

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

THIS SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, made this 3rd day of March, 1992, by Foxhall Farm Joint Venture, a Maryland General Partnership and Trafalgar House Property, Inc. a Delaware corporation, (hereinafter referred to collectively as "Declarant");

WITNESSETH

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

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

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

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

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

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

1. All that property described in Exhibit A attached hereto is annexed to the Property subject to the Declaration and shall be held, sold and conveyed subject to the easements, declarations, covenants and conditions set forth in the Declaration, which are for the purpose of protecting the value and desirability, and enhancing the attractiveness of the Property, and which shall run with the Property and shall be binding upon all parties having any right, title or interest in the Property or any part thereof, their

B RC/F 24.00
BC IMP 2.00
AMEND 0 #
24.00
R01 710:10
03/04/92

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND

Per [Signature]
Authorized Signature

Date 3-4-92 Sec. 33-100 Decl.

[Signature] 3/4/92

[Signature] 3/4/92

heirs, personal representatives, successors and assigns, and shall inure to the benefit of each owner of the Property or any part thereof and their respective heirs, personal representatives, successors and assigns, and the Association.

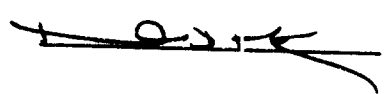
2. All terms used herein shall have the meanings specified in the Declaration.

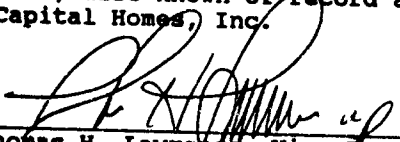
IN WITNESS WHEREOF, the undersigned, being the Declarant herein, has hereunto set its hand and seal the day and year first above written.

ATTEST:

FOXHALL FARM JOINT VENTURE,
A Maryland General Partnership

BY: TRAFALGAR HOUSE 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.



BY:  (Seal)
Thomas H. Lawrence, Vice President

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.



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

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 9079, p. 0557, MSA_CE62_8934. Date available 03/09/2005. Printed 10/17/2017.

STATE OF MARYLAND, HOWARD COUNTY, to wit:

I HEREBY CERTIFY that on this 3rd day of MARCH, 1992, 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.

Thelma Rose
Notary Public

My commission expires: My Commission Expires August 1, 1994.

STATE OF MARYLAND, HOWARD COUNTY, to wit:

I HEREBY CERTIFY that on this 3rd day of MARCH, 1992, 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.

Thelma Rose
Notary Public

My commission expires: My Commission Expires August 1, 1994.

REVIEWED FOR BALTIMORE COUNTY
REQUIREMENTS 3/4/92
William C. Jensen
ASSISTANT COUNTY SHERIFF

BALTIMORE COUNTY CIRCUIT COURT (Land Records) SM 9079, p. 0558, MSA_CE62_8934. Date available 03/09/2005. Printed 10/17/2017.

ATTORNEY'S CERTIFICATION

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


Russell D. Karpook

Post Recording Return To:

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

9:C:\WP50\3620.000\RECAMEHD.DEC

EXHIBIT A

BEING Lots 1-36, inclusive, Block B, as shown on the Plat entitled "First Amended Plat 1 of 4, Section One Foxhall Farm", recorded among the Plat Records of Baltimore County, Maryland, in Plat Book SM60, folio 150; and

Lots 46-51, inclusive, Block A, as shown on the Plat entitled "First Amended Plat 3 of 4, Section 1, Foxhall Farm", recorded among the Plat Records of Baltimore County, Maryland, in Plat Book SM61, folio 002.

9:C:\MP50\3620.000\SECAMEND.DEC