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

THIS FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS, AND RESTRICTIONS, made this 26th day of AUGUST, 1991, by Foxhall Farm Joint Venture, (hereinafter referred to as "Declarant");

WITNESSETH

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

WHEREAS, pursuant to 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 to amend the Declaration with such complementary additions and modifications of the Covenants, Conditions and Restrictions as may be necessary to reflect the different character of the annexed property; and

WHEREAS, Declarant 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 as amended herein.

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 as amended herein 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 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. Section 1.13 of the Declaration is hereby Amended to include in the definition of "Easement Area" all that real property, including certain improvements located thereon, if any, as shown as Exhibit B attached hereto and made a part hereof by this reference.

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

4. All other terms and conditions of the Declaration, insofar as they are not inconsistent with the Amendment, shall remain as originally set forth therein, unless amended by a subsequent Amendment executed by the Declarant.

AGRICULTURAL TRANSFER TAX
NOT APPLICABLE

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

TRANSFER TAX NOT REQUIRED
Director of Finance
BALTIMORE COUNTY MARYLAND

SIGNATURE AT DATE 8-28-91

Per Bruce Fink
Authorized Signature

Date 8-28-91 Sec. 38-139 DEZ

By

Date

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

ATTEST:

SELLER:

FOXHALL FARM JOINT VENTURE, Declarant
A Maryland General Partnership

BY: Trafalgar House Residential, Maryland
A Division of Trafalgar House
Property, Inc., Successor to Capital
Homes Maryland, Inc., also known of
record as Capital Homes, Inc.,
General Partner

Eileen Carpenter

BY: Thomas H. Lawrence (SEAL)
Thomas H. Lawrence, Division
Vice President and
Attorney-in-Fact

STATE OF MARYLAND, COUNTY OF HOWARD,

On this 26th day of AUGUST, 1991, before me, the undersigned officer, personally appeared Thomas H. Lawrence, known to me (or satisfactorily proven) to be the person whose name is subscribed as attorney-in-fact for Trafalgar House Property, Inc., and acknowledged that he executed the same as the act of his principal for the purposes therein contained.

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

Valerie Rose
Notary Public

My Commission expires: My Commission Expires August 1, 1994

ATTORNEY'S CERTIFICATION

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

Post Recording Return To:

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

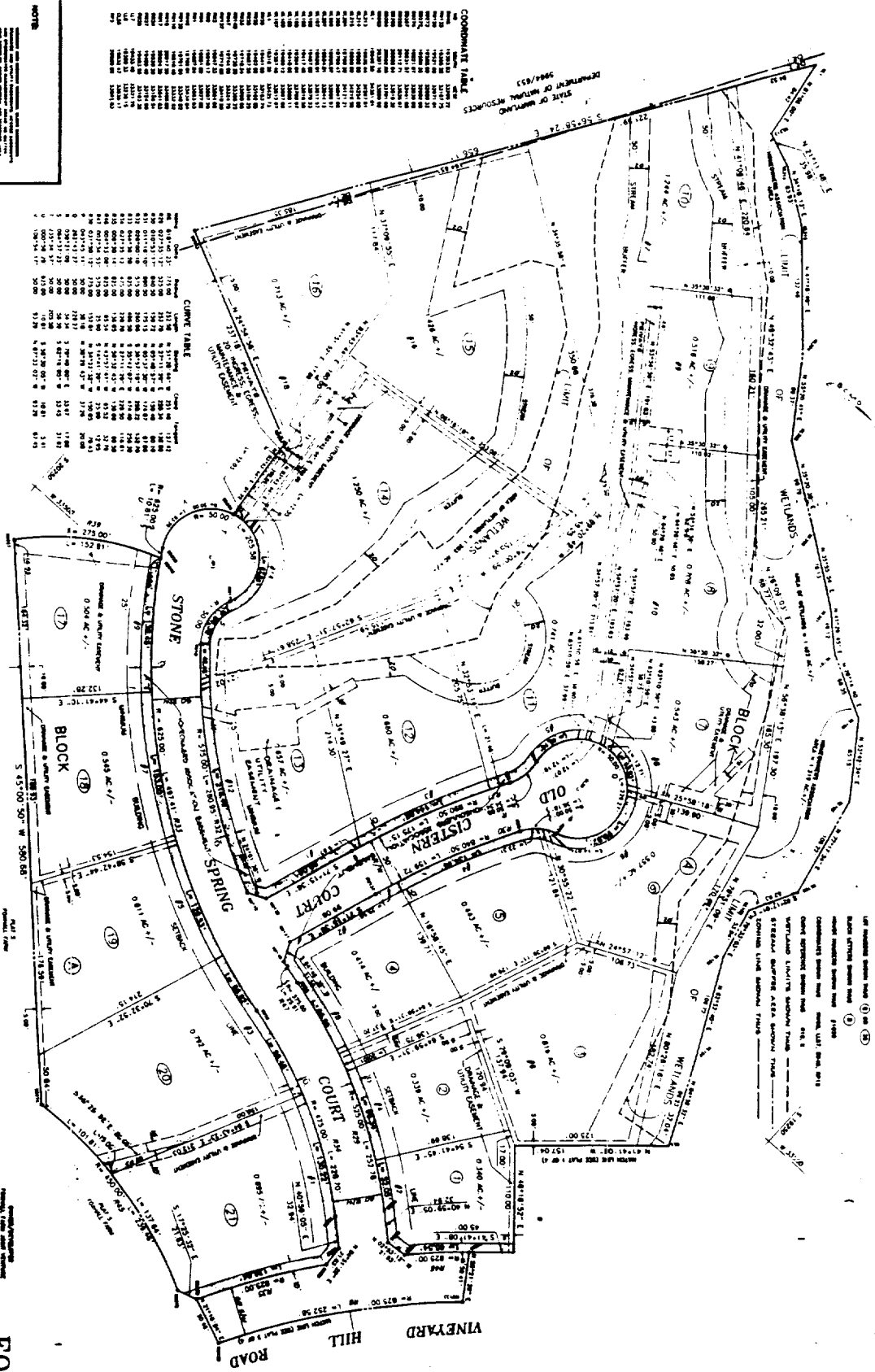
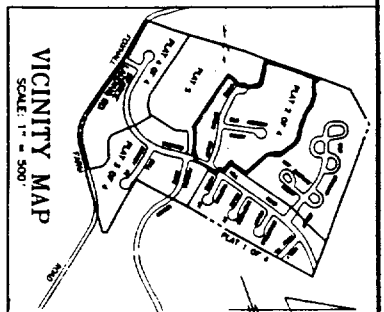
A RC/F	17.00
AC IMP	2.00
DECLAR	0 #
SM CLERK	19.00
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	08/28/91

EXHIBIT A

BEING Lots Nos. 1 thru 21, Block A, inclusive, as shown on the Plat entitled "Foxhall Farm Plat 2 of 4, Section 1", recorded among the Land Records of Baltimore County, Maryland, in Plat Book SM61, folio 001.

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

EXHIBIT B



NOTE: This map was prepared by the Surveyor General of the State of Maryland, and is subject to the provisions of the Act of the General Assembly, passed March 22, 1890, relating to the Surveyor General's Office.

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FOXHALL FARM
SECTION 1

GEORGE WILLIAM STEPHENS, JR. AND ASSOCIATES, INC.
PATENTING CO., MARYLAND ELECTION DISTRICT NO. 1
SECTION 1 - 50' AUGUST 25, 1988