

K. Valentino

ARTICLES OF INCORPORATION

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STATE DEPARTMENT & RECORDS

OF

FOXHALL FARM HOMEOWNERS ASSOCIATION, INC.

**FIRST:** The undersigned, whose post office address is 8965 Guilford Road, Suite 290, Columbia, Maryland 21046, being at least eighteen (18) years of age, does hereby form a corporation under the general laws of the State of Maryland.

**SECOND:** The name of the corporation (hereinafter referred to as the "Association") is:

FOXHALL FARM HOMEOWNERS ASSOCIATION, INC.

**THIRD:** The post office address of the principal office of the Association in this State is c/o Trafalgar House Residential, Maryland, 8965 Guilford Road, Suite 290, Columbia, Maryland 21046. ✓

**FOURTH:** The name and post office address of the Resident Agent of the Association in this State is Thomas H. Lawrence, 8965 Guilford Road, Suite 290, Columbia, Maryland 21046. Said Resident Agent is an individual citizen of Maryland actually residing in the State of Maryland. ✓

**FIFTH:** The Association does not contemplate pecuniary gain or profit to inure to the benefit of the members thereof and no part of the net earnings of the Association shall inure to the benefit of any member or individual (except that reasonable compensation may be paid for services rendered). The specific purposes for which the Association is formed are to provide for: (i) the use, improvement, maintenance, operation and repair of the residence lots and the Association property within all that certain property described in Exhibit A attached hereto and made a part hereof and such additional property described in Exhibit B attached hereto and made a part hereof, as may be subjected to the Declaration of Covenants, Conditions and Restrictions made by Foxhall Farm Joint Venture and Trafalgar House Property, Inc., dated of even date, and recorded, or intended to be recorded, among the Land Records of Baltimore County, State of Maryland (hereinafter called the "Declaration"), including any improvements and amenities located thereon; (ii) the promotion of the health, safety, pleasure, recreation and welfare of the residents within the above described property and any additions thereto as may hereafter be brought within the jurisdiction of this Association for their purpose to:

(a) Exercise all of the powers and privileges and to perform all of the duties and obligations of the Association as set forth in the Declaration as the same may be amended from time to time as therein provided, said Declaration being incorporated

herein as if set forth herein;

(b) Fix, levy, collect and enforce payment by any lawful means, all charges or assessments pursuant to the terms of the Declaration; to pay all expenses or assessments pursuant to the terms of the Declaration; to pay all expenses in connection therewith and all office and other expenses incident to the conduct of the business of the Association, including all licenses, taxes or governmental charges levied or imposed against the property of the Association;

(c) Acquire (by gift, purchase or otherwise), own, hold, improve, build upon, operate, maintain, convey, sell, lease, transfer, dedicate for public use, or otherwise dispose of real or personal property in connection with the affairs of the Association;

(d) Borrow money, and with the assent of two-thirds (2/3) of the votes of each class of members, mortgage, pledge, deed in trust, or hypothecate any or all of its real or personal property as security for money borrowed or debts incurred;

(e) Dedicate, sell or transfer all or any part of the Association property to any public agency, authority, or utility for such purposes and subject to such conditions as may be agreed to by the members. No such dedication or transfer shall be effective unless first approved by Baltimore County and an instrument has been signed by two-thirds (2/3) of each class of members agreeing to such dedication, sale or transfer;

(f) Participate in mergers and consolidations with other non-profit corporations organized for the same purposes or annex additional residential property and common property provided that any such merger, consolidation or annexation shall have the assent of two-thirds (2/3) of each class of members;

(g) Grant such easements upon, over, under, and across the Association property for sewer, water, storm water drainage, gas, electric and telephone lines and for such other public utilities as are proper and convenient for the use and enjoyment of the buildings erected and to be erected in the subdivision of the property, which subdivision is known or is to be known as "FOXHALL FARM";

(h) Grant easements and/or licenses for ingress and egress over the Association property for trash collection, snow removal, police protection and such other purposes as are proper for the use and benefit of the owners of houses erected and to be erected on the aforescribed property.

(i) Have and to exercise any and all powers, rights, and privileges which a non-profit corporation organized under the Corporation Laws of the State of Maryland by law may now or hereafter have or exercise;

**SIXTH:** The Association shall not be authorized to issue any capital stock. Every person or entity who is a record Owner of the fee simple title in any lot which is subject by covenants of record to assessment by the Association, or, if such lot is subject to a reversion reserved in a lease redeemable pursuant to Title 8 of the Real Property Article, Annotated Code of Maryland, the owner of the leasehold interest, including contract sellers, shall be a member of the Association. The foregoing is not intended to include persons or entities who hold an interest merely as security for the performance of an obligation. Membership shall be appurtenant to and may not be separated from ownership of any lot which is subject to assessment by the Association.

**SEVENTH:** The Association shall have two classes of voting membership.

Class A. Class A members shall be all Owners, with the exception of the Declarant, (as used in these Articles of Incorporation the term "Declarant" shall have the meaning set forth in the Declaration) and shall be entitled to one (1) vote for each lot owned. When more than one person holds an interest in any lot, all such persons shall be members. The vote for such lot shall be exercised as they, among themselves, determine, but in no event shall more than one (1) vote be cast with respect to any lot.

Class B. Class B member(s) shall be the Declarant and shall be entitled to three (3) votes for each lot owned. The Class B membership shall cease and be converted to Class A membership on the first to occur of either of the following events:

(a) When the total votes outstanding in the Class A membership equals the total votes outstanding in the Class B membership. Provided, however, the Class B Membership shall be revived (and the Declarant shall again be entitled to three (3) votes for each lot owned by the Declarant) during any periods of time occurring before the tenth anniversary of the date of the Declaration, when by reason of the annexation of additional land as a part of the Association property additional lots owned by the Declarant exist which, when added to the other lots then owned by the Declarant, would result in the Declarant having more than 50% of the votes of the Association were the Declarant to have three votes for each lot owned by the Declarant instead of only a single vote for each lot owned by the Declarant; or

is disclosed or known to the members, or a majority thereof, and they approve or ratify the contract or transaction in good faith by a vote sufficient for the purpose; or

(3) the contract or transaction is commercially reasonable to the Association at the time it is authorized, ratified, approved or executed.

(d) Common or interested Directors may be counted in determining the presence of a quorum of any meeting of the Board or committee thereof which authorizes, approves or ratifies any contract or transaction, and may vote thereat to authorize any contract or transaction with like force and effect as if he were not such Director or Officer of such other corporation, or not so interested.

**NINTH:** The initial Board of Directors of the Association will have the right to establish By-Laws for the governing of affairs of the Association. Said By-Laws shall provide for an annual meeting of the members of the Association and shall accordingly affix a time for such meetings. Said By-Laws may be amended by the vote of two-thirds (2/3) of each class of members cast in person or by proxy at any membership meeting of the Association duly called for the purpose.

**TENTH:** The Association may be dissolved with the assent given in writing and signed by not less than two-thirds (2/3) of each class of members. Upon dissolution of the Association, other than incident to a merger or consolidation, the assets of the Association shall be dedicated to an appropriate public agency to be used for purposes similar to those for which this Association was created. In the event that such dedication is not accepted, such assets shall be granted, conveyed, and assigned to any non-profit corporation, association, trust or other organization to be devoted to such similar purposes.

**ELEVENTH:** To the maximum extent that Maryland law in effect from time to time permits limitation of the liability of the directors and officers, no director or officer of the Association shall be liable to the Association or its stockholders for money damages. Neither the amendment nor the repeal of this Article, nor the adoption or amendment of any other provision of the Charter or By-Laws inconsistent with this Article shall apply to or affect in any respect the applicability of the preceding sentence with respect to any act or failure to act which occurred prior to such amendment, repeal or adoption.

**TWELFTH:** Amendment of these Articles shall require the assent of seventy-five percent (75%) of its entire membership, except that

so long as there shall be Class B membership, a majority of the Class B members alone, without the need for the assent of the Class A members, may amend these Articles to provide that as long as there is a Class B membership; the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration or any successor agencies thereto: Annexation of additional property; mergers and consolidations; mortgaging of Association property; dedication of Association property; dissolution and amendment of these Articles.

IN WITNESS WHEREOF, for the purpose of forming this Association, under the laws of the State of Maryland, I have executed these Articles of Incorporation and have acknowledged same to be my act this 26~~th~~ day of March, 1991.

WITNESS:

[Handwritten Signature]

[Handwritten Signature]  
Thomas H. Lawrence

C:\WP50\3620.000\ARTINC.HOA  
03/26/91 12:59pm

Post Recording Return To:

Russell D. Karpook, Esquire  
COHAN & FRANCOMANO  
20 S. Charles Street, 7th Floor  
Baltimore, Maryland 21201

EXHIBIT A

BEING KNOWN AND DESIGNATED AS Lots Numbered One (1) through Twenty Seven (27), inclusive, as set forth on a Plat of Subdivision entitled "First Amended Sheet 5 of 5, Plat of COLLEGE HILLS, Section III, Phase I" recorded among the Land Records of Baltimore County, Maryland, in Liber SM 61, folio 88, as modified by a Plat of Subdivision entitled "Resubdivision of Lots 4, 5, and 12, 13 and 14, COLLEGE HILLS, Section III, Phase I as previously recorded at SM 61/88" recorded among the Land Records of Baltimore County, Maryland, in Liber SM 62, folio 138.

BEING all that property which by deed dated November 26, 1990, and recorded among the Land Records of Baltimore County, Maryland, at Liber 8658, folio 217, was conveyed from G & R No. 3, Inc. to Trafalgar House Property, Inc.

BEING also all that property which by Confirmation Deed dated January 25, 1991, and recorded or intended to be recorded among the Land Records of Baltimore County, Maryland, was conveyed from G & G No. 3, Inc. to Trafalgar House Property, Inc.

EXHIBIT B

All that property shown on the Subdivision Plats entitled "Foxhall Farm Plat 1 of 4, Section One", "Foxhall Farm Plat 2 of 4, Section One", "Foxhall Farm Plat 3 of 4, Section One", and "Foxhall Farm Plat 4 of 4, Section One" recorded among the Land Records of Baltimore County, Maryland, as Plats SM 60, folio 150, SM 61, folio 001, SM 61, folio 002, and SM 61, folio 003, respectively.

Being a portion of that property which by deed dated October 18, 1988, and recorded among the Land Records of Baltimore County, Maryland, in Liber 8009, folio 030, was granted and conveyed by Robert F. Healy and Adelaide L. Healy to Foxhall Farm Joint Venture.

Exhibit C

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



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DECLARATION

OF COVENANTS, CONDITIONS AND RESTRICTIONS

FOXHALL FARM HOMEOWNERS ASSOCIATION, INC.

THIS DECLARATION, Made this 27<sup>th</sup> day of Nov, 1991, by FOXHALL FARM JOINT VENTURE and TRAFALGAR HOUSE PROPERTY, INC., hereinafter referred to collectively as "Declarant."

WITNESSETH:

WHEREAS, Trafalgar House Property, Inc. is the Owner of certain property in Baltimore County, Maryland, which is more particularly described and set out in Exhibit A attached hereto; and

WHEREAS, Foxhall Farm Joint Venture is the Owner of certain property in Baltimore County, Maryland, which is more particularly described and set out in Exhibit B attached hereto; and

WHEREAS, Trafalgar House Property, Inc., successor to Capital Homes Maryland, Inc., formerly known as Capital Homes, Inc., is a general partner and Manager of Foxhall Farm Joint Venture; and

WHEREAS, Declarant desires to create thereon a residential community; and

WHEREAS, Declarant desires to provide for the preservation of the values and amenities in said community and for the maintenance of certain structures and areas; and to this end desires to subject the real Property described in EXHIBIT A hereof to the covenants, restrictions, easements, charges, and liens, hereinafter set forth each and all of which is and are for the benefit of said Property and the subsequent Owners hereof; and

WHEREAS, Declarant has deemed it desirable for the efficient preservation of the values and amenities in said community to create an Association to which should be delegated and assigned the powers and duties of maintaining certain structures and areas, administering and enforcing the within covenants and restrictions and disbursing the charges and assessments hereinafter created; and

WHEREAS, the Declarant has formed FOXHALL FARM HOMEOWNERS ASSOCIATION, INC. as a nonprofit corporation without capital stock under the General Laws of the State of Maryland, for the purposes of carrying out the powers and duties aforesaid.

NOW THEREFORE, Declarant hereby declares that all of the properties described above shall be held, sold and conveyed subject to the following easements, restrictions, covenants, and conditions, which are for the purpose of protecting the value and desirability of, and which shall run with the real Property and be binding on all parties having any right, title or interest in the described properties or any part thereof, their heirs, successors and assigns, and shall inure to the benefit of each Owner thereof.

ARTICLE I

1. DEFINITIONS.

1.1. "Additional Property" shall mean the real property as designated in Exhibit C hereof which the Declarant may submit to the Declaration and to the jurisdiction of the Association pursuant to Section 8.1 of the Declaration, or any other Additional Property that the Association may submit to the Declaration and assume jurisdiction over pursuant to Section 8.2 hereof.

1.2. "Architectural Control Committee (the "ACC")" shall mean the committee that may be established by the Board of Directors pursuant to Section 4.1 hereof to assure that the Property shall be maintained in a manner consistent with the purposes and intents of this Declaration.

1.3. "Articles of Incorporation" shall mean the Articles of Incorporation for Foxhall Farm Homeowners Association, Inc. filed with the Maryland State Department of Assessments and Taxation, as amended from time to time.

1.4. "Assessments" shall mean Annual Assessments or charges and Special Assessments for capital improvements established and collected as provided in the Declaration.

1.5. "Association" shall mean and refer to FOXHALL FARM HOMEOWNERS ASSOCIATION, INC., its successors and assigns.

1.6. "Association Documents" shall mean collectively, the Articles of Incorporation, this Declaration and the By-Laws all as the same may be amended from time to time. Any exhibit, schedule, certification or amendment to an Association Document is an integral part of that Document.

1.7. "Board of Directors" or "Board" shall mean the executive and administrative entity established by the Articles of Incorporation as the governing body of the Association.

1.8. "By-Laws" shall mean the By-Laws of the Association as amended from time to time.

1.9. "Declarant" shall mean and refer to Foxhall Farm Joint Venture and Trafalgar House Property, Inc. and their successors and assigns, to whom Foxhall Farm Joint Venture and/or Trafalgar House Property, Inc. shall convey or otherwise transfer all of their rights, title and interest in the Property and/or Additional Property then owned by either entity, and to whom Foxhall Farm Joint Venture and/or Trafalgar House Property, Inc. shall expressly convey or otherwise transfer and assign all of their rights, title and interest under this Declaration, or any amendment or modification thereof.

1.10. "Declaration" shall mean this Declaration for Foxhall Farm Homeowners Association, Inc. made by the Declarant and recorded among the Land Records of Baltimore County, Maryland. The term Declaration shall include all amendments to the Declaration: (i) amending provisions herein pursuant to Article 10.8 hereof; and (ii) submitting Additional Property to the terms of this Declaration and jurisdiction of the Association ("Supplementary Declaration"), whether or not (pursuant to Article VIII hereof) such amendments add provisions reflecting the unique character of the Property being added.

1.11. "Development Period" shall mean the period ending on the earliest of: (1) the latter of (i) the tenth (10th) anniversary date of the recordation of the Declaration; or (ii) the fifth (5th) anniversary of the date of recordation of the most recent Amendment to the Declaration made by the Declarant adding Additional Property provided, however, that once the Development Period has expired, the recordation of a subsequent Amendment to the Declaration shall reinstate the Development Period; and provided further that if the Declarant is delayed in the improvement and development of the Property due to a sewer, water or building permit moratorium or by any other cause or event beyond the Declarant's control, then the aforesaid ten (10) year period shall be extended by a period of time equal to the length of the delays or three (3) years, whichever is less; or (2) the date specified by the Declarant in a written notice to the Association that the Development Period is to terminate on that

date.

1.12. "Dwelling" shall mean and refer to a structure now or hereafter erected upon and attached to a Lot, which structure is to be used solely for single-family residential occupancy.

1.13. "Easement Area" shall mean and refer to all that real property, including certain improvements located thereon, as shown on Exhibit B attached hereto and made a part hereof by this reference.

1.14. "Entrance Sign" shall mean and refer to that Entrance Sign to be erected at the entrance to the Property at the intersection of Collegiate Drive and Foxhall Manor Drive as more fully described on Exhibit D-1 attached hereto and made a part hereof by this reference.

1.15. "Lot" shall mean and refer to any plot of land shown upon any recorded subdivision plat of the Property.

1.16. "Maryland Contract Lien Act" shall mean §14-201, et. seq. of the Real Property Article of the Annotated Code of Maryland, as the same may be amended, supplemented or replaced, from time to time.

1.17. "Mortgagee" shall mean any mortgagee or trustee under a Deed of Trust which has a lien on a Lot.

1.18. "Officer" shall mean any Person holding office pursuant to the By-Laws.

1.19. "Owner" or "Member" shall mean and refer to the record Owner, whether one or more Persons or entities, of a fee simple title to any Lot which is a part of the Property, including contract sellers, but excluding contract purchasers and any Mortgagee or other Person or legal entity having an interest in a Lot merely as security for the performance of an obligation. If more than one Person, or other legal entity or any combination thereof, holds the record title to any Lot, all of them shall be deemed a single record Owner and shall be a single Member of the Association by virtue of their ownership of the Lot.

1.20. "Person" shall mean a person, corporation, partnership, association, joint venture, trust or other entity capable of holding title to real estate, or any combination thereof.

1.21. "Property" shall mean and refer to all that certain real Property hereinbefore described in EXHIBIT A, and such additional Property as may hereafter be brought within the jurisdiction of the Association.

1.22. "Rolling Road Entrance Sign Easement" shall mean and refer to all that real property, including certain improvements located thereon, as more fully described on Exhibit D-2 attached hereto and made a part hereof by this reference.

1.23. "Storm Water Management Pond" shall mean and refer to that certain Storm Water Management Pond as more fully described on Exhibit E attached hereto and made a part hereof by this reference.

ARTICLE II

2. MEMBERSHIP AND VOTING RIGHTS.

2.1. Membership. Every Owner of a Lot which is subject to Assessment shall be a Member of the Association. Membership shall be appurtenant to and may not be separated from ownership of any Lot which is subject to Assessment. The foregoing does not

include any Person or entity having such record interest merely as security for the performance of an obligation of another.

2.2. Class of Voting Membership. The Association shall have two classes of voting Membership.

2.2.1. Class A. Class A Members shall be all Owners, with the exception of the Declarant, and shall be entitled to one vote for each Lot owned. When more than one Person holds an interest in any Lot, all such Persons shall be Members. The vote for such Lot shall be exercised as they determine, but in no event shall more than one vote be cast with respect to any Lot.

2.2.2. Class B. Class B Member(s) shall be the Declarant and shall be entitled to three (3) votes for each Lot owned. The Class B Membership shall cease and be converted to Class A Membership on the first to occur of the following events:

2.2.2.1. When the total votes outstanding in the Class A Membership equals or exceeds the total votes outstanding in the Class B Membership. Provided, however, the Class B Membership shall be revived (and the Declarant shall again be entitled to three votes for each Lot owned by the Declarant) during any periods of time occurring before the tenth anniversary of the date of the Declaration, when by reason of the annexation of Additional Property as a part of the Property additional Lots owned by the Declarant exist which, when added to the other Lots then owned by the Declarant, would result in the Declarant having more than 50% of the votes of the Association were the Declarant to have three votes for each Lot owned by the Declarant instead of only a single vote for each Lot owned by the Declarant.); or,

2.2.2.2. On the tenth anniversary date of this Declaration. Provided, however, that if the Declarant is delayed in the improvement and development of the Property on account of a sewer, water, or building permit moratorium or by any other cause or event beyond the Declarant's control, then the aforesaid ten (10) year period shall be extended by a period of time equal to the length of the delays or three (3) years, whichever is less.

2.3. Notice and Quorum. Written notice of any Membership meeting called for the purpose of taking any action authorized by this Declaration shall be sent to all Members in the written format provided by the By-Laws not less than thirty (30) days nor more than sixty (60) days in advance of the meeting. At the first such meeting called, the presence of Members or of proxies entitled to cast sixty percent (60%) of Class A votes and sixty percent (60%) of Class B votes shall constitute a quorum. If the required quorum is not present, another meeting shall be called subject to the same notice requirement, and the required quorum at the subsequent meeting shall be one-half (1/2) of the required quorum at the preceding meeting. No such subsequent meeting shall be held more than sixty (60) days following the preceding meeting.

### ARTICLE III

#### 3. COVENANT FOR MAINTENANCE ASSESSMENTS.

3.1. Creation of the Lien and Personal Obligation of Assessments. The Declarant, for each Lot owned within the Property, hereby covenants, and each Owner of any Lot by acceptance of a deed therefor, whether or not it shall be so expressed in such deed or other form of conveyance, is deemed to covenant and agree to pay to the Association: (1) Annual Assessments or charges, and (2) Special Assessments for capital improvements, such Assessments to be established and collected as hereinafter provided. The Assessment, however, for Lots owned by the Declarant, shall be twenty-five percent (25%) of the Assessment levied against improved Lots of transferee Class A

Members. For so long as the Declarant owns Lots which are assessed at twenty-five percent (25%) it shall fund all budget deficits of the Association. The Annual and Special Assessments, together with interest, late fees, costs and reasonable attorney's fees incurred for collection of same, shall be a charge on the land and shall be a continuing lien upon the Property against which each such Assessment is made. Each such Assessment, together with any late fees imposed by the Association, interest, costs and reasonable attorney's fees, shall also be the personal obligation of the Person or entity who was the Owner of such Lot at the time when the Assessment fell due. The personal obligation for delinquent Assessments shall not pass to his or her successors in title unless expressly assumed by them.

3.2. Purpose of Assessments. The Assessments levied by the Association shall be used exclusively for the following purposes:

3.2.1. To pay taxes and other governmental charges and Assessments on the Easement Area and/or Entrance Sign Easement, if any;

3.2.2. To promote the health, recreation, and welfare of the residents of the Lots;

3.2.3. To pay all administrative, managerial, legal, insurance and any other costs or expenses incurred by the Association in the operation of the Association;

3.2.4. To provide adequate reserve for maintenance, repair and replacement of any structures or improvements situated on the Easement Area and/or the Entrance Sign Easement;

3.2.5. To provide adequate reserves to contribute thirteen percent (13%) of the annual reasonable cost of maintenance of the Storm Water Management Pond; and

3.2.6. Any other purpose or functions permitted for exempt organizations under Section 501(c)(3) and (4) of the Internal Revenue Code, as amended.

3.3. Annual Assessment.

3.3.1. Until January 1st of the year immediately following the conveyance of the first Lot to an Owner, the maximum Annual Assessment shall be One Hundred Twenty Dollars (\$120.00) per Lot.

3.3.2. From and after January 1st of the year immediately following the conveyance of the first Lot to the Owner, the maximum Annual Assessment may be increased by vote of the Board of Directors up to ten percent (10%) annually over the Assessment of the preceding year, effective January 1, of each year and without a vote of the Membership.

3.3.3. From and after January 1, of the year immediately following the conveyance of the first Lot to an Owner, the maximum Annual Assessment may be increased above said maximum of ten percent (10%) for the next succeeding year and for succeeding years thereafter; PROVIDED THAT any such change shall have the assent of Members entitled to cast two-thirds (2/3) of each class of votes at a meeting duly called for this purpose. The limitations hereof shall not apply to any change in the maximum and basis of the Assessments undertaken as an incident to a merger or consolidation in which the Association is authorized to participate under its Articles of Incorporation.

3.3.4. After consideration of current maintenance costs and future needs of the Association, the Board of Directors may fix the Annual Assessment at an amount not in excess of the maximum permissible.

3.4. Special Assessments for Capital Improvements. In addition to the Annual Assessments authorized above, the Association may levy, in any Assessment year, a Special Assessment applicable to that year only for the purpose of defraying, in whole or in part, the cost of any construction, reconstruction, repair or replacement of a capital improvement upon the Easement Area or Entrance Sign Easement area, including fixtures and personal property related thereto, provided that any such Assessment, when levied, shall contain the terms and method of payment therefor and shall have been previously approved by the assent of the Members entitled to cast two-thirds (2/3) of the votes of each Class, who are voting in person or by proxy at a meeting duly called for this purpose.

3.5. Capital Contributions. To provide the Association with initial working capital, each Class A Owner shall pay to the Association at settlement on his Lot an amount equal to one sixth (1/6) of the maximum Annual Assessment as set forth in Section 3.3.1 of this Article III.

3.6. Uniform Rate of Assessment. Both Annual and Special Assessments shall be fixed at a uniform rate for all Lots except for the special condition regarding Declarant in Article III, Section 3.1 hereof.

3.7. Date of Commencement of Annual Assessments: Due Dates. The Annual Assessments provided for herein shall commence as to all Lots on the first day of the month following the conveyance of the first Lot by the Declarant to a Class A Member. The first Annual Assessment shall be adjusted according to the number of months remaining in the calendar year. The Board of Directors shall fix the amount of the Annual Assessment against each Lot at least thirty (30) days in advance of each Annual Assessment period. Written notice of the Annual Assessment shall be sent to every Owner subject thereto. Notices sent to the Dwelling to which such Assessment applies shall be deemed to have been sent to the Owner. The due dates shall be established by the Board of Directors. The Association shall, upon demand, and for a reasonable charge, furnish a certificate signed by an Officer of the Association setting forth whether the Assessments on a specified Lot have been paid. A properly executed certificate of the Association as to the status of Assessments on a Lot is binding upon the Association as of the date of its issuance. The Annual Assessments provided for herein in respect to any Additional Property which may be annexed to the Property, as set forth in Article XI hereof, shall commence as to the Lots on such land on the first day of the month following the conveyance for residential use on the first Lot in said annexed land by the Declarant to a Class A Member.

3.8. Effect of Nonpayment of Assessments: Remedies of the Association. Any Assessment not paid within thirty (30) days after the due date shall bear interest from the due date at the maximum interest rate allowed by Maryland law per annum and the Board of Directors shall have the right to assess a late fee and/or to declare the entire balance of the Annual Assessment and accrued interest thereon to be immediately due and payable with notice of exercise of such right being waived by Owner. The Association may bring an action at law against the Owner personally obligated to pay the same, or establish and foreclose the lien against the Property with late fees, interest, costs, and reasonable attorneys' fees for any such action added to the amount of such Assessment. No Owner may waive or otherwise escape liability for the Assessments provided for herein by abandonment of a Lot.

3.9. Subordination of the Lien to Mortgages. The lien of the Assessments provided for herein shall be subordinate to the lien of any first mortgage. Sale or transfer of any Lot shall not



affect the Assessment lien. However, the sale or transfer of any Lot which is subject to any first mortgage pursuant to mortgage foreclosure or any proceeding in lieu thereof shall extinguish the lien of such Assessments as to payments which became due prior to such sale or transfer. No sale or transfer shall relieve such Lot from liability for any Assessments thereafter becoming due or from the lien thereof. Any personal liability of a delinquent Lot Owner hereunder is not thereby affected.

3.10. Exempt Property. All Property dedicated to and accepted by a local public authority and all Property, including the "Easement Area", Entrance Sign Area, and Storm Water Management Pond, owned by a charitable or non-profit organization exempt from taxation by the laws of the State of Maryland shall be exempt from the Assessments created herein except no land or improvements devoted to Dwelling use shall be exempt from said Assessments.

#### ARTICLE IV

#### 4. ARCHITECTURAL CONTROL.

4.1. Architectural Control Committee (the "ACC"). The Board of Directors shall appoint an ACC. The ACC shall be composed of three (3) or more natural Persons designated from time to time by the Board of Directors of the Association and such Persons shall serve at the pleasure of the Board of Directors. The affirmative vote of a majority of the Members of the ACC shall be required in order to adopt or promulgate any rule, regulation, or architectural guidelines, or to make any finding, determination, ruling or order, or to issue any permit, consent, authorization, approval or the like pursuant to the authority contained in this Article IV.

#### 4.2. Approval.

4.2.1. Except for construction and/or development by the Declarant, and except for any improvements to any Lot or to the Easement Area accomplished by the Declarant concurrently with said construction and/or development, and except for purposes of proper maintenance and repair, no building, fence, wall or other improvement or structure including the planting of any trees or shrubbery shall be commenced, directed, placed, moved, altered or maintained upon the Property, nor shall any exterior addition to or change (including any change of color) or other alteration thereupon be made until the complete plans and specifications showing the location, nature, shape, height, material, color, type of construction and/or any other proposed form of change (including, without limitation, any other information specified by the ACC) shall have been submitted to and approved in writing as to safety, harmony of external design, type and grade of material, color and location in relation to surrounding structures and topography and conform with the design concept for the community by the ACC.

4.2.2. Subject to the same limitations as provided for above, it shall be prohibited to install, erect, attach, apply, paste, hinge, screw, nail, build, alter, remove, or construct any lighting, shades, screens, awnings, patio covers, decorations, fences, aerials, antennas, radio or television broadcasting or receiving devices, slabs, sidewalks, curbs, gutters, patios, balconies, porches, driveways, walls or to make any change or otherwise alter (including any alteration in color) in any manner whatsoever the exterior of any improvements constructed upon any Lot, or to combine or otherwise join two or more Dwellings, or to partition the same after combination, or to remove or alter any windows or exterior doors of any Dwelling, or to make any change or alteration within any Dwelling which will alter the structural integrity of the building or otherwise affect the Property, interest, or welfare of any other Lot Owner, materially increase

the cost of operating or insuring any of the Easement Area and/or Entrance Sign Easement or impair shape, height, material, color, type of construction, and/or any other proposed form of change (including, without limitation, any other information specified by the ACC) until the complete plans and specifications for such change shall have been submitted to and approved in writing as to safety, harmony of external design, type and grade of material, color and location in relation to surrounding structures and topography and conform with the design concept for the community by the ACC.

4.2.3. Upon approval by the ACC of any plans and specifications submitted pursuant to the provisions of this Article IV, a copy of such plans and specifications, as approved, shall be deposited among the permanent records of the ACC and a copy of such plans and specifications bearing such approval, in writing, shall be returned to the applicant submitting the same. In the event the ACC fails to approve or disapprove any plans or specifications which may be submitted to it pursuant to the provisions of this Article IV within sixty (60) days after such plans or specifications (and all other materials and information required by the ACC) have been submitted to it in writing, then approval will not be required and this Article IV will be deemed to have been fully complied with. The ACC shall require the best engineering practices to be employed during construction. The Owners shall be responsible for their use of their Property and the avoidance of violations of County and State regulations as to its use. If any application to any governmental authority for a permit to make any such structural addition, alteration or improvement to any Lot or improvement located on any Lot requires execution by the Association, and provided consent has been given by the Board of Directors or the ACC as appropriate, then the application shall be executed on behalf of the Association by an Officer only, without incurring any liability on the part of the Board of Directors, the Association or the ACC or any of them to any contractors, subcontractors or materialmen on account of such addition, alteration, or improvement, or to any Person having a claim for personal injury or property damage arising therefrom.

4.2.4. Notwithstanding any provision to the contrary in this Declaration, nothing shall be constructed in the Easement Area or Entrance Sign Easement without the prior approval of Baltimore County or any other appropriate governmental entity.

4.3. Limitations. Construction or alterations in accordance with plans and specifications approved by the ACC pursuant to the provisions of this Article IV shall be commenced within six (6) months following the date upon which the same are approved by the ACC (whether by affirmative action or by forbearance from action, as provided in Section 4.2.3 of this Article IV), and shall be substantially completed within twelve (12) months following the date of commencement, or within such other period as the ACC shall have approved or said approval shall be conclusively deemed to have lapsed and compliance with the provisions of this Article IV shall again be required. There shall be no deviation from the plans and specifications approved by the ACC without its prior consent in writing. Approval of any particular plans or specifications or design shall not be construed as a waiver of the right of the ACC to disapprove such plans and specifications which are subsequently submitted for use in any other instance. This will not release any Owner from obtaining any necessary permits required by the City, County, or State, or other appropriate governmental entity.

4.4. Certification of Compliance. Upon the completion of any construction or alterations or other improvements or structure in accordance with plans and specifications approved by the ACC in accordance with the provisions of this Article IV, the ACC shall, at the request of the Owner thereof, issue a certificate of compliance which shall be prima facie evidence that such

construction, alteration or other improvements referenced in such certificate have been approved by the ACC and constructed or installed in full compliance with the provisions of this Article IV and with such other provisions and requirements of the Declaration as may be applicable.

4.5. Architectural Guidelines. The ACC may from time to time adopt and promulgate such Architectural Guidelines regarding the form and content of plans and specifications to be submitted for approval and may publish and/or record such statements of policy, standards, guidelines and/or establish such criteria relative to architectural styles or details, colors, set-backs, materials or other matters relative to architectural control and the protection of the environment, as it may consider necessary or appropriate. No such rules, regulations, statements, criteria, or the like shall be construed as a waiver of the provisions of this Article IV or any other provision or requirement of this Declaration. The ACC may charge and collect a reasonable fee for the examination of any plans and specifications submitted for approval pursuant to the provisions of this Article. The decisions of the ACC shall be final except that any Member who is aggrieved by any action or forbearance from action by it (or by any policy, standards or guidelines established by the ACC) may appeal the decision of the ACC to the Board of Directors and, upon the request of such Member, shall be entitled to a hearing before the Board of Directors of the Association.

4.6. Disapprovals. The ACC shall have the right to disapprove any plans and specifications submitted hereunder in its absolute discretion for any reason whatsoever including, by way of example and not of limitation, the following:

4.6.1. The failure of such plans or specifications to comply with any of these Covenants;

4.6.2. Failure to include information in such plans and specifications as may have been reasonably requested;

4.6.3. Objection to the exterior design, appearance or materials of any proposed structure;

4.6.4. Incompatibility of any proposed structure or use with existing structures or uses upon other Lots;

4.6.5. Objection to the location of any proposed structure upon any Lot or with reference to other Lots;

4.6.6. Objection to the grading and landscaping plans for any Lot;

4.6.7. Objection to the color scheme, finish, proportions, style of architecture, height, bulk or appropriateness of any proposed structure;

4.6.8. Objection to walkways proposed for any Lot on the grounds of incompatibility to proposed uses and structures on the Property; or

4.6.9. Any other matter which, in the judgment of the ACC, would render the proposed structure, structures or uses inharmonious with the general plan of improvement of the Property or with structures or uses located or proposed thereon.

In any case where the ACC shall disapprove any plans and specifications submitted hereunder, or shall approve the same only as modified or upon specified conditions, such disapproval or qualified approval shall be accompanied by a statement of the grounds upon which such action was based. In any such case, the ACC shall, if requested, make reasonable efforts to assist and advise the applicant in order that an acceptable proposal can be

prepared and submitted for approval. However, subject to the provisions of Section 4.5 of this Article IV, a final decision of the ACC shall be final and binding.

4.7. Violations. If any structure shall be altered, erected, placed or maintained upon any Lot, or any new use commenced on any Lot, otherwise than in accordance with plans and specifications approved by the ACC pursuant to the provisions of this Article IV, such alteration, erection, maintenance or use shall be deemed to have been undertaken in violation of this Article IV and without the approval required herein, and, upon written notice from the ACC, any such structure so altered, erected, placed or maintained upon any Lot in violation hereof shall be removed or re-altered, and any such use shall be terminated so as to extinguish such violation.

If within fifteen (15) days after the notice of such a violation the Owner of the Lot upon which such violation exists shall not have taken reasonable steps toward the removal or termination of the same, Declarant (or the Association by written delegation of right and authority from Declarant) during the Development Period and thereafter the Association shall have the right (but not the obligation), through its agents and employees, to enter upon such Lot and to take such steps as may be necessary to extinguish such violation and the cost thereof shall be a binding, personal obligation of such Owner as well as a lien, established and enforced by the Association or the Declarant, as the case may be (in accordance with the Maryland Contract Lien Act), upon the Lot in question. In the event of such action of the Association during the Development Period, such entity shall act only in its own right pursuant to any subdelegation and shall not act as an agent of Declarant for such purpose. The lien provided in this Section 4.7 shall be in favor of the entity acting but shall not be valid as against a bona fide purchaser (or bona fide Mortgagee) of the Lot in question unless a Statement of Lien shall have been filed among the Land Records of Baltimore County, in accordance with the Maryland Contract Lien Act, prior to the recordation among said Land Records of Baltimore County of the deed (or mortgage) conveying the Lot in question to such purchaser (or subjecting the same to such mortgage). Nothing contained in this Section 4.7 shall in any way limit the rights and remedies afforded the Association or any Owner pursuant to Article IX of this Declaration.

#### 4.8. Nonapplicability.

4.8.1. The provisions of this Section shall not apply to Lots owned by the Declarant or to improvements on or subdivisions of Lots if such improvements or subdivisions have been approved by the Declarant. The Declarant shall have the right to construct improvements, make alterations or subdivisions without the consent of the Board of Directors or the ACC and an authorized Officer shall execute any such application required.

4.8.2. The provisions of this Article IV shall not apply to a Mortgagee in possession of a Lot as result of foreclosure, judicial sale or proceeding in lieu of foreclosure affixing a sign or taking any other actions that may be necessary to sell or lease all or any portion of the Lot if such actions are in accordance with applicable zoning and not detrimental to the value of the Property.

### ARTICLE V

#### 5. MAINTENANCE.

5.1. Owners Responsibility. Each Owner shall keep all Lots owned by said Owner, and all improvements therein or thereon, in good order and repair, all in a manner and with such frequency as is consistent with good property management. If, in the opinion

of the ACC, as hereinafter defined, any Owner fails to perform the duties imposed by the preceding sentence, Declarant (or the Association by written delegation of right and authority from Declarant) during the Development Period and thereafter the Association, after approval by a majority decision of the Board of Directors, and after fifteen (15) days' written notice to the Owner to remedy the condition in question, shall have the right (but not the obligation), through its agents and employees, to enter upon the Lot in question and to repair, maintain, repaint and restore the Lot or such improvements and the cost thereof shall be a binding, personal obligation of such Owner as well as a lien, established and enforced by the Association or Declarant, as the case may be (in accordance with the Maryland Contract Lien Act), upon the Lot in question. In the event of such action by the Association during the Development Period, such entity shall act only in its own right pursuant to any such delegation and shall not act as an agent of Declarant for such purpose. Nothing contained in this Section 5.1 shall in any way limit the rights and remedies afforded the Association or any Owner pursuant to Article XII of this Declaration.

5.2. Lien Recordation. The lien provided in Section 5.1 hereof shall be in favor of the entity acting but shall not be valid as against a bona fide purchaser (or bona fide Mortgagee) of the Lot in question unless a Statement of Lien shall have been filed among the Land Records of Baltimore County, in accordance with the Maryland Contract Lien Act, prior to the recordation among said Land Records of Baltimore County of the deed (or mortgage) conveying the Lot in question to such purchaser (or subjecting the same to such mortgage).

5.3. Easement/HOA Areas. The Association shall be responsible for the care and maintenance of any structures erected or trees planted on or within the Easement Area by Declarant or the Association, if any; the Entrance Sign; contribution of fifty percent (50%) of the reasonable cost for the maintenance of the Rolling Road Entrance Sign; and contribution of thirteen percent (13%) of the annual reasonable cost for the maintenance of the Storm Water Management Pond.

#### ARTICLE VI

#### 6. RESTRICTIONS ON USE OF LOTS AND EASEMENT AREA; RULES AND REGULATIONS.

6.1. Use Restrictions. The following shall be restrictions on the use of the Property and such restrictions shall run with and bind the land:

6.1.1. Activities. No noxious or offensive activity shall be carried on upon any Lot nor shall anything be done thereon which may become a nuisance to the public.

6.1.2. Animals. The maintenance, keeping, boarding or raising of animals, livestock, poultry or reptiles of any kind regardless of number, is prohibited on any Lot, except that the keeping of guide animals and orderly domestic pets (e.g., dogs, cats or caged birds) without the approval of the Board is permitted subject to the Rules and Regulations adopted by the Board; provided, however, that such pets are not kept or maintained for commercial purposes or for breeding; and provided, further, that any such pet causing or creating a nuisance or unreasonable disturbance or noise may be permanently removed from the Property upon ten (10) days written notice from the Board. Any Owner who keeps or maintains any pet upon any portion of the Property shall be deemed to have indemnified and agreed to hold the Association, each Owner and the Declarant harmless from any loss, claim or liability of any kind or character or whatever arising by reason of keeping or maintaining such pet within the Property. All pets which may leave the Lot shall be inoculated as

required by law.

6.1.3. Boats, Automobiles and Other Vehicles. Except in connection with temporary construction activities, no boats or cradles, trailers, campers, mobile homes, recreational vehicles over one (1) ton gross vehicle weight, or unlicensed, abandoned, inoperable, or junked vehicles may be parked in streets, driveways, yards, or parking areas for more than twenty-four (24) hours, nor shall extraordinary repair or maintenance of automobiles or other vehicles be performed in said areas. The Association may designate, but is not required to so designate, a specific area for such parking and/or repairs.

6.1.4. Clothes Lines. No clothing or any other household laundry shall be hung in the open to dry on any Lot unless hung from a device that is removed from view when not actually in use.

6.1.5. Fences. Except for any fence installed by the Declarant or by the Association, no fence shall be installed except with the written approval of the ACC.

6.1.6. Lot Maintenance. Each Lot (including the yard and the improvements contained thereon) must be regularly maintained and repaired, and kept in a neat, clean and sanitary condition. All grass, and shrubbery on any Lot must be regularly cut or trimmed. All grass, except where otherwise prohibited by governmental regulation, shall be maintained at a maximum height of four (4) inches and shall be as weed free as good environmental practice shall permit. No boxes, bottles, cans, leaves, bedding, building materials, garbage, trash, tires, appliances or other unsightly debris may be left outside on the Lot. Except for lawn furniture used on a Lot and firewood for the personal use of an Owner (either of which must be stored in the rear of a Lot), nothing may be stored outside or on a patio.

6.1.7. Mailboxes and Newspaper Tubes. Mailbox design, structure, supports and locations shall be uniform in accordance with design criteria designed by the Board.

6.1.8. Mining. No Lot shall be used for the purpose of boring, mining, quarrying, exploring for or removing oil or other hydrocarbons, minerals, gravel or earth except with the prior written approval of the Board.

6.1.9. Pipes. No water pipe, gas pipe, sewer pipe or drainage pipe shall be installed or maintained on any Lot above the surface of the ground, except garden hoses.

6.1.10. Planting. No planting (other than flowers and small bushes that do not and will not exceed three (3) feet in height) or digging may take place anywhere within or upon any Lot or elsewhere on the Property without the express written authorization of the ACC. [NOTE: The Property contains underground electrical, sewer, water and other utility lines].

6.1.11. Private Swimming Pool. No above ground private swimming pools of any type shall be permitted. No in ground swimming pools, hot tubs, spas or jacuzzis of any type shall be permitted without prior approval of the ACC.

6.1.12. Radio Antenna. No radio antenna shall be erected.

6.1.13. Signs. No sign of any kind, other than those of the Declarant, or its designated agent, or which shall have the specific approval of the Declarant during the period of construction and sales of the residential units being constructed upon the Property, shall be displayed in public view on any Lot except that one sign of not more than four (4) square feet

advertising the Lot for sale or rent will be permitted.

6.1.14. Single Family Dwelling Use. None of the Lots shall be used for any purpose other than for a one family, non-commercial and non-industrial, residential Dwelling use except as provided for hereinafter in Section 6.8 and except that any part of any Dwelling may, with the prior written approval of the Board and the ACC, which approval may be withheld at the sole and subjective discretion of the Board and the ACC, be used for non-residential purposes (including but not limited to accounting, dentistry, law, medicine and the like) provided such use complies with all laws, rules, regulations, and/or ordinances and provided further that such activity does not involve the regular employment, with or without salary, of more than one (1) other person who is not a resident family member, and provided further that such activity does not involve offensive, disagreeable or noxious sounds, noises, odors or smells, or any unusual congestion of clients, patients, patrons or customers outside the residential improvements, detrimental to the peaceful use and quiet enjoyment of the other residential properties in its vicinity.

6.1.15. Storage Buildings. No metal outside storage buildings shall be permitted. No outside storage building constructed of any other material shall be permitted unless approved in writing by the ACC and then subject to the condition that it may be used only by the residents of such Lot.

6.1.16. Storage Tanks. No storage tanks of any kind shall be placed or maintained within or upon any Lot except at such locations and in such manner as approved by the ACC.

6.1.17. Subdivision. No Lot shall be split, divided, or subdivided for sale, resale, gift, transfer or otherwise.

6.1.18. Transmission Facilities. No facilities, including poles and wires, for the transmission of electricity, telephone messages and the like shall be placed or maintained above the surface of the ground on any Lot, and no external or outside antennas of any kind shall be maintained.

6.1.19. Trash. Except in connection with temporary construction activities, no lumber, metals, bulk materials, garbage, refuse or trash shall be kept, stored or allowed to accumulate on any Lot (other than in an approved structure); (ii) No Lot shall be used or maintained as a dumping ground for any material; (iii) Trash, garbage or other waste shall not be kept on any Lot except in sanitary containers. All equipment and containers for the storage or disposal of such material shall be kept in a good, clean and sanitary condition; (iv) During construction of any improvements on the Property, the Owner shall keep any construction site free of unsightly accumulations of rubbish and scrap materials, and construction materials, trailers, shacks and the like employed in connection with such construction shall be kept in a neat and orderly manner; (v) If trash or other refuse is to be disposed of by being picked up and carried away on a regular and recurring basis, containers may be placed in the open on any day that a pickup is to be made, at such place on the Lot so as to provide access to Persons making such pickup. At all other times, such containers shall be stored in such a manner so that they cannot be seen from adjacent and surrounding Property; (vi) trash, garbage or other waste shall not be kept on any Lot except in sanitary containers and such shall not be visible from the streets. All containers or other equipment for the storage or disposal of such materials shall be kept in a clean and sanitary condition. If a central trash collection area is designated, the Association may regulate the use of such trash enclosures; (vii) The ACC, in its discretion, may adopt and promulgate reasonable rules and regulations relating to the size, shape, color and type of containers permitted and the manner of storage of the same on the Property.

6.1.20. Trees. No trees or bushes of any kind shall be removed from any Lot without the express written authorization of the ACC.

6.1.21. Truck Parking. Except in connection with temporary construction activities, no trucks of a capacity of one ton or more, or buses, shall be regularly parked on the Property.

6.1.22. T.V. Roof top television antennas and satellite dishes are prohibited.

6.1.23. Utilities. All electric service, telephone service, cable T.V., and other utilities on the Property shall be supplied by underground service and no poles shall be permitted without written authorization of the ACC. Transformers and other facilities installed by the utility companies may be above ground, if necessary.

6.2. Use of Easement Areas. No Owner may attempt to dismantle, remove, alter or change in any way any structure located on the Easement Area or the Entrance Sign Easement without the express written authority of the Board of Directors.

6.3. Construction Activities. This Section shall not be construed as forbidding any work involved in the construction or upkeep of any portion of the Property so long as such work is undertaken and carried out (i) with the minimum practical disturbance to Persons occupying other portions of the Property; (ii) in such a way as does not violate the rights of any Person under any provisions of this Declaration; and (iii) in accordance with all applicable restrictions in the Rule and Regulations, the Resolutions of the Board of Directors and the other provisions of this Declaration. The Board of Directors may approve temporary structures for construction purposes which may otherwise be in violation of the Association Documents or the Rules and Regulations.

6.4. Uses by Declarant. Nothing in the Association Documents shall be construed to prohibit the Declarant or its designees from using any Lot owned by the Declarant (or any other Lot with the permission of the Owner thereof) or any portion of the Easement Area or Entrance Sign Easement for promotional, marketing, display or customer service purposes (such as a visitors' center) or for the settlement of sales of Lots. Further, the Declarant specifically reserves the right to operate a construction office or a rental brokerage and management office at any time on Lots owned or leased by the Declarant (or any other Lot with the permission of the Owner thereof) to the extent permitted by law. The Declarant may assign its rights under this Subsection to or share such rights with one (1) or more other Persons, exclusively, simultaneously or consecutively with respect to the Easement Area, Entrance Sign Easement, and Lots owned or leased by the Declarant or such Persons.

6.5. Rules and Regulations. The Board of Directors shall have power to adopt, amend and repeal Rules and Regulations restricting and regulating the use and enjoyment of the Property or any portion thereof, which supplement, but may not be inconsistent with the provisions of the Association Documents. Copies of the Rules and Regulations shall be furnished by the Board of Directors to each Member. Changes to the Rules and Regulations shall be published prior to the time when the same shall become effective and copies thereof shall be provided to each Owner. The Rules and Regulations shall not unreasonably interfere with the use or enjoyment of the Lots or the reasonable conduct of business on the Lots. Also, the Board of Directors may issue temporary exceptions to any prohibitions expressed or implied by this Article, for good cause shown. Nothing contained in this Article VI shall be construed to limit in any way the



rights and powers of the Board of Directors or the ACC to approve or disapprove of the erection of buildings, fences, walls, or other structures or of changes or alterations to the Property as more fully provided in Article IV hereof.

6.6. Exclusion for the Declarant and Designees of the Declarant. Notwithstanding any other provision of the Association Documents, neither the restrictions in this Article nor the Rules and Regulations of the Association shall apply to any otherwise lawful acts or omissions of the Declarant or of any Person designated by the Declarant from time to time in notices to the Association as long as the Declarant or such designee is engaged in development or sales, or activities related thereto, anywhere within the Property or any Additional Property.

6.7. Limitation of Use of Easement Areas. In those strips of parcels of land designated on the Subdivision Plat as "easement" areas or otherwise designated as easement areas elsewhere in this Declaration or otherwise, no structure shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities or which may change the directional flow of drainage channels or obstruct or retard the flow of water through drainage channels. The reserved easement areas of each Lot and all improvements thereon (except improvements, installations or maintenance for which a public authority or utility company is responsible) shall be maintained by the Owner of the Lot.

6.8. Day Care. Notwithstanding anything contained herein to the contrary, any Owner may use his or her residence as a Family Day Care Home ("Home") (as defined in Title 5, Subtitle 5 of the Family Law Article of the Annotated Code of Maryland, as amended from time to time) subject to the following requirements:

6.8.1. The Owner or Day Care Provider (as defined in the aforementioned Family Law Article) operating the Home shall be registered with and have a license issued by the Department of Human Resources, in accordance with the registration and licensing provisions set forth in Title 5, Subtitle 5 of the Family Law Article. The Owner shall provide a copy of the license to the Board of Directors prior to establishing and operating the Home and upon each renewal thereof.

6.8.2. The Owner or Day Care Provider shall obtain the liability insurance described in Article 48A, Section 481D of the Annotated Code of Maryland, in at least the minimum amount described in that Section. The Owner or Day Care Provider may not operate the Home without the liability insurance described herein, and shall present proof of insurance to the Board of Directors before establishing and operating the Home and upon any renewal of the policy. The Association may not require the Owner or Day Care Provider to obtain insurance in an amount greater than the minimum amounts set forth in the Code Section set forth above.

6.8.3. The Owner or Day Care Provider shall pay, on a pro-rata basis with other Homes then in operation, any increase in the Association insurance costs attributable solely to the establishment and operation of the Home, upon presentation of a statement from the Board setting forth the increased costs and requesting payment of same. The increased insurance costs shall be considered an Assessment against the Lot, and may be collected in the same manner as collection of annual and Special Assessments, as set forth in Article III of this Declaration.

6.8.4. The Owner or Day Care Provider shall be responsible for payment of a fee determined by the Board of Directors, for the Home's entitlement to use of the Common Area of the Association. The Board shall establish the fee and shall advise all Owners or Day Care Providers operating Homes of the amount due on an annual basis. The fee shall not be in an amount

in excess of Fifty and 00/100ths (\$50.00) Dollars. Upon presentation of a statement for the annual fee and demand for payment, the Owner or Day Care Provider shall promptly remit payment to the Board of Directors. The fee shall be considered an Assessment against the Lot, and may be collected in the same manner as collection of annual and Special Assessments, as set forth in Article IV of the Declaration.

6.8.5. The Board of Directors may regulate the number of Homes operating within the Association, provided that the number permitted may not be less than 7.5 percent of the total Lots within the Association.

#### ARTICLE VII

#### 7. EASEMENTS.

7.1. Utility Easements. Easements with respect to sanitary sewer and water, cable television, electricity, gas and telephone lines and any other like facilities shall be governed by the following:

7.1.1. The Owner of any Lot, or the Association, shall have the right, to the extent necessary, to enter upon or have a utility company enter upon any portion of the Property in which utility installations lie, in order to repair, replace and generally maintain said installations.

7.1.2. The right granted in Section 7.1.1 above shall be only to the extent necessary to entitle the Owner or the Association full and reasonable use and enjoyment of the utilities and provided further that anyone exercising said right shall be responsible for restoring the surface of the easement area to its prior condition.

7.1.3. A non-exclusive, perpetual, blanket easement over the Property for the installation and maintenance of electric, telephone, cable television, water, gas, drainage, sanitary sewer lines and facilities, pressure sewers and grinder pumps, and the like, are hereby reserved by Declarant and its successors and assigns, together with the right to grant and transfer the same during such time that Declarant or its successors and assigns is the Owner of the Property. Declarant and its successors and assigns also reserves the right to enter into the Easement Area for the purpose of completing the improvements thereon, and on the Lots, and for the further purpose of carrying out any obligations which it may have, or assume, with respect to the curing of any defects in workmanship or materials in the Property or the improvements thereon.

#### 7.2. Development Easements.

##### 7.2.1. Easements Reserved to the Declarant.

7.2.1.1. Easement to Facilitate Development. The Declarant hereby reserves to itself and its designees a non-exclusive blanket easement over and through the Property for all purposes reasonably related to the development and completion of improvements on the Property, including without limitation: (i) temporary slope and construction easements; (ii) drainage, erosion control and storm and sanitary sewer easements (including the right to cut or remove trees, bushes or shrubbery, to regrade the soil and to take any similar actions reasonably necessary; provided, however, that thereafter the Declarant shall restore the affected area as near as practicable to its original condition); (iii) easements for the storage (in a sightly manner) of reasonable supplies of building materials and equipment necessary to complete the improvements; and (iv) easements for the construction, installation and upkeep of improvements (e.g., buildings, landscaping, street lights, signage, etc.) on the

Property or reasonably necessary to serve the Property.

7.2.1.2. Easement to Facilitate Sales. The Declarant hereby reserves to itself and its designees the right to: (i) use any Lots owned or leased by the Declarant, any other Lot with the written consent of the Owner thereof or any portion of the Easement Area as models, management offices, sales offices, a visitors' center, construction offices, customer service offices or sales office parking areas (provided, however, that the Declarant or its designee, as appropriate, shall remain responsible for the upkeep of any portion of the Easement Area used for the foregoing purposes); (ii) place and maintain in any location on the Easement Area and on any Lot (for a distance of fifteen feet behind any Lot line which parallels a public or private street), street and directional signs, temporary promotional signs, temporary construction and sales offices, plantings, street lights, entrance features, "theme area" signs, lighting, stone, wood or masonry walls or fences and other related signs and landscaping features; provided, however, that all signs shall comply with applicable governmental regulations and the Declarant shall obtain the consent of the Owner of any affected Lot or of the ACC if the Owner does not consent; and (iii) relocate or remove all or any of the above from time to time at the Declarant's sole discretion.

7.2.1.3. Easement Area. The Declarant hereby reserves to itself and its successors and assigns, an easement and the right to grant and reserve easements over and through the Easement Area shown on Exhibit B hereto. These easements shall be for the purpose of construction, installation and/or maintenance of any structures located on the Easement Area, and irrigation and maintenance of landscaping features, if any, including without limitation plants, trees and earth berms and other earth contouring and signs and shall include access as necessary to perform such tasks. The Owner of a Lot burdened by the Easement Area shall not construct any improvements within the Easement Area without the permission of the Declarant, during the Development Period or the Association, thereafter. The Declarant or the Association, as appropriate, may require the Owner of the Lot to maintain the Easement Area located on such Owner's Lot. Maintenance of any structure erected or trees planted on these Easement Areas by the Declarant or the Association shall be a common expense of the Association and shall not be assessed against the Lot burdened by the Easement Area. Ownership of any structure located in the Easement Area, however, shall be in the Owner of a Lot burdened by the Easement Area.

7.2.1.4. Storm Water Management Easement. The Declarant hereby reserves to itself and its successors and assigns an easement and the right to grant and reserve easements over and through the Property for the construction and upkeep of storm water management facilities, including storm water retention areas. The Declarant shall also have the right to allow adjacent properties to tie their storm water management facilities into the storm water management facilities for the Property; provided, however, that the Owners of such adjacent properties agree to bear a portion of the expense of upkeep for the storm water management facilities for the Property in such amount as may be deemed appropriate by the Declarant.

7.2.2. Further Assurances. Any and all conveyances made by the Declarant to the Association or any Owner shall be conclusively deemed to incorporate these reservations of rights and easements, whether or not set forth in such grants. Upon written request of the Declarant, the Association and each Owner shall from time to time execute, acknowledge and deliver to the Declarant such further assurances of these reservations of rights and easements as may be requested.

7.2.3. Duration and Assignment of Development Rights.

The Declarant may assign its rights under this Section to, or share such rights with, one or more other Persons, exclusively, simultaneously or consecutively. The Declarant shall notify the Association of any such assignment or designation by the Declarant. The rights and easements reserved by or granted to the Declarant pursuant to this shall continue for so long as the Declarant or its designees are engaged in development or sales, or activities related thereto, anywhere on the Property or the Additional Real Estate, unless specifically stated otherwise.

7.2.4. Association Power to Make Dedications and Grant Easements. The Declarant, on behalf of itself and its successors and assigns, hereby also grants to the Association the rights, powers and easements reserved to the Declarant by Sections 7.2.1 through 7.2.3 hereof. These rights, powers and easements may be exercised by the Association, subject to Article IX hereof; provided, however, that the limitations on duration applicable to the Declarant shall not apply to the Association. If the Declarant or any Owner requests the Association to exercise its powers under this Section, the Association's cooperation shall not be unreasonably withheld, conditioned or delayed.

7.3. Easement for Upkeep. The Declarant, on behalf of itself and its successors and assigns, hereby grants the right of access over and through any portion of the Property (excluding any improvement) to the Association, the managing agent and any other Persons authorized by the Board of Directors, in the exercise and discharge of their respective powers and responsibilities, including without limitation to make inspections, correct any condition originating in a Lot or in the Easement Area threatening another Lot or the Easement Area, correct drainage, perform installations or upkeep of utilities, landscaping or other improvements located on the Property for which the Association is responsible for upkeep, or correct any condition which violates the Association Documents. The agents, contractors, Officers and Directors of the Association may also enter any portion of the Property (excluding any improvement) in order to utilize or provide for the upkeep of the areas subject to easements granted in this Article to the Association. Each Owner shall be liable to the Association for the cost of all upkeep performed by the Association and rendered necessary by any act, neglect, carelessness or failure to comply with the Association Documents for which such Owner is responsible pursuant to Section 2.1 hereof, and the costs incurred by the Association shall be assessed against such Owner's Lot in accordance with Sections 3.1 and 3.4 hereof.

7.4. Easement for Support. To the extent that any portion of the Property now or hereafter supports or contributes to the support of any other portion of the Property, the former is hereby burdened with an easement for the lateral and subjacent support of the latter.

7.5. Easement and Emergency Access. The Declarant, on behalf of itself and its successors and assigns, hereby grants an easement (1) to all police, fire, ambulance and other rescue personnel over and through all or any portion of the Property for the lawful performance of their functions during emergencies and (2) to the Association over and through all Lots, if emergency measures are required in any Lot to reduce a hazard thereto or to any other portion of the Property. The Association is hereby authorized but not obligated to take any such measures.

7.6. Limitations. The rights and easements of enjoyment created hereby shall be subject (in addition to any easements granted or reserved in this Declaration or pursuant to the other Association Documents) to all rights and powers of the Declarant and the Association when exercised in accordance with the other applicable provisions of the Association Documents, including without limitation the Association's right to regulate the use of

the Easement Area and/or the Entrance Sign Easement, and to grant easements across the Easement Area and/or the Entrance Sign Easement, subject to the provisions of this Declaration. Declarant expressly reserves the right to enter upon any part of the Easement Area and/or Entrance Sign Easement for any and all purposes reasonably related to the construction of improvements on any Lot in the Property, and if necessarily and reasonably related to completion of the aforementioned improvements or the Easement Area and/or Entrance Sign Easement, to store building supplies, construction equipment and other similar property on the Easement Area.

Declarant further expressly reserves unto itself, its successors and assigns, in addition to the above, an easement of ingress and egress for the benefit of the Declarant, its employees, subcontractors, successors and assigns, over and upon the front, side and rear yards of all Lots, as may be expedient or necessary for the construction, servicing and completion of Dwellings and landscaping upon Lots adjacent to the subject Lot, provided that such easement shall terminate upon the first to occur of (a) sixty (60) days after the final completion of all Dwellings and landscaping upon all Lots adjacent to the subject Lot, or (b) ten (10) years after the date of recordation of this Declaration.

Declarant further expressly reserves unto itself, its successors and assigns, the right at or after the time of grading of any street or any part thereof for any purpose, to enter upon any abutting Lot and grade a portion of such Lot adjacent to such street, provided such grading does not materially interfere with the use or occupancy of a residence built or to be built on such Lot, but said Declarant shall not be under any obligation or duty to do such grading or to maintain any slope. No right shall be conferred upon any Owner or Member by the recording of any plat relating to the development of the Property described herein to require the development of said Property in accordance with such plat, Declarant expressly reserving unto itself the right to make such amendments to any such plat or plats as shall be advisable in its best judgment and as shall be acceptable to public authorities having the right to approval thereof.

During the Development Period, real estate sales and construction offices, displays, signs and special lighting may be erected, maintained and operated by Declarant on any part of the Easement Area and on or in any building or structure now or hereafter erected thereon.

7.7. Sales Office, Etc. Nothing contained in this Declaration shall be construed to in any way limit the right of Declarant to use any Lot owned by Declarant for the purpose of a construction office, sales office, and/or for model and display purposes and for the carrying out of the above activities, and/or storage compound and parking lot for sales, marketing, and construction.

7.8. Lot Lines. The Declarant, for itself, its successors and assigns, reserves the right to alter, amend, and change any Lot lines or subdivision plat prior to transfer of any Lot pursuant to a recorded subdivision plat. In addition, Declarant reserves the right to alter Lot lines between Lots owned by it at any time.

#### ARTICLE VIII

#### 8. ANNEXATION.

8.1. Additional Property. Additional lands may be subjected to this Declaration in the following manner:

8.1.1. The Declarant, its successors and assigns, shall

have the right for ten (10) years from the date of this Declaration to bring within the operation and effect of this Declaration additional portions of the land more particularly described on Exhibit C attached as a part of this Declaration.

The additions authorized under this Article VIII shall be made by recording among the Land Records of Baltimore County an Amendment to this Declaration, which need be executed only by the Declarant and the Owner of such additional land if the Declarant is not the Owner thereof, which shall describe the additional land and state that it is subject to this Declaration. The additions authorized by this Article VIII shall not require the approval of the Association.

8.2. Other Additional Property. Upon the written approval of the Association after the Association has attained the assent of the holders of two-thirds (2/3) of the votes of each class of Members present in person or by proxy at the meeting at which the vote is taken, the Owner of any real Property who desires to subject it to the operation and effect of this Declaration may do so by recording among the aforesaid Land Records an Amendment to this Declaration describing the Other Additional Property and stating that it is subject to this Declaration.

8.3. Amendment. Amendment to this Declaration may contain such complementary additions and modifications of the Covenants, Conditions and Restrictions contained herein as may be necessary to reflect the different character, if any, of the annexed Property, provided they are not inconsistent with this Declaration. In no event, however, shall the Amendment to this Declaration revoke, modify or add to the Covenants, Conditions and Restrictions established by this Declaration insofar as they pertain to the Property as the same exists prior to the amendment.

8.4. FHA/VA. If any Lot is security for any mortgage or deed of trust insured by the F.H.A. or the V.A., as long as there are Class B Members, the approval of the F.H.A. and/or V.A., as the case may be, shall be required prior to the annexation of any additional land. If either the F.H.A. or the V.A. determines that such detailed plans are not in accordance with the general plan on file and either agency so advises the Association and the Declarant, the development of the additional lands must have the assent of three-fourths (3/4) of the Class A Members who are voting in person or by proxy at a meeting called for this purpose.

#### ARTICLE IX

#### 9. POWERS AND DUTIES OF THE ASSOCIATION.

9.1. Discretionary Powers and Duties. The Association, through its Board of Directors, shall have the following powers and duties which may be exercised at its discretion.

9.1.1. To enforce any or all building restrictions which are imposed by the terms of this Declaration or which may hereafter be imposed on any part of the Property. Provided that nothing contained herein shall be deemed to prevent the Owner of any Lot from enforcing any building restrictions in his own name; the right of enforcement shall not serve to prevent such changes, releases or modifications of the restrictions or reservations placed upon any part of the Property by any party having the right to make such changes, releases or modifications in the deeds, contracts, declarations or plats in which such restrictions and reservations are set forth; and the right of enforcement shall not have the effect of preventing the assignment of those rights by the proper parties wherever and whenever such right of assignment exists. The expense and costs of any enforcement proceedings initiated by the Association shall be paid out of the general fund of the Association, as hereinafter provided for.

9.1.2. To provide such light as the Association may deem advisable on streets.

9.1.3. To use the Easement Area and/or Entrance Sign Easement and any improvements, structures or facilities erected thereon subject to the general rules and regulations established and prescribed by the Association and subject to the establishment of charges for their use.

9.1.4. To mow and resow the grass and to care for, spray, trim, protect, plant and replant trees and shrubs growing on the Easement Area and Entrance Sign Easement and to pick up and remove from said Property and area all loose material, rubbish, filth and accumulations of debris; and to do any other thing necessary in the judgment of the Association to keep the Easement Area and Entrance Sign Easement in neat appearance and in good order.

9.1.5. To exercise all rights and control over any easements which the Association may from time to time acquire.

9.1.6. To create, grant and convey easements upon, across, over and under all Association properties, including but not limited to, easements for the installation, replacement, repair and maintenance of utility lines serving Lots in the subdivision.

9.1.7. To employ counsel and institute such suits as the Association may deem necessary and to defend suits brought against the Association.

9.1.8. To employ from time to time such agents, servants and laborers as the Association may deem necessary in order to exercise the powers, rights and privileges granted to it, and to make contracts.

9.2. Mandatory Power and Duties. The Association shall exercise the following rights, powers and duties: (a) to administer and maintain the Easement Area and Entrance Sign Easement and all structures erected thereon; and (b) to make the necessary monetary contribution for its required thirteen percent (13%) pro rata share of maintenance of the Storm Water Management Pond. The purpose of this provision is to impose on the Association the obligation to accept title to any Common Area and to hold and maintain the Easement Area and the Entrance Sign Easement for the benefit of Owners and occupiers of Single Family Detached Home Lots in Foxhall Farm.

#### ARTICLE X

#### 10. GENERAL PROVISIONS.

10.1. Enforcement. The Association, or any Owner shall have the right to enforce, by any proceeding at law or in equity, all restrictions, conditions, covenants, reservations, liens, and/or charges now or hereafter imposed by the provisions of this Declaration and shall be entitled to recover all expenses, including reasonable attorneys fees and court costs, incurred in enforcing same. Failure by the Association or by any Owner to enforce any covenant or restriction herein contained shall in no event be deemed a waiver of the right to do so thereafter.

10.2. Right of Entry. Violation or breach of any provision herein contained shall give Declarant or the Association, to the extent that any of them may have a right of enforcement thereover, their respective agents, legal representatives, heirs, successors and assigns, in addition to all other remedies, the right (but not the obligation), after fifteen (15) days notice to the Owner of the Lot, to enter upon the land upon or as to which such violation or breach exists, and summarily to abate and remove, at the

expense of the Owner thereof, any structure or condition that may be or exist thereon contrary to the intent and meaning of the provisions hereof; and the said parties shall not thereby be deemed guilty of any manner of trespass for such entry, abatement or removal, except that any agent of Declarant or the Association shall be responsible for actually committing a trespass by behavior going beyond the intent of the authority conferred by this Section, in which event neither Declarant nor the Association shall be responsible for the unauthorized acts of their agents. Nothing herein contained shall be deemed to affect or limit the rights of the Owners of the Lots within the Property, when entitled to do so, to enforce the Covenants by appropriate judicial proceedings.

10.3. No Reverter or Condition Subsequent. No provision herein is intended to be, or shall be construed as, a condition subsequent or as creating a possibility of reverter.

10.4. Remedies. Damages shall not be deemed adequate compensation for any breach or violation of any provision hereof, but any Person or entity entitled to enforce any provision hereof shall be entitled to relief by way of injunction as well as any other available relief either at law or in equity, including reasonable attorneys fees and court costs incurred.

10.5. Effect of Headings. The headings of the Articles herein are for convenience only and shall not affect the meanings or interpretation of the contents thereof.

10.6. Mortgages. No violation of any of these Covenants shall defeat or render invalid the lien of any mortgage made in good faith and for value upon any portion of the Property; provided, however, that any Mortgagee in actual possession, or any purchaser at any Mortgagees' or foreclosure sale shall be bound by and subject to these Covenants as fully as any other Owner of any portion of the Property.

10.7. Severability. Invalidation of any one of these covenants or restrictions by judgment or court order shall in no way affect any other provisions which shall remain in full force and effect.

10.8. Amendment. The covenants and restrictions of this Declaration shall run with and bind the land, for a term of thirty (30) years from the date this Declaration is recorded and after such time they shall be automatically extended for successive periods of ten (10) years. This Declaration may be amended during the first thirty-year period by an instrument signed by not less than ninety percent (90%) of the Owners, and thereafter by an instrument signed by not less than seventy-five percent (75%) of the Owners. Any amendment must be recorded. So long as there are Class B Members of the Association, this Declaration may be amended if said amendment is required by F.H.A. or V.A., or similar governmental agency, organization, or authority, without the assent of the Class A Members of the Association. The requirements of this Section do not apply to Article VIII pertaining to annexation.

10.9. FHA/VA Approval. If any Lot is security for any mortgage or deed of trust insured by the F.H.A. or V.A. as long as there is a Class B Membership, the following actions will require the prior approval of the Federal Housing Administration or the Veterans Administration: (i) Annexation of Additional Property, under Article VIII, (ii) amendments of this Declaration of Covenants, Conditions and Restrictions, (iii) and any alteration, amendment or change of Lot lines or subdivision plan pursuant to Article VII, Section 7.8 of this Declaration.

10.10. Conflicts. In the case of any conflict between this Declaration, the Articles of Incorporation, and the By-Laws of the Association, the Declaration shall control.



IN WITNESS, the signature of

ATTEST:

FOXHALL FARM JOINT VENTURE,  
A Maryland General Partnership,  
Declarant

BY: TRAFALGAR HOUSE RESIDENTIAL MARYLAND  
A Division of 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.

Patricia A. Helwig

BY: [Signature]

TRAFALGAR HOUSE PROPERTY, INC.  
By Trafalgar House Residential, Maryland,  
A Division of 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.

[Signature]

BY: [Signature] *Att. in Fact*  
Thomas H. Lawrence, Attorney-in-Fact

STATE OF MARYLAND, Baltimore COUNTY, to wit:

I HEREBY CERTIFY that on this 27th day of March,  
1991, before me, the subscriber, a Notary Public of the State of  
Maryland, personally appeared Thomas H. Lawrence, who acknowledged  
himself to be the Vice President of Trafalgar House Residential  
Maryland, a Division of Trafalgar House Property, Inc. a partner  
of Foxhall Farm Joint Venture, (the "Partnership") and that he, as  
such Officer of the Partner being authorized to do so, executed  
the foregoing instrument on behalf of the Partner acting in its  
capacity as a Partner in the Partnership for the purposes therein  
contained by signing the name of the Partner by himself as such  
officer.

Witness my hand and notarial seal.

Patricia A. Helwig  
Notary Public

My commission expires: 2/1/93

STATE OF MARYLAND, Baltimore COUNTY, to wit:

I HEREBY CERTIFY that on this 27<sup>th</sup> day of March, 1991, before me, the subscriber, a Notary Public of the State of Maryland, personally appeared Thomas H. Lawrence, who acknowledged himself to be the Vice President of Trafalgar House Residential Maryland, a Division of Trafalgar House Property, Inc. a partner of Foxhall Farm Joint Venture, (the "Partnership") 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 foregoing instrument as the act of his principal.

Witness my hand and notarial seal.

Patricia A. Helwig  
Notary Public

My commission expires: 2-1-93

THIS IS TO 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.

Russell D. Karpook  
Russell D. Karpook, Attorney

Post Recording Return To:

Russell D. Karpook, Esquire  
COHAN & FRANCOMANO  
20 S. Charles Street, 7th Floor  
Baltimore, Maryland 21201

C:\WP50\3620.000\1006DECL.COV  
FOXHALL FARM JOINT VENTURE  
03/27/91 11:09am

EXHIBIT A

BEING KNOWN AND DESIGNATED AS Lots Numbered One (1) through Twenty Seven (27), inclusive, as set forth on a Plat of Subdivision entitled "First Amended Sheet 5 of 5, Plat of COLLEGE HILLS, Section III, Phase I" recorded among the Land Records of Baltimore County, Maryland, in Liber SM 61, folio 88, as modified by a Plat of Subdivision entitled "Resubdivision of Lots 4, 5, and 12, 13 and 14, COLLEGE HILLS, Section III, Phase I as previously recorded at SM 61/88" recorded among the Land Records of Baltimore County, Maryland, in Liber SM 62, folio 138.

BEING all that property which by deed dated November 26, 1990, and recorded among the Land Records of Baltimore County, Maryland, at Liber 8658, folio 217, was conveyed from G & R No. 3, Inc. to Trafalgar House Property, Inc.

BEING also all that property which by Confirmation Deed dated January 25, 1991, and recorded or intended to be recorded among the Land Records of Baltimore County, Maryland, was conveyed from G & G No. 3, Inc. to Trafalgar House Property, Inc.

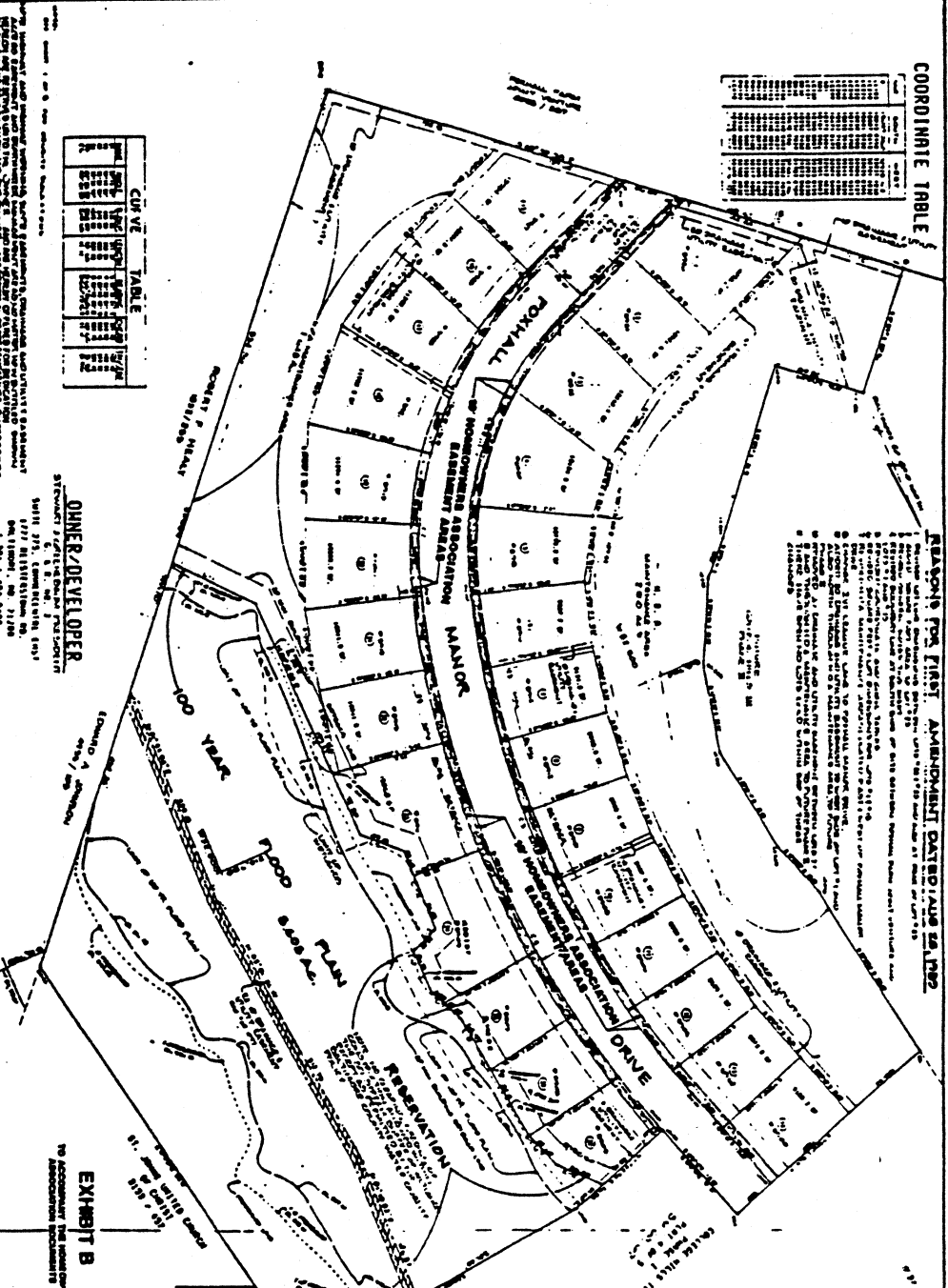
COORDINATE TABLE

Table with 4 columns: Station, Elevation, etc.

REASONS FOR FIRST AMENDMENT DISTRICT AS SHOWN

1. The proposed subdivision is shown on the attached map...
2. The proposed subdivision is shown on the attached map...
3. The proposed subdivision is shown on the attached map...

CURVE TABLE with columns for Station, Curve Data, etc.



LINE TABLE with columns for Line, Station, etc.

GENERAL NOTES

1. The proposed subdivision is shown on the attached map...
2. The proposed subdivision is shown on the attached map...
3. The proposed subdivision is shown on the attached map...

COLLEGE HILLS SECTION III

EXHIBIT B

PHASE I

PROPOSED COLLECTOR, PHASE I SECTION III
PLANNED DATE: 2ND QUARTER 1967

D. S. THALER & ASSOCIATES, INC.

Vertical text on the left side containing various project details, dates, and signatures.

EXHIBIT C

All that property shown on the Subdivision Plats entitled "Foxhall Farm Plat 1 of 4, Section One", "Foxhall Farm Plat 2 of 4, Section One", "Foxhall Farm Plat 3 of 4, Section One", and "Foxhall Farm Plat 4 of 4, Section One" recorded among the Land Records of Baltimore County, Maryland, as Plats SM 60, folio 150, SM 61, folio 001, SM 61, folio 002, and SM 61, folio 003, respectively.

Being a portion of that property which by deed dated October 18, 1988, and recorded among the Land Records of Baltimore County, Maryland, in Liber 8009, folio 030, was granted and conveyed by Robert F. Healy and Adelaide L. Healy to Foxhall Farm Joint Venture.

November 12, 1990

**DESCRIPTION OF 0.018 ACRE E.O.A. MAINTENANCE AREA  
COLLEGE HILLS, SECTION III, PHASE I**

Beginning for the same at a point on the westerly right-of-way line of Foxhall Manor Drive, where it is intersected by the northeasterly line of a 100-year floodplain reservation, 0.876 acres, more or less, as shown on the First Amended, Sheet 4 of 5, Plat of College Hills, Section III, Phase I, recorded among the Land Records of Baltimore County, Maryland in Plat Book 61 folio 87; thence, binding upon the said 100-year floodplain reservation, North 44 04'20" West 57.06 feet to intersect the southerly line of College Hills, Section III, Phase I, Plat 2 of 5; thence, binding upon the last said land 27.74 feet by a curve to the left, having a radius of 330.00 feet and a chord of North 89 46'35" East 27.73 feet to intersect the above mentioned right-of-way line of Foxhall Manor Drive; thence, binding upon said right-of-way line, South 44 04'20" East 22.49 feet to a point; and, 25.21 feet by a curve to the right, having a radius of 180.69 feet and a chord of South 08 29'05" West 25.19 feet to the point of beginning.

Containing 0.018 acres of land, more or less.

This description taken from and intended to comply with First Amended, Sheet 4 of 5, College Hills, Section III, Phase I, recorded among the Land Records of Baltimore County, Maryland in Plat Book 61 folio 87.

November 12, 1990

## DESCRIPTION OF PARCEL C

## COLLEGE HILLS, SECTION III, PHASE I

Beginning for the same at a point where the northerly right-of-way line of Collegiate Drive, a drive of varying width, intersects the westerly line of a proposed highway widening of Rolling Road (MD Route 166), all as shown on Sheet 1 of 5, Plat of College Hills, Section III, Phase I, as recorded among the Land Record of Baltimore County, Maryland in Plat Book 62 folio 110; thence, binding upon the said right-of-way line of Collegiate Drive, South 61 27'16" West 24.16 feet to a point; thence, binding upon a parcel of land of Ralph C. and Eves Richardson, recorded among the said Land Records in Liber 7768 folio 114, North 29 42'56" West 50.01 feet to a point; thence, binding upon a parcel of land, shown on the above mentioned Record Plat as "Parcel A, 1100 Corporation," North 60 17'04" East 32.26 feet to intersect the aforementioned proposed highway widening; thence, binding upon the proposed highway widening, South 18 18'12" East 41.16 feet to a point, and, South 29 57'49" East 10.16 feet to the point of beginning.

Containing 0.032 acres of land, more or less.

This description taken from and intended to comply with all that same land shown as "Parcel C, H.O.A. Maintenance Area, 0.032 acres," as shown on Second Amended, Sheet 1 of 5, Plat of College Hills, Section III, Phase I, recorded among the Land Records of Baltimore County, Maryland in Plat Book 62 folio 110.

November 12, 1990

DESCRIPTION OF 0.063 ACRE, H.O.A. MAINTENANCE AREA  
COLLEGE HILLS, SECTION III, PHASE I

Beginning for the same at a point on line of a parcel of land of Raymond Maher, recorded among the Land Records of Baltimore County, Maryland in Liber 229 folio 245, at the point where it is intersected by the westerly line of proposed highway widening of Rolling Road (MD Route 166), as shown on Second Amended, Sheet 1 of 5, Plat of College Hills, Section III, Phase I, recorded among the said Land Records in Plat Book 62 folio 110; thence, binding upon the said lands of Raymond Maher, South 64 51'56" West 80.32 feet to a point; thence, binding upon the southerly right-of-way line of Collegiate Drive, a drive of varying width, North 28 32'24" West 32.23 feet to a point; and, North 61 27'36" East 78.37 feet to intersect the above mentioned proposed highway widening; thence, binding upon the said proposed highway widening, South 31 19'43" East 37.04 feet to the point of beginning.

Containing 0.063 acres of land, more or less.

This description taken from and intended to comply with the Second Amended, Sheet 1 of 5, College Hills, Section III, Phase I, as recorded among the Land Records of Baltimore, Maryland in Plat Book 62 folio 110.



EXHIBIT E

That Storm Water Management Pond as shown and designated as "Storm Water Management Area" on a Plat entitled "First Amended Sheet 4 of 5 Plat of College Hills Section III Phase I" recorded among the Plat records of Baltimore County at SM 61, folio 87, consisting of 1.983 acres, more or less.

C:\WP50\3620.000\1006DECL.COV  
FOXHALL FARM JOINT VENTURE  
03/27/91 11:09am

STATE OF MARYLAND

LIAM DONALD SCHAEFER  
Governor

LLOYD W. JONES  
Director

PAUL B. ANDERSON  
Administrator



Department of Assessments and Taxation  
CHARTER DIVISION

Room 809  
301 West Preston Street  
Baltimore, Maryland 21201

DOCUMENT CODE 02 BUSINESS CODE 04 COUNTY 63

# \_\_\_\_\_ P.A. \_\_\_\_\_ Religious \_\_\_\_\_ Close  Stock \_\_\_\_\_ Nonstock

Merging (Transferor) \_\_\_\_\_

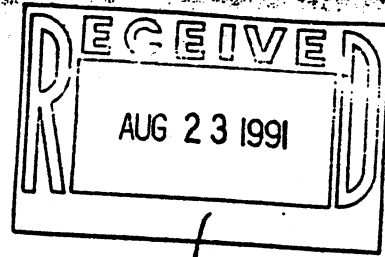
Surviving (Transferee) \_\_\_\_\_

CODE	AMOUNT	FEE REMITTED
10	<u>50</u>	Expedited Fee
	<u>20</u>	Organ. & Capitalization
	<u>20</u>	Rec. Fee (Arts. of Inc.)
62	_____	Rec. Fee (Amendment)
63	_____	Rec. Fee (Merger or Consolidation)
64	_____	Rec. Fee (Transfer)
65	_____	Rec. Fee (Dissolution)
66	_____	Rec. Fee (Revival)
52	_____	Foreign Qualification
50	_____	Cert. of Qual. or Reg.
51	_____	Foreign Name Registration
13	<u>48</u>	<u>1</u> Certified Copy <u>42</u>
56	_____	Penalty
54	_____	For. Supplemental Cert.
53	_____	Foreign Resolution

Name Change (New Name) \_\_\_\_\_

- \_\_\_\_\_ Change of Name
- \_\_\_\_\_ Change of Principal Office
- \_\_\_\_\_ Change of Resident Agent
- \_\_\_\_\_ Change of Resident Agent Address
- \_\_\_\_\_ Resignation of Resident Agent
- \_\_\_\_\_ Designation of Resident Agent and Resident Agent's Address
- \_\_\_\_\_ Other Change \_\_\_\_\_

BOOK 14 FILED 0056



**ARTICLES OF INCORPORATION  
OF  
FOXHALL FARM HOMEOWNERS ASSOCIATION, INC.**

APPROVED AND RECEIVED FOR RECORD BY THE STATE DEPARTMENT OF ASSESSMENTS AND TAXATION

OF MARYLAND **MARCH 28, 1991 AT 10:45 O'CLOCK A.M.** AS IN CONFORMITY

WITH LAW AND ORDERED RECORDED.

ORGANIZATION AND  
CAPITALIZATION FEE PAID:

\$ 20.00

RECORDING  
FEE PAID:

\$ 20.00

SPECIAL  
FEE PAID:

\$ \_\_\_\_\_