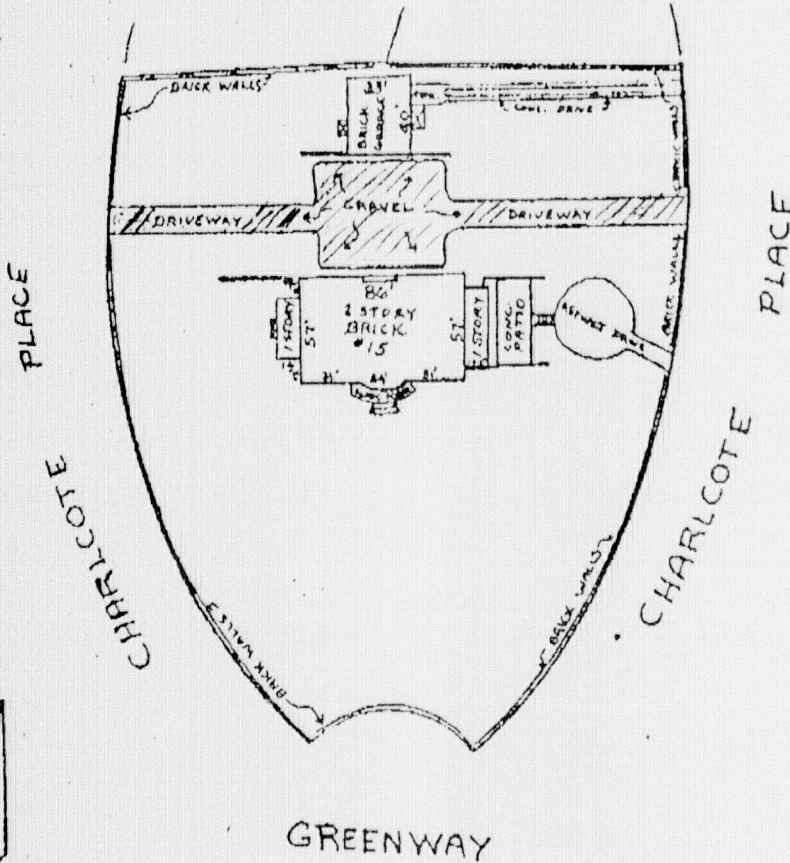


LIBER 3236 PAGE 132

Initial

Initial

Exhibit "A"



Subject property is shown in Liber X
 on the National Flood Insurance Program
 Flood Insurance Rate Map of Baltimore
 City, Maryland, Panel # 3 of 17
 Community Panel # 240087-0003P
 Effective Date: Sept. 30, 1988

This is to certify that I have surveyed the property shown hereon, being the same property described in a deed from WILLIAM R. PADGUGILL WIFE TO DOUGLAS H. GORDON & WINIFRED A. GORDON and recorded among the land records of Baltimore City in Liber 10253 Folio 524 for the purpose of locating the improvements thereon.

THIS PLAN SHOWS ONLY THAT THE IMPROVEMENTS ARE CONTAINED WITHIN THE OUTLINES OF THE LOT AND IS NOT TO BE USED TO ESTABLISH PROPERTY LINES.

LOCATION SURVEY

15 Charlote Place
 Baltimore City, Md.

NET ASSOCIATES, INC.

16205 Old Frederick Road
 Mt. Airy, Maryland 21771

Phone 442-2071

Scale 1" = 100'

Date 2-20-92

Field By WJLH

Drawn By WJLH



J. Carl Huddins PLS, INC.

Exhibit "B"

COVENANTS AND RESTRICTIONS
(Attached to Deed)

THESE COVENANTS AND RESTRICTIONS are attached as "Exhibit B" to a deed from Mrs. Douglas Gordon (the "Grantor") and M. Joseph Hickey, Jr. and Joann G. Hickey (the "Grantee") and are fully incorporated as if set forth in the body of the deed.

WHEREAS, Grantor is interested in preserving the historical, aesthetic, and cultural integrity of her former residence located at 15 Charlote Place, Baltimore, Maryland 21218.

WHEREAS, Grantor is conveying fee simple title to her former residence and desires to place certain restrictions upon Grantee's subsequent use of the premises.

WHEREAS, Grantee is willing to accept title subject to the Covenants and Restrictions set forth herein.

NOW, THEREFORE, in consideration of the foregoing recitals, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the following Covenants and Restrictions are incorporated in the Deed of Conveyance to which they are attached, and said Covenants and Restrictions shall run with the land, as follows:

1. Duration and Nature. The Covenants and Restrictions shall be perpetual in duration, and run with the land, enforceable by Grantor and her successors, transferees and assigns with respect to the Property and against Grantees and their heirs, successors, transferees and assigns, all of whom are collectively referred to herein as "Grantor" and "Grantee", respectively. The Covenants and Restrictions are subject to any and all presently existing valid encumbrances, easements and rights-of-way upon the Property.

2. Maintenance and Administration. Grantee shall keep and maintain the Property, including the Exterior and Interior (as hereinafter defined) of the improvements thereon, in good, clean and safe condition. Grantee shall maintain, repair and administer the Property and the Exterior and Interior of the improvements thereon in a manner to preserve the historic, aesthetic and cultural character and appearance of the Property and the improvements thereon. The maintenance, repair and administration of the Property and the Exterior and Interior of the improvements thereon shall further conform to the requirements of

CLERK'S NOTATION

Document submitted for record
in a condition not permitting
satisfactory photographic repro-
duction.

Paragraph 3 below. This covenant does not require reconstruction of any improvements which are destroyed in whole or in part by casualty loss unless insurance proceeds are available for such purposes.

3. Changes and Alterations.

(a) Grantee shall not cause, permit or suffer any construction which would alter or change the Exterior or Interior areas (as hereinafter defined) of the Property provided, however, that if damage has resulted to said Exterior or Interior from casualty loss, deterioration or wear and tear, then the maintenance, reconstruction, repair, repainting or refinishing to correct the damage shall be permitted provided that such maintenance, reconstruction, repair, repainting or refinishing is performed in a manner that will not substantially alter the appearance of such improvements upon conclusion of the restoration of the Property.

(b) The term Exterior includes the exterior of the house, the south facade of the garage, and the brick wall at the periphery of the property. All other parts of the exterior and land are excluded herefrom and are unrestricted in their present and future use. The term Interior includes the paneled rooms on the first floor which will not be painted, and the original living room, entry hall, reception room, study, dining room and library on the first floor will not be divided in any manner, and the mantels will not be removed from the property. All other areas of the interior are excluded herefrom and are unrestricted in their present and future use. For all designated areas, the terms Exterior and Interior mean the surfaces of an improvement on the Property including the architectural style, the general design and arrangement, the kind and texture of the building materials and the type and style of all windows, doors, light fixtures, perimeter brick wall and decorative iron gates, other similar exterior and interior features. The term construction shall include all construction, reconstruction, improvement, enlargement, painting and decorating, alteration, demolition, maintenance or repair of any structure or works.

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4. Breach by Grantee. Upon any breach of the terms of the Covenants and Restrictions by Grantee, Grantor may, after reasonable notice to Grantee, exercise any or all of the following remedies:

(i) institute suit(s) to enjoin any breach or enforce any covenant by *ex parte*, temporary, and/or permanent injunction;

(ii) demand that the Property be restored promptly to the condition required by the Covenants and Restrictions; and

→ (c)
 Wm G.
 JAH
 m JH

Grantee may construct subsidiary buildings (in-ground pool, changing rooms, etc) only on that part of the Property north of the existing gravel driveway. There shall, however, be only one dwelling on the Property at all times. The location of the existing driveway is shown shaded in gray on the attached location survey of the Property.

CLERK'S NOTATION

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BALTIMORE CITY CIRCUIT COURT (Land Records) SEB 3236, p. 0134, MSA_CE164_3236. Date available 08/31/2005. Printed 06/23/2021.

Grantee's remedies shall be cumulative and shall be in addition to any other rights and remedies available to Grantee at law or equity. If Grantee is found to have breached any of Grantee's obligations under this agreement, Grantee shall reimburse Grantor for any costs or expenses incurred by Grantor, including court costs and reasonable attorneys fees.

5. Waiver. No waiver of any term or condition of this agreement shall have any force or effect unless it be in writing and approved by the parties hereto. No failure on the part of Grantor to enforce any covenant or provision herein nor the waiver of any right thereunder by Grantor shall discharge or invalidate such covenant or provision of any other covenant, condition, or provision hereof, or affect the right of Grantor to enforce the same in the event of a subsequent breach or default.

6. Subsequent Conveyance. Grantee agrees that the restrictions set forth herein will be inserted, verbatim or by express reference, in any subsequent deed or other legal instrument by which the Grantee's fee simple title to the Property or any other possessory interest in the Property, or any part thereof, is encumbered, divested or conveyed.

7. Assignment. Grantor may assign or transfer her interest herein to The Guilford Association, Inc., the Maryland Historical Trust, or a governmental unit or organization which qualifies at the time of the transfer as an eligible donee or assignee of her interest under any pertinent provisions of federal or state law.

[Handwritten Signature]
Seller

[Handwritten Signature]
BUYER

[Handwritten Signature]
BUYER

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satisfactory photographic repro-
duction.

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