	Doc. 2 - Grantee(s) Name(s)

8 Other Names to Be Indexed

Doc. 1 - Additional Names to be Indexed (Optional)
FOXHALL FARM JOINT VENTURE
TRAFALGAR HOUSE PROPERTY, INC.
Doc. 2 - Additional Names to be Indexed (Optional)

9 Special Instructions

Special Recording Instructions (if any)

10 Conveyance Type Check Box

Private Sale with Improvements Private Sale Unimproved Multiple Accounts/Property All Other

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).
New Owner's (Grantee) Mailing Address:

Assessment Use Only - Do Not Write Below This Line

Terminal Verification	Agricultural Verification	Whole	Part	Tran. Process Verification
Transfer Number:	Date Received:	Deed Reference:		Assigned Property No.:
Year: 19	19	Geo.	Map	Sub
Land		Zoning	Grid	Plat
Buildings		Use	Parcel	Section
Total		Town Cd.	Ex. St.	Ex. Cd.
				Block
				Lot
				Occ. Cd.

REMARKS:

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 10951, p. 0408, MSA-CE62-10806. Date available 03/03/2005. Printed 10/17/2017.

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